Parcel Number: 45-006-670-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEYMOUR MICHAEL E & CHRIST	LOUNIS CLAUDIA TRUST	550,000	06/17/2016	WD	03-ARM'S LENGTH	1263P632	PROPERTY TRANSFER	100.0
SEYMOUR MICHAEL E & CHRIST		0	06/17/2010	OTH	33-TO BE DETERMINED	2010 1050-953 I	DEED	0.0
DOWDY JAMES M &	SEYMOUR MICHAEL E & CHRIST	970,000	05/31/2005	WD	03-ARM'S LENGTH	856:366	OTHER	100.0
LOZNAK EDWARD J & DORIS A	DOWDY JAMES M &	975,000	02/27/2004	WD	03-ARM'S LENGTH	791:604	OTHER	100.0

Property Address

3947 W CHENEY WOODS TRL

Owner's Name/Address

LOUNIS CLAUDIA TRUST
3947 W CHENEY WOOD TRL
MAPLE CITY MI 49664

Class: RESIDENTIAL-IMPROV Zoning: AG (*)
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 08/12/2016
MAP #: 3
2026 Est TCV 1,048,526 TCV/TFA: 1096.7

Building Permit(s)	Date	Number	Status
Mechanical	08/12/2025	PM25-0626	100% FINIS
Electrical	07/01/2025	PE25-0394	100% FINIS
Plumbing	05/29/2025	PP25-0172	100% FINIS
Res. Add/Alter/Repair	04/11/2025	PB25-0113	100% FINIS

Tax Description

L275 P614/87 L557 P134/00 SURVEY L8 P354 L791 P604/04 L856 P366/05 2005 DESCR REVISED (REF: SPLIT 006-670-003-00) 2007 DESCR REVISED (REF: SPLIT 006-670-002-00) LOT 1 PLAT OF GLENCREST SEC 30 T29N R13W.

Comments/Influences

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County of Leelanau, Michigan

X	Improved		Vacant

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

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

Who	When	What
TPC	11/19/2025	INSPECTED
TPC	11/16/2021	INSPECTED
TPC	06/16/2016	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
E 100' @ 3700/	94.06	492.75	1.0061	1.0149	3700	100		355,377
94 Actual Front Feet, 1.06 Total Acres							Total Est. Land Value =	355,377

Land Improvement Cost Estimates

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

Work Description for Permit PM25-0626, Issued 08/12/2025: Mechanical for Residential Alteration - CHANGE OF USE; PB25-0113
Work Description for Permit PE25-0394, Issued 07/01/2025: Electrical for Residential Alteration - Bathroom remodel. PB25-0113.
Work Description for Permit PP25-0172, Issued 05/29/2025: Plumbing for Residential Alteration; PB25-0113
Work Description for Permit PB25-0113, Issued 04/11/2025: Residential Alteration - CHANGE OF USE: convert portion of existing garage into half bath and pottery studio, 235 sq.ft.
Work Description for Permit LU25-25, Issued 03/06/2025: ADD BATHROOM TO GARAGE. NOT LIVING SPACE. POTTERY STUDIO.
Work Description for Permit PB21-0421, Issued 09/21/2021: Residential Roof Mounted SOLAR ARRAY - 14 panels, 280 sq.ft.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	177,700	346,600	524,300			327,993C
2025	144,100	298,700	442,800			313,431C
2024	121,700	273,200	394,900			304,007C
2023	115,900	246,500	362,400			289,531C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2006	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 956 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: B
Effec. Age: 20
Floor Area: 956
Total Base New : 390,991 E.C.F.
Total Depr Cost: 312,795 X 2.200
Estimated T.C.V: 688,149

(16) Porches/Decks

Area	Type
242	WPP
120	WPP

(17) Garage

Year Built: 2008
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 509
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

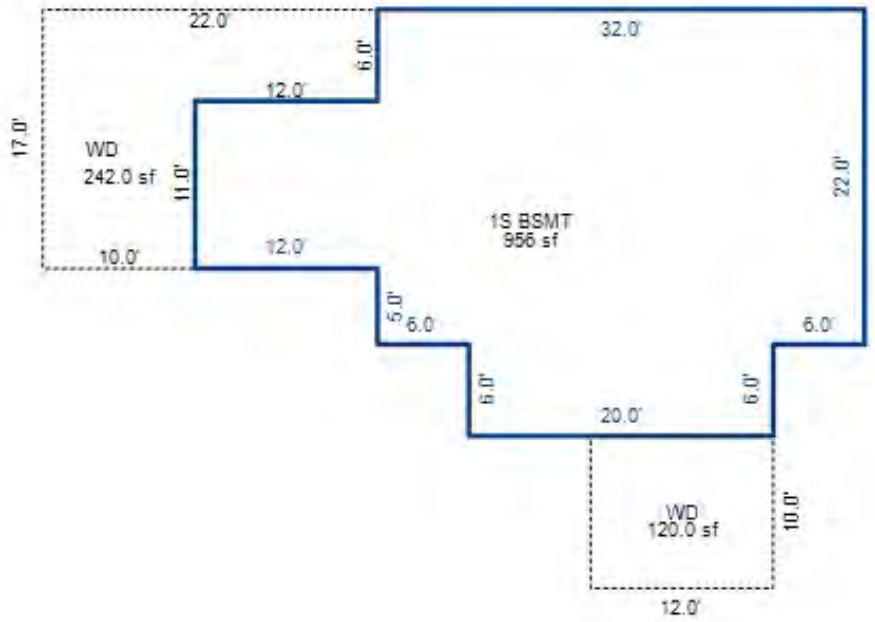
Carport Area:
Roof:

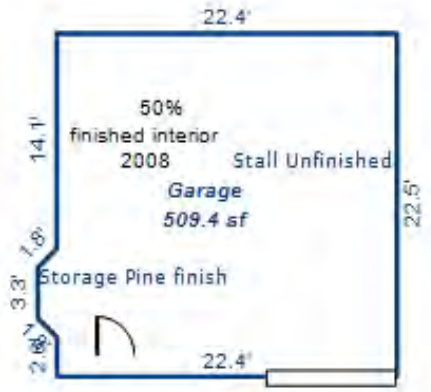
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 956 SF Floor Area = 956 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	956		
			Total:	227,738	182,190
Other Additions/Adjustments					
Basement Living Area			956	55,668	44,534
Exterior					
Stone Veneer			20	1,017	814
Plumbing					
Average Fixture(s)			1	3,257	2,606
2 Fixture Bath			2	13,700	10,960
Water/Sewer					
1000 Gal Septic			1	6,011	4,809
Water Well, 200 Feet			1	13,136	10,509
Porches					
WPP			242	7,575	6,060
WPP			120	4,962	3,970
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			509	40,552	32,442
Door Opener			1	752	602
Built-Ins					
Appliance Allow.			1	6,850	5,480
Fireplaces					
Exterior 1 Story			1	9,772	7,818
Local Cost Items					

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

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





House

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

Parcel Number: 45-006-670-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEYMOUR MICHAEL E & CHRIST	COLLIER MICHAEL F & MARION	692,000	10/27/2006	WD	03-ARM'S LENGTH	920:361	OTHER	100.0

Property Address

3949 W CHENEY WOODS TRL

Owner's Name/Address

COLLIER MICHAEL F & MARION T
1178 N GLENHURST
BIRMINGHAM MI 48009

Class: RESIDENTIAL-IMPROV Zoning: AG (*)

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 3

2026 Est TCV 1,212,754 TCV/TFA: 356.48

Building Permit(s)	Date	Number	Status
Mechanical	11/18/2008	PM08-0541	

X Improved | Vacant

Public Improvements

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

Topography of Site

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

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
E 100' @ 3700/	85.74	476.55	1.0155	1.0115	3700	100		325,866
86 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	325,866

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	26.62	200	0	0
D/W/P: 3.5 Concrete	7.73	134	0	0

Residential Local Cost Land Improvements

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

Work Description for Permit PM08-0541, Issued 11/18/2008: Installation of wood insert

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	162,900	443,500	606,400			224,142C
2025	132,100	362,200	494,300			218,250C
2024	107,200	331,200	438,400			211,688C
2023	102,100	290,700	392,800			201,608C

Tax Description

SURVEY L8 P354 L920 P361/06 2006 SPLIT FROM 006-670-001-00) LOT 2 PLAT OF GLENCREST SEC 30 T29N R13W.

Comments/Influences

Who	When	What
WAS	10/26/2007	INSPECTED

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County of Leelanau, Michigan

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1974	1990

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Ceramic Til
Other: Carpeted
Other: Hardwood

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1390 S.F.
Slab: 827 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: BC
Effec. Age: 35
Floor Area: 3,402
Total Base New : 614,961 E.C.F.
Total Depr Cost: 399,722 X 2.200
Estimated T.C.V: 879,388

(16) Porches/Decks

Area	Type
21	WPP
32	WCP (1 Story)
723	Treated Wood
36	Wood Balcony

(17) Garage

Year Built:
Car Capacity: 2.5
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 611
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

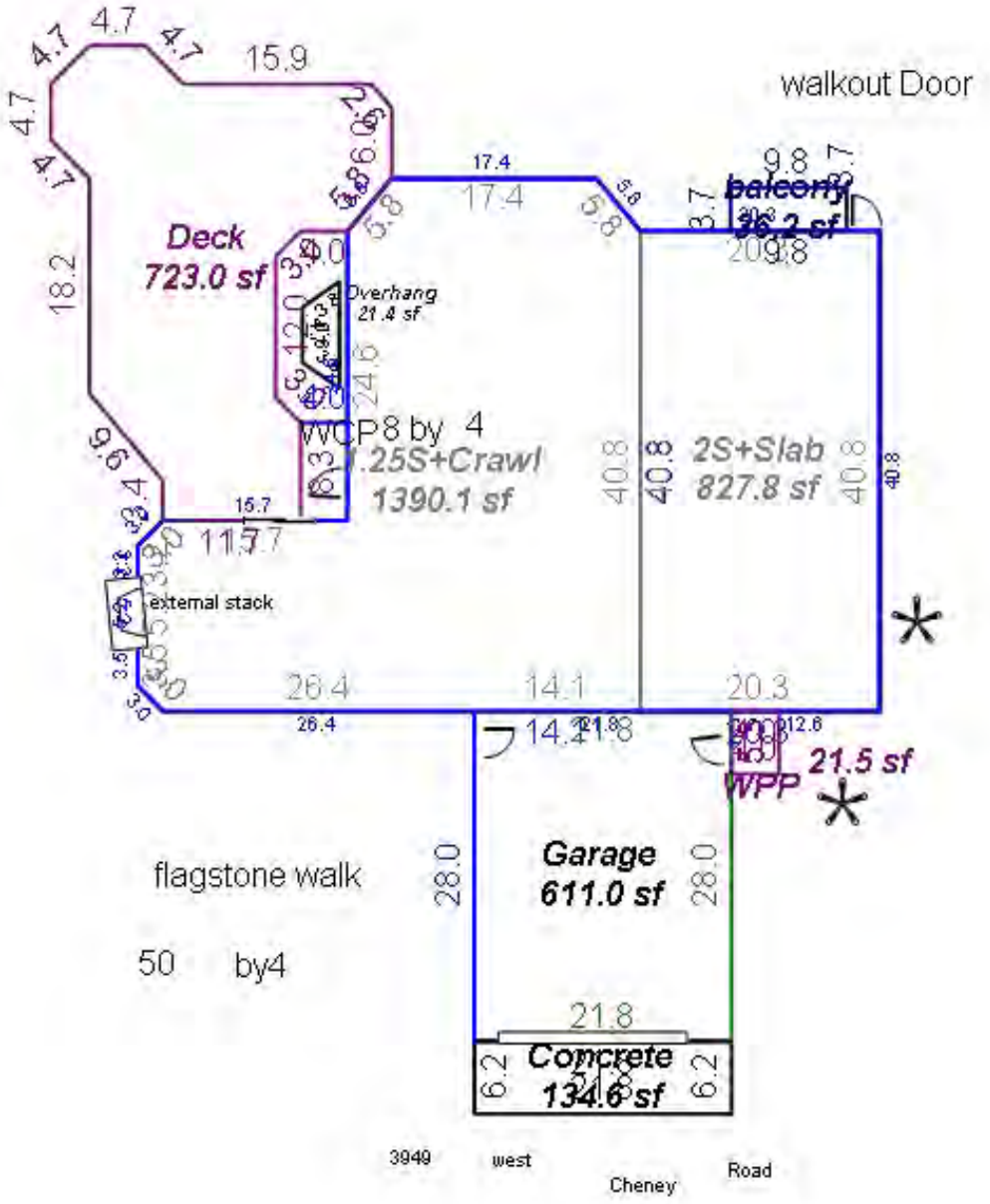
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1974
(11) Heating System: Forced Heat & Cool
Ground Area = 2217 SF Floor Area = 3402 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,390		
2 Story	Block	Slab	827		
0.5 Story	Siding	Overhang	21		
			Total:	512,879	333,371

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,388
3 Fixture Bath	1	6,716	4,365
Water/Sewer			
1000 Gal Septic	1	5,541	3,602
Water Well, 200 Feet	1	12,175	7,914
Porches			
WCP (1 Story)	32	3,019	1,962
WPP	21	1,251	813
Balcony			
Wood Balcony	36	1,965	1,277
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	611	38,902	25,286
Common Wall: 1 Wall	1	-3,064	-1,992
Door Opener	1	672	437
Built-Ins			
Appliance Allow.	1	3,976	2,584
Fireplaces			

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

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



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

Parcel Number: 45-006-670-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLUKLICK PETER & ROSS HELE	LANGNAS ALAN & DOHMANN DAN	290,000	04/23/2021	WD	03-ARM'S LENGTH	2021003458	PROPERTY TRANSFER	100.0
DOWDY JAMES M &	GLUKLICK PETER & ROSS HELE	290,000	09/01/2004	WD	03-ARM'S LENGTH	820:668	OTHER	100.0

Property Address

W CHENEY WOODS TRL

Owner's Name/Address

LANGNAS ALAN & DOHMANN DANIELLE
11434 FRANCES ST
OMAHA NE 68144

Class: RESIDENTIAL-VACANT Zoning: AG (*)

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 3

2026 Est TCV 424,431

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
E 100' @ 3700/	111.33	638.16	0.9893	1.0415	3700	100		424,431
111 Actual Front Feet, 1.63 Total Acres							Total Est. Land Value =	424,431

Public Improvements

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

Topography of Site

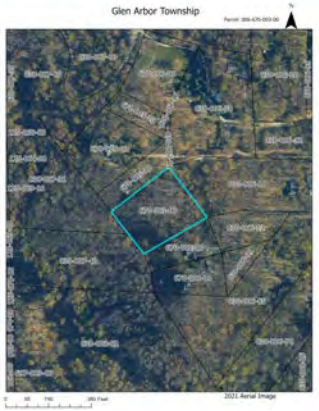
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

SURVEY L8 P354 L820 P668/04 2004 SPLIT FROM 006-670-001-00 LOTS 3 & 4 PLAT OF GLENCREST SEC 30 T29N R13W.

Comments/Influences

VALLEY BETWEEN 002-00 & 005-00



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	212,200	0	212,200			157,983C
2025	172,100	0	172,100			153,830C
2024	151,000	0	151,000			149,205C
2023	142,100	0	142,100			142,100S

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	12/14/2020	INSPECTED
TPC	05/03/2019	INSPECTED

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

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

Parcel Number: 45-006-670-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENTENBACH JOHN H & CAROLY	RENTENBACH FAMILY REVOCABI	0	03/19/2019	WD	09-FAMILY/RELATED ENTITY	1355P62	PROPERTY TRANSFER	0.0
EICHSTADT JOHN L JR LIVING	RENTENBACH JOHN H & CAROLY	283,500	02/07/1997	WD	03-ARM'S LENGTH	439P364	DEED	100.0

Property Address

3961 W CHENEY WOODS TRL

Owner's Name/Address

RENTENBACH FAMILY REVOCABLE TRUST
3961 W CHENEY WOODS TRL
MAPLE CITY MI 49664

Class: RESIDENTIAL-IMPROV Zoning: NTL PR
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 04/04/1997
MAP #: 3
2026 Est TCV 779,956 TCV/TFA: 392.73

Building Permit(s)	Date	Number	Status
Mechanical	10/01/2019	PM19-0751	100% FINIS
Electrical	09/26/2019	PE19-0572	100% FINIS
WELL/SEPTIC	06/13/2013	2013-086	100% FINIS

Tax Description

L356 P443 L369 P282&283 L439 P364/97 PRT OF LOT 5, PLAT OF GLENCREST IN GOVT LOT 5 SEC 30 COM AT SW COR LOT 5 TH N 42 DEG 04' W 100.03 FT TO POB TH CONT N 42 DEG 04' W 246.30 FT TH N 40 DEG 22' E 267.25 FT TH S 65 DEG 16' E 315.91 FT TH S 49 DEG 23' W 388.73 FT TO POB PLAT OF GLENCREST SEC 30 T29N R13W.

Comments/Influences

VIEW LOT
REMOVED ROOF TOP STACK OF FIREPLACE CHIMNEY AND WALLED OVER FIREPLACE YEAR 2009 - ROOF LEAK. NO PERMIT

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X	Improved	
	Vacant	

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	10/16/2013	INSPECTED
WAS	12/22/2007	INSPECTED

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

* Factors *

Description	Frontage	Depth	Front Depth	Depth Rate	Rate	%Adj.	Reason	Value
E 100' @ 3700/	100.00	354.15	0.9139	0.9819	3700	100		332,038
A 100' @ 600/FF	146.00	354.15	0.7297	0.9700	600	50	SURPLUS: ZONING 100' MIN	
		87120 SqFt	0.00000			100		0

246 Actual Front Feet, 4.00 Total Acres Total Est. Land Value = 363,043

Land Improvement Cost Estimates

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

Work Description for Permit PM19-0751, Issued 10/01/2019: Residential Generator
Work Description for Permit PE19-0572, Issued 09/26/2019: Residential Alteration - Service alteration and standby generator - Consumers
Work Description for Permit 2013-086, Issued 06/13/2013: EXISTING BLDG, 3BDRM, 2.5 BATH SEWAGE ONLY 1600 DOUBLE 7 900SQFT ABSORPTION

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	181,500	208,500	390,000			161,950C
2025	151,600	171,200	322,800			157,693C
2024	185,100	156,700	341,800			152,952C
2023	174,200	137,700	311,900			145,669C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1973	0

Condition: Average

Room List

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

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1506 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists: 2X10X16
Unsupported Len: 12
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C -5
Effec. Age: 40
Floor Area: 1,986
Total Base New : 312,097 E.C.F.
Total Depr Cost: 187,233 X 2.200
Estimated T.C.V: 411,913

(16) Porches/Decks

Area	Type
30	WCP (1 Story)
504	WPP
31	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage: 2 Car

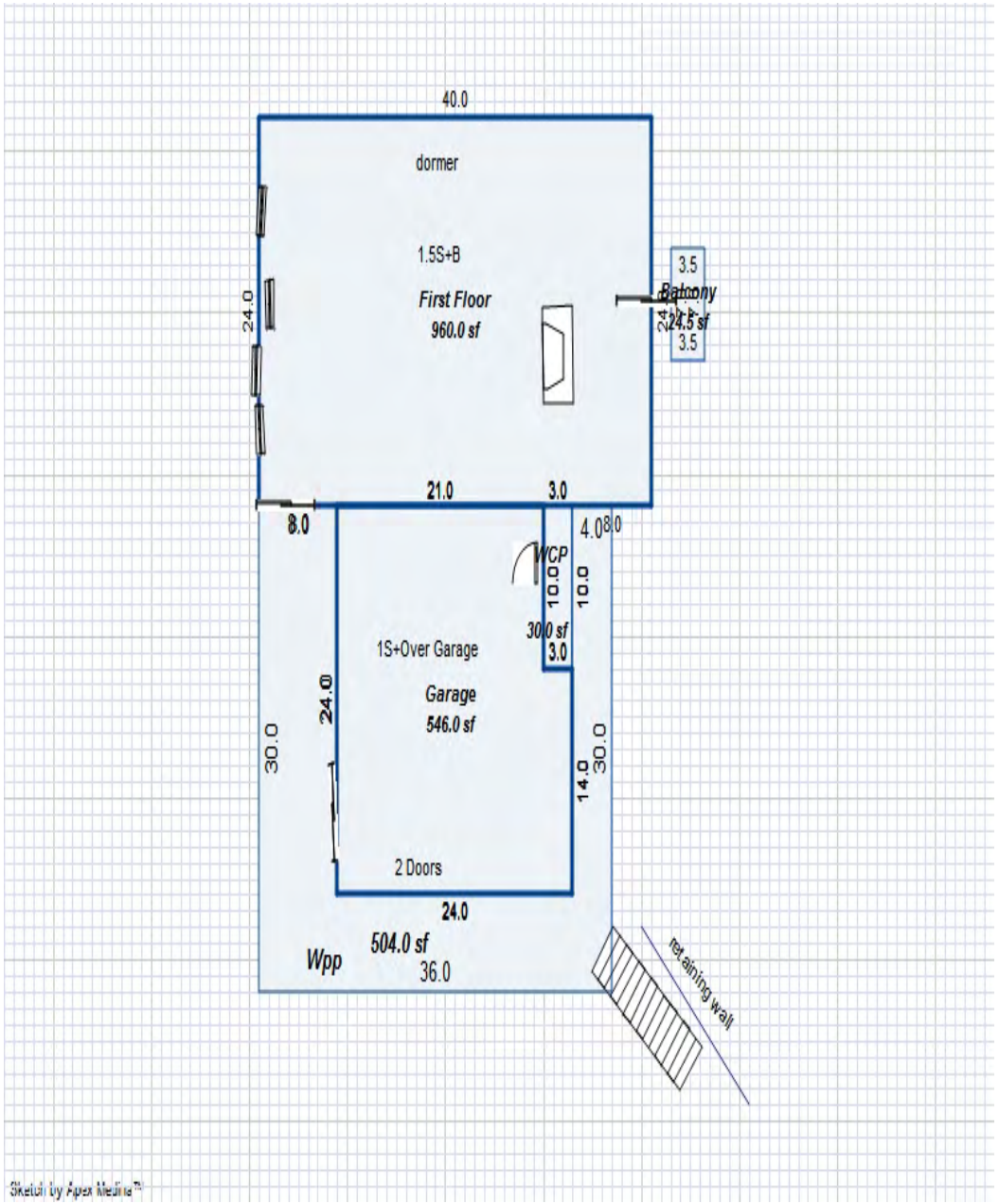
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1973
(11) Heating System: Forced Hot Water
Ground Area = 1506 SF Floor Area = 1986 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	960		
1 Story	Siding	Basement	546		
			Total:	263,320	157,967
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	871
3 Fixture Bath			1	4,567	2,740
2 Fixture Bath			1	3,056	1,834
Water/Sewer					
1000 Gal Septic			1	4,782	2,869
Water Well, 100 Feet			1	5,847	3,508
Porches					
WCP (1 Story)			30	2,413	1,448
WPP			504	9,127	5,476
WPP			31	1,727	1,036
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Basement Garage: 2 Car			1	3,940	2,364
Door Opener			2	1,075	645
Built-Ins					
Appliance Allow.			1	2,767	1,660
Fireplaces					
Exterior 2 Story			1	8,025	4,815
			Totals:	312,097	187,233

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

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



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

Parcel Number: 45-006-670-005-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

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

Property Address

3967 W CHENEY WOODS TRL

Owner's Name/Address

EICHSTADT JOHN LARUE II & JUDY
P O BOX 31
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPROV Zoning: NTL PR

School: GLEN LAKE COMMUNITY SCH DIST

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

MAP #: 3

2026 Est TCV 365,695 TCV/TFA: 282.17

Building Permit(s)	Date	Number	Status
Electrical	09/06/2022	PE22-0658	100% FINIS
Electrical	09/09/2008	PE08-0386	100% FINIS
Electrical	03/24/2008	PE08-0098	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front Depth	Depth	Rate	%Adj.	Reason	Value
D 100' @ 1100/	100.00	350.00	1.0000	0.9471	1100	100		104,181
100 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	104,181

Land Improvement Cost Estimates

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

Public Improvements

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

Topography of Site

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

Tax Description

PRT OF LOT 5, PLAT OF GLENCREST IN GOVT LOT 5 SEC 30 COM AT SW COR LOT 5 TH ALG W LN LOT 5 N 42 DEG 04'00" W 100.03 FT TH N 49 DEG 23'00" E 388.73 FT TO E LN LOT 5 TH ALG SD LN S 07 DEG 24'00" E 119.53 FT TO E LOT COR COMMON TO LOTS 4 & 5 TH S 49 DEG 23'00" W 320.72 FT TO POB PLAT OF GLENCREST SEC 30 T29N R13W.

Comments/Influences

Work Description for Permit PE22-0658, Issued 09/06/2022: Electrical for Residential Alteration - Replace power mast on house. Consumers
Work Description for Permit PE08-0386, Issued 09/09/2008: Alteraton to single family dwelling:Upgrade Service from 100 amp to 200 amp:CONSUMERS ENERGY:
Work Description for Permit PE08-0098, Issued 03/24/2008: OH Service (Consumers) to existing pole building.

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Who	When	What
TPC	10/16/2013	INSPECTED
TPC	11/19/2009	INSPECTED
WAS	12/22/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,100	130,700	182,800			94,628C
2025	67,600	107,500	175,100			92,141C
2024	74,300	98,300	172,600			89,371C
2023	70,000	86,200	156,200			85,116C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1974	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other: Hardwood

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 864 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas	X	Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C -5
Effec. Age: 45
Floor Area: 1,296
Total Base New : 216,429 E.C.F.
Total Depr Cost: 118,188 X 2.200
Estimated T.C.V: 260,014

(16) Porches/Decks

Area	Type
304	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

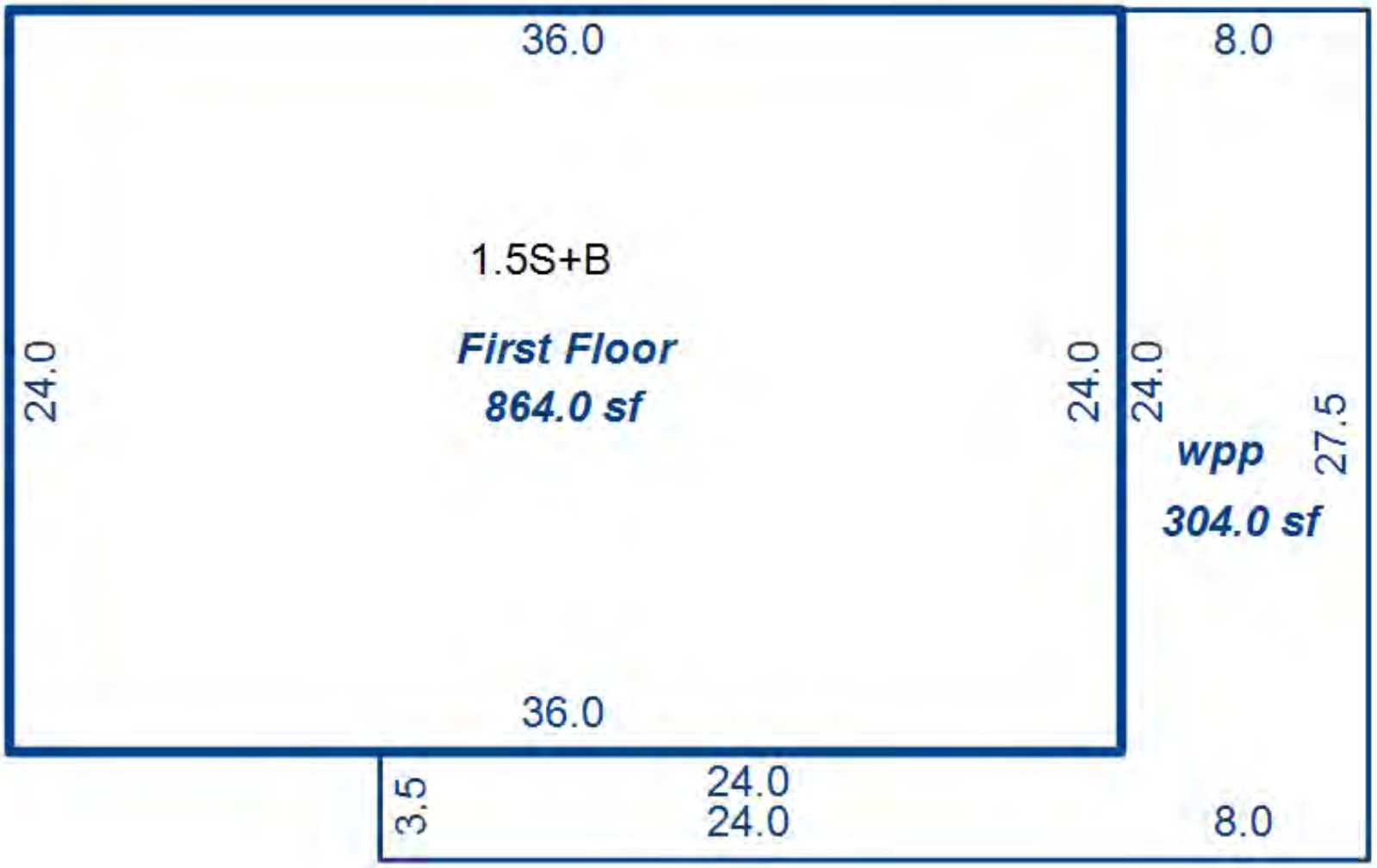
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C -5 Blt 1974
(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	864		
			Total:	171,211	94,153
Other Additions/Adjustments					
Recreation Room			864	16,710	8,355
Basement, Outside Entrance, Below Grade			1	2,781	1,530
Plumbing					
Average Fixture(s)			1	1,451	798
Water/Sewer					
1000 Gal Septic			1	4,782	2,630
Water Well, 100 Feet			1	5,847	3,216
Porches					
WPP			304	5,542	3,048
Built-Ins					
Appliance Allow.			1	2,767	1,522
Fireplaces					
Interior 1 Story			1	5,338	2,936
			Totals:	216,429	118,188

Notes:
ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV: 260,014

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



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

Parcel Number: 45-006-670-005-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EICHSTADT KARI L	EICHSTADT JAMES NEIL	1	06/04/2025	QC	06-COURT JUDGEMENT	2025002468	DEED	0.0

Property Address

W CHENEY WOODS TRL

Owner's Name/Address

EICHSTADT JAMES NEIL
7267 W DAY FOREST RD
EMPIRE MI 49630

Class: RESIDENTIAL-IMPROV Zoning: NTL PR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 3

2026 Est TCV 136,354 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
D 100' @ 1100/	103.00	262.21	0.9926	0.8811	1100	100		99,097
103 Actual Front Feet, 0.62 Total Acres							Total Est. Land Value =	99,097

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.10	92	0	0
Total Estimated Land Improvements True Cash Value =				0

Public Improvements

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

Topography of Site

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

Tax Description

L221 P754/81 PRT OF LOT 5 PLAT OF GLENCREST COM SW COR SD LOT 5 TH ALG W LOT LN N 42 DEG 04'00" W 346.33 FT TH N 40 DEG 22'00" E 267.25 FT FOR POB TH CONT ALG W LOT LN N 40 DEG 22'00" E 103.84 FT TO NW COR OF SD LOT TH S 65 DEG 16'00" E 225.11 FT ALG N LOT LN TO NE LOT COR TH S 07 DEG 24'00" E 118.01 FT ALG E LOT LN TH N 65 DEG 16'00" W 315.91 FT TO POB PLAT OF GLENCREST SEC 30 T29N R13W 0.62 A.

Comments/Influences

Who	When	What
TPC	11/16/2009	INSPECTED
WAS	10/13/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	49,500	18,700	68,200			34,799C
2025	64,300	16,400	80,700			33,885C
2024	57,400	15,100	72,500			32,867C
2023	54,000	13,200	67,200			31,302C

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County of Leelanau, Michigan

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

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

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 45
Floor Area: 0
Total Base New : 30,792 E.C.F.
Total Depr Cost: 16,935 X 2.200
Estimated T.C.V: 37,257

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1980
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 906
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

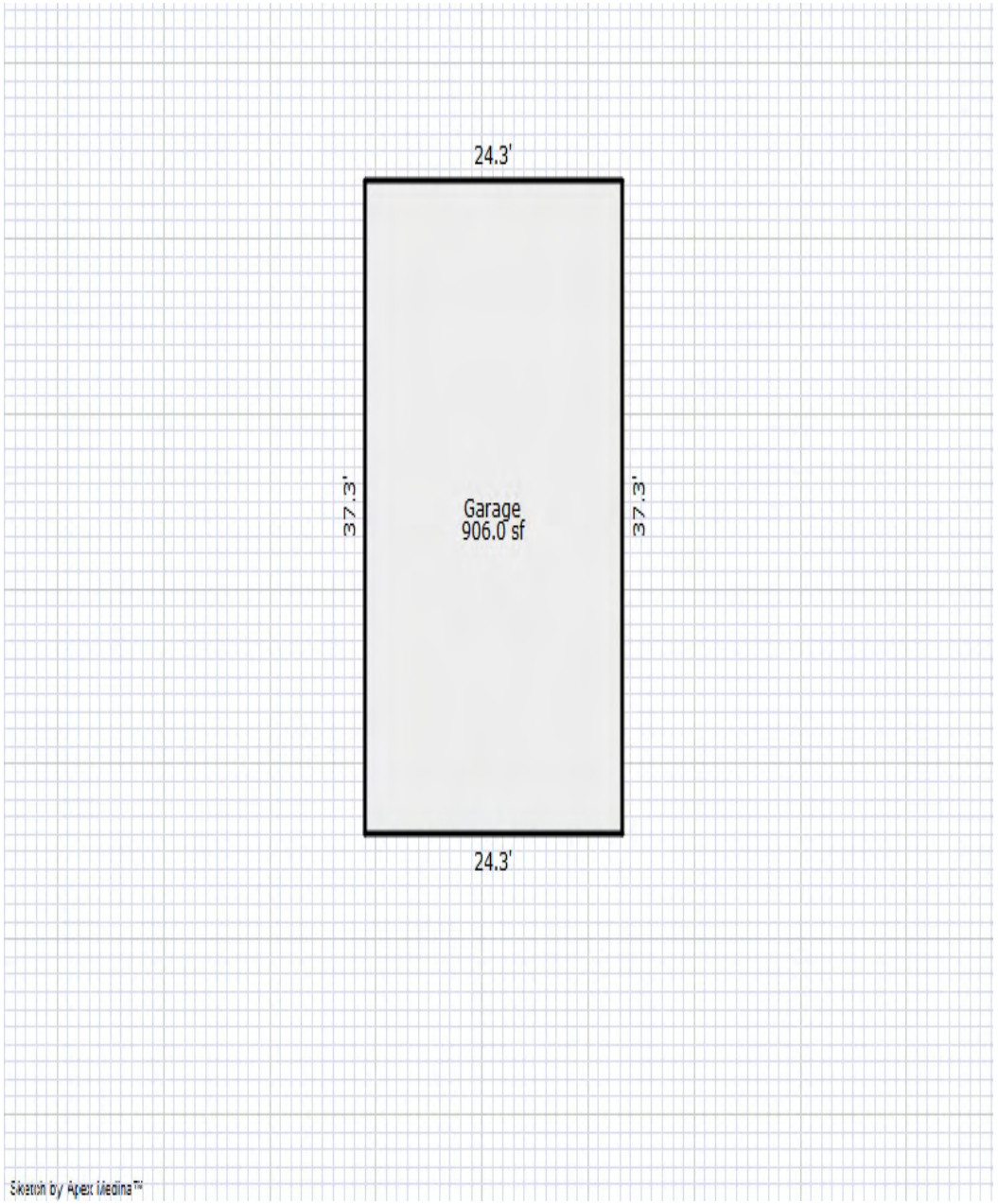
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			906	30,315	16,673
Door Opener			1	477	262
			Totals:	30,792	16,935

Notes:
ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS) 2.200 => TCV: 37,257

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



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

Parcel Number: 45-006-670-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

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

Property Address	Class: RESIDENTIAL-VACANT	Zoning: NTL PR	Building Permit(s)	Date	Number	Status
MILLER HILL RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
US GOVT NATL PARK SLEEPING BEAR DUNES NATL LAKE SHR 9922 W FRONT ST EMPIRE MI 49630	2026 Est TCV 0					

Improved | X | Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	369.08	378.03	0.6332	0.9860	600	100		138,244
369 Actual Front Feet, 3.20 Total Acres							Total Est. Land Value =	138,244

Tax Description

L264 P127/86 6-5-86 LOTS 6 7 & 8 PLAT OF GLENCREST SEC 30 T29N R13W. 3.203 A M/L

Comments/Influences

Public Improvements

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/28/2017	INSPECTED
WAS	12/23/2007	INSPECTED

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

Parcel Number: 45-006-681-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

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

Property Address

S DUNE HWY

Owner's Name/Address

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

Tax Description

L205 P246/78, L194 P882/77, L220 P225/80, L248 P715, L230 P560, L199 P5/78, L189 P465/77, L193 P787/77, L201 P948/78, L189 P463/77, L229 P167, L236 P958/82 L181 P722/76, L190 P33/77, L219 P553/80 L349 P762-764/92 SURVEY L8 P208 BLOCKS 1-12 SUBJECT TO STATE HIGHWAY RIGHT-OF-WAYS TOTAL ACREAGE INCLUDED IN 120-013-00 VILLAGE OF GLEN HAVEN. SEC 20 T29N R14W.

Comments/Influences

GLEN HAVEN VILLAGE: SLEEPING BEAR INN
HTTP://WWW.NPS.GOV/SLBE/HISTORYCULTURE/GL

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Class: COMMERCIAL-IMPROVE Zoning: NTL PR

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #:

2026 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Demolish	11/16/2007	PB07-0579	

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/10/2024	INSPECTED
TPC	04/16/2021	INSPECTED
TPC	04/28/2017	INSPECTED

Land Value Estimates for Land Table 4085.4085 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 210001600.00	1225.13		0.4949	1.2640	21000	100		21,018,992
1600 Actual Front Feet, 45.00 Total Acres							Total Est. Land Value =	21,018,992

Work Description for Permit PB07-0579, Issued 11/16/2007: Demolition of existing double wide mobile home 24' x 45' with 11' x 33' addition. also 14' x 14' storage building. Tract #25-123 Bumgardner/Smith Property

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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

Desc. of Bldg/Section:
Calculator Occupancy: Motels - Guest Rooms

Class: D
Floor Area: 4,504
Gross Bldg Area: 4,504
Stories Above Grd: 2
Average Sty Hght : 7
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age
Physical %Good: 100
Func. %Good : 100
Economic %Good: 100

1866 Year Built
2024 Remodeled

Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Forced Air Furnace 100%
Heat#2: Zoned A.C. Hot & Chilled Wat 0%
Ave. SqFt/Story: 2252
Total # Units: 8
Has Elevators:

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

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

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Total Floor Area: 4504 # of Units: 8

Base Rate for Upper Floors = 80.33

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.69 100%
Adjusted Square Foot Cost for Upper Floors = 88.02

Total Floor Area: 4,504 Base Cost New of Upper Floors = 396,442

Reproduction/Replacement Cost = 396,442
Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
Total Depreciated Cost = 396,442

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 693,774
Replacement Cost/Floor Area= 88.02 Est. TCV/Floor Area= 154.03

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc.		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 45-006-695-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOAGLAND MARY S	HOAGLAND JOHN T	1	08/28/1992	QC	09-FAMILY/RELATED ENTITY	352P469	DEED	100.0
OTT ARNOLD C & MARION P H&	HOAGLAND JOHN T & MARY S	242,000	08/19/1985	WD	03-ARM'S LENGTH	256P583	OTHER	0.0

Property Address

6168 S TAMARACK LN

Owner's Name/Address

HOAGLAND JOHN T & SHIRLEY T
6168 S TAMARACK LN
MAPLE CITY MI 49664

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/11/1999
MAP #: 48
2026 Est TCV 3,884,801 TCV/TFA: 814.77

Building Permit(s)	Date	Number	Status
Mechanical	08/08/2014	PM14-0367	
Plumbing	08/08/2014	PP14-0182	
Res. Add/Alter/Repair	06/24/2014	PB14-0142	100% FINIS
Electrical	06/24/2014	PE14-0238	

Tax Description

L256 P583 L352 P469 L483 P351/98 LOTS 1 & 1A GLEN SHORES SUBDIVISION SEC 25 T29N R14W. AND L1198P131 AND ASSESSED WITH PIN 720-007-00 L256 P583 L352 P469 L483 P351/98 PART OF LOTS 7 AND 7A SE COR LOT 7 TH N 70 DEG 19' ON SHORE 40 FT TH N 20 DEG 32' 35" E 168.33 FT TO NLY LN LT 7 TH S 70 DEG 35' E 43.01 FT TH S 21 DEG 34' W 168.49 FT TO POB ALSO BEG AT SE COR LOT 7A TH N 70 DEG 35' W 43.60 FT TH N 20 DEG 32' 35" E 233.70 FT TH N 89 DEG 58' E 50 FT TH S 21 DEG 34' W 243.01 FT TO POB HILL CREEK SUBDIVISION SEC 25 T29N R14W

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X	Improved	
	Vacant	

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

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

Who	When	What
TPC	09/30/2015	INSPECTED
TPC	12/30/2014	INSPECTED
TPC	09/18/2014	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	250.00	0.9759	0.7731	21000	100		1,584,341
GROUP A 21000	40.00	350.00	0.9759	0.8409	21000	100		689,351
140 Actual Front Feet, 0.90 Total Acres							Total Est. Land Value =	2,273,693

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.68	1600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Work Description for Permit PM14-0367, Issued 08/08/2014: Residential Mechancal for Addition/Alteration:PB14-0142
Work Description for Permit PP14-0182, Issued 08/08/2014: REsidential Plumbing for Addition/Alteration:PB14-0142
Work Description for Permit PB14-0142, Issued 06/24/2014: Additions and alterations to single family dwelling; new second floor over existing garage 1104 sq.ft., two new main floor additions to house 488 sq.ft. on crawl space, covered breezeway connecting house to garage 480 sq.ft. and covered porch 69 sq.ft.
Work Description for Permit PE14-0238, Issued 06/24/2014: Electrical for single family additions & alteraions, Consumers UG; PB14-0142.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,136,800	805,600	1,942,400			607,932C
2025	1,082,700	780,600	1,863,300			591,950C
2024	1,053,900	767,700	1,821,600			574,152C
2023	887,500	578,500	1,466,000			546,812C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
1967	2015

Condition: Average

Room List

	Basement
2	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 576 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 1,694
Total Base New : 264,792 E.C.F.
Total Depr Cost: 198,593 X 2.700
Estimated T.C.V: 536,201

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1967
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 3
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls BC Blt 1967
(11) Heating System: Electric Baseboard
Ground Area = 576 SF Floor Area = 1694 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

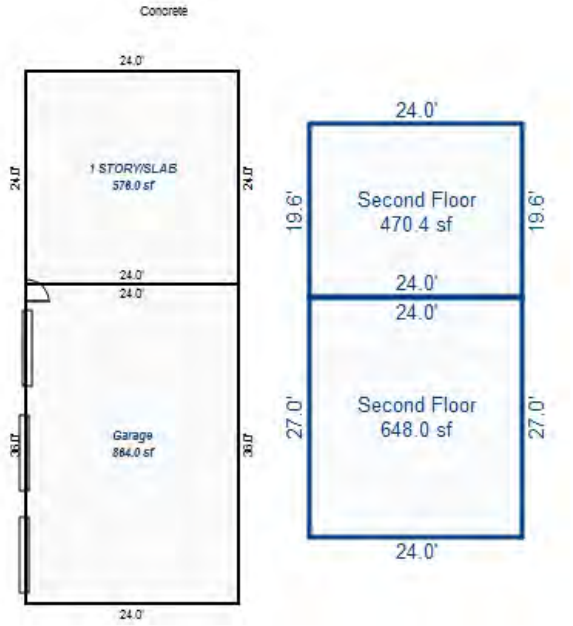
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
1 Story	Siding	Overhang	1118		
			Total:	212,890	159,667

Other Additions/Adjustments
Garages
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	864	49,887	37,415
Door Opener	3	2,015	1,511
	Totals:	264,792	198,593

Notes: 1ST FLOOR STUDIO, 2NDFLOOR OFFICE & MEETING ROOM
ECF (4080 BIG GLEN) 2.700 => TCV: 536,201

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



Sketch by Apex Sketch

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

Building Type

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

Building Style: TRI-LEVEL

Yr Built	Remodeled
1961 ADDI'	2015

Condition: Average

Room List

	Basement
6	1st Floor
2	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1634 S.F.
Slab: 533 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 3,074
Total Base New : 526,130 E.C.F.
Total Depr Cost: 394,595 X 2.700
Estimated T.C.V: 1,065,407

(16) Porches/Decks

Area	Type
408	CPP
96	CPP

(17) Garage

Year Built: 1997
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 302
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

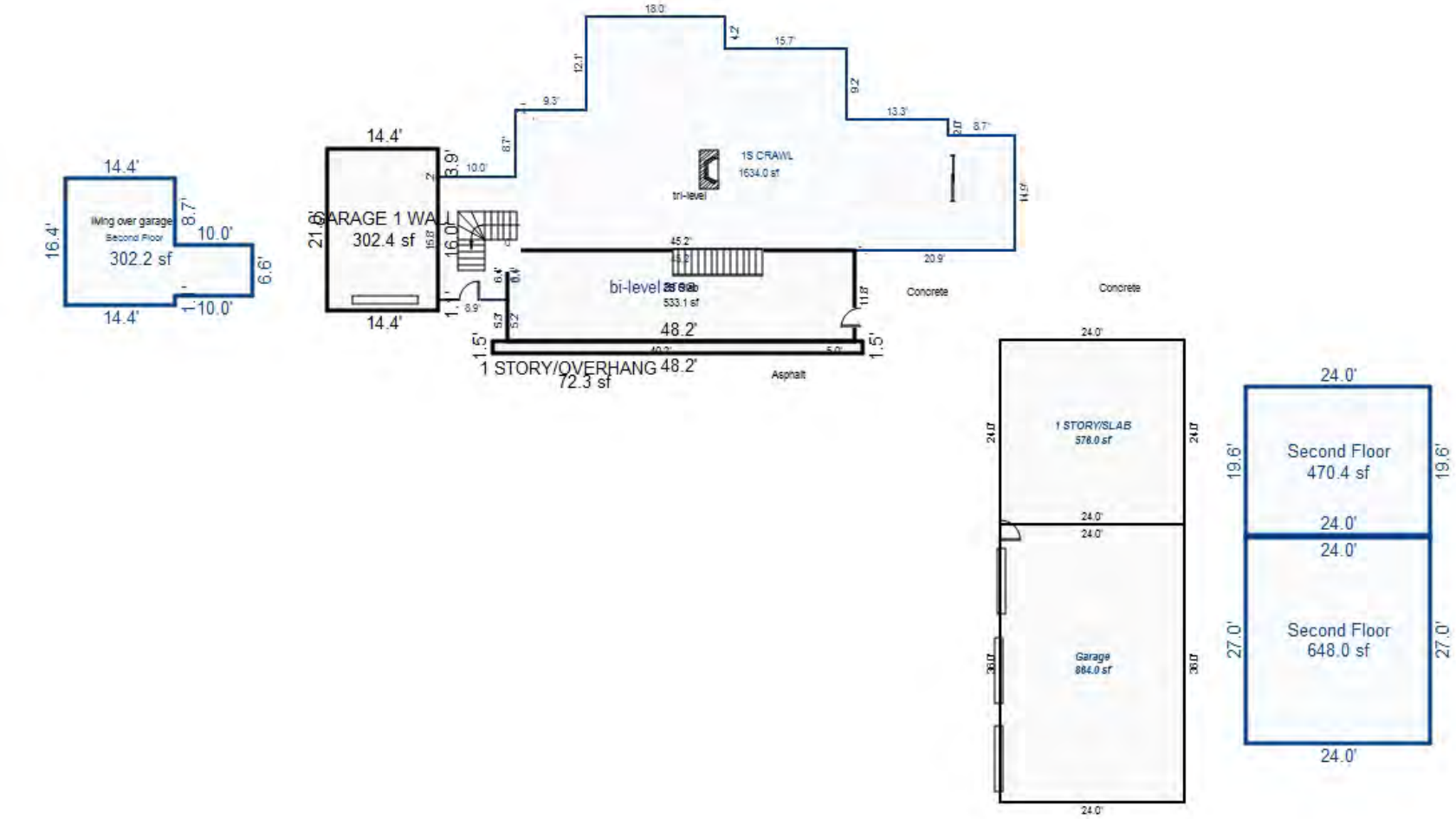
Cost Est. for Res. Bldg: 2 Single Family TRI-LEVEL Cls BC Blt 1961
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2167 SF Floor Area = 3074 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,634		
2 Story	Siding	Slab	533		
1 Story	Siding	Overhang	302		
1 Story	Siding	Overhang	72		
			Total:	447,943	335,955

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,602
3 Fixture Bath	1	6,716	5,037
2 Fixture Bath	1	4,500	3,375
Water/Sewer			
1000 Gal Septic	1	5,541	4,156
2000 Gal Septic	1	10,880	8,160
Water Well, 100 Feet	1	6,514	4,885
Porches			
CPP	408	8,764	6,573
CPP	96	2,624	1,968
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	302	20,433	15,325
Common Wall: 1 Wall	1	-3,064	-2,298
Door Opener	1	672	504
Built-Ins			
Appliance Allow.	1	3,976	2,982

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

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



Sketch by Apex Sketch

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

Parcel Number: 45-006-695-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAESAR MARTHA J TRUST & CA	SIETSEMA BENJAMIN & JENNA	2,400,000	06/01/2022	WD	19-MULTI PARCEL ARM'S LEN	2022003444	PROPERTY TRANSFER	100.0
CAESAR MARTHA J	CAESAR MARTHA J TRUST	0	01/29/2007	QC	09-FAMILY/RELATED ENTITY	930:138	OTHER	0.0

Property Address

6170 S TAMARACK LN

Owner's Name/Address

SIETSEMA BENJAMIN & JENNA
460 ADA DR SUITE 221
ADA MI 49301

Tax Description

L377 P214 L381 P61 L403 P274 L421 P392 L440 P231 L465 P915 L503 P579 L533 P422 L930 P138/07 LOTS 2 & 2A GLEN SHORES SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2026 Est TCV 2,499,367 TCV/TFA: 1208.0

Building Permit(s)	Date	Number	Status
Mechanical	05/05/2023	PM23-0394	100% FINIS
Res. Add/Alter/Repair	11/18/2022	PB22-0579	100% FINIS
Electrical	11/04/2022	PE22-0838	100% FINIS
Mechanical	11/02/2022	PM22-0945	100% FINIS

X	Improved		Vacant

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

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

Who	When	What
TPC	11/14/2023	INSPECTED
TPC	05/24/2023	INSPECTED
TPC	12/08/2022	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	255.00	1.0000 0.7769	21000	100		1,631,473
100 Actual Front Feet, 0.58 Total Acres						Total Est. Land Value =	1,631,473

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.73	100	0	0
Wood Frame	36.50	120	50	2,190

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,690

Work Description for Permit PM23-0394, Issued 05/05/2023: Mechanical - install gas line from existing key valve into firebox for future use. PB22-0579.
Work Description for Permit PB22-0579, Issued 11/18/2022: Residential Addition/Alteration - alteration to main floor 647 sq.ft. including new trusses and rafters over remodeled kitchen area. New mechanical room with slab on grade foundation 45 sq.ft. and remove and replace rear deck, 656 sq.ft.
Work Description for Permit PE22-0838, Issued 11/04/2022: Electrical for Residential Alteration. PB 22-0579. Consumers.
Work Description for Permit PM22-0945, Issued 11/02/2022: Mechanical for Residential Alteration; PB22-0579
Work Description for Permit PP22-0355, Issued 11/02/2022: Plumbing for

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	815,700	434,000	1,249,700			1,136,602C
2025	776,900	415,500	1,192,400			1,106,721C
2024	802,800	408,600	1,211,400			1,073,445C
2023	676,100	162,800	838,900			838,900S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1961	1992
	2023

Condition: Average

Room List

	Basement
6	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 2069 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: BC
Effec. Age: 20
Floor Area: 2,069
Total Base New : 399,630 E.C.F.
Total Depr Cost: 319,705 X 2.700
Estimated T.C.V: 863,204

(16) Porches/Decks

Area	Type
120	CPP
714	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

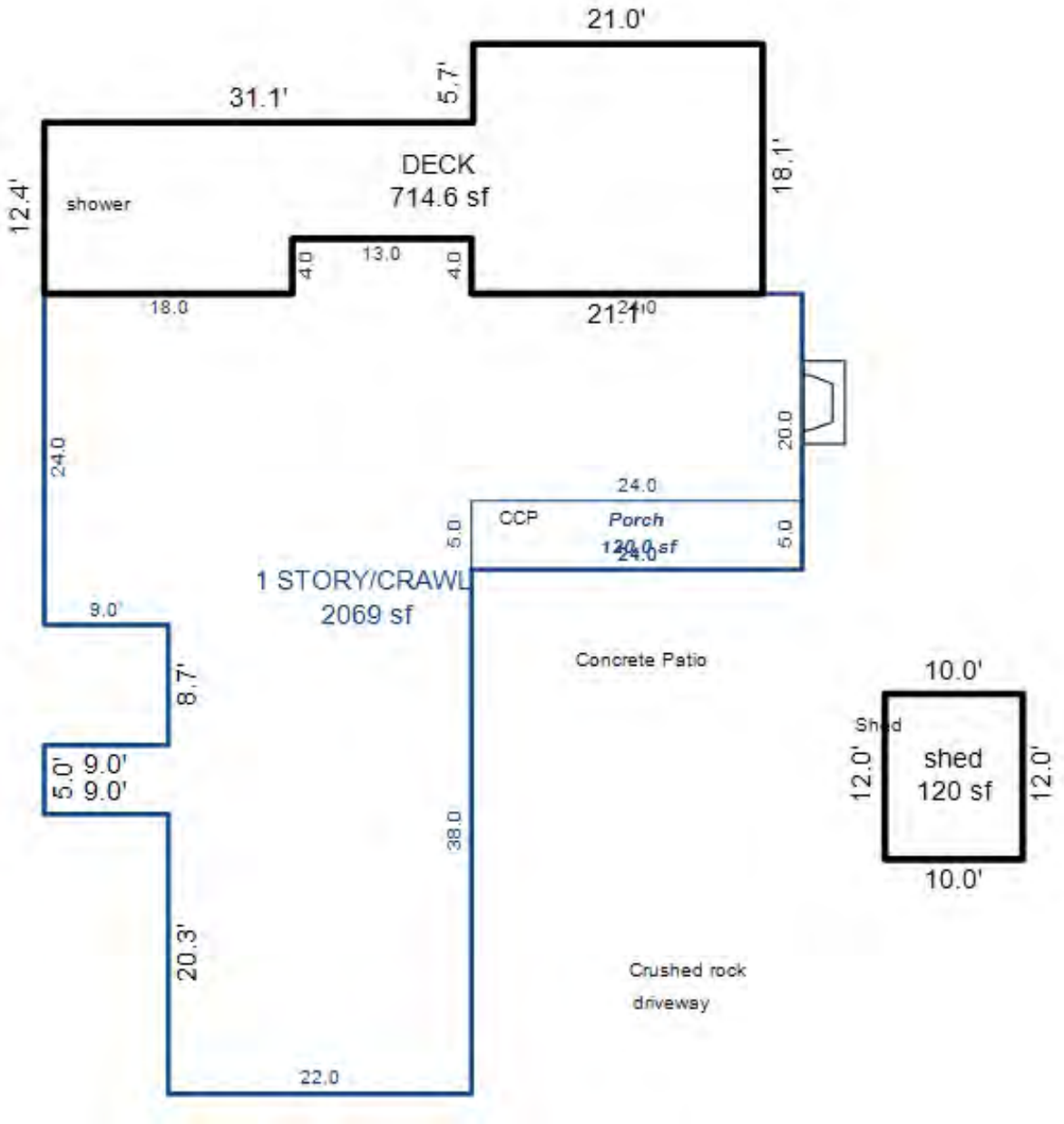
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1961
(11) Heating System: Forced Heat & Cool
Ground Area = 2069 SF Floor Area = 2069 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,069		
			Total:	348,705	278,964
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
2 Fixture Bath			1	4,500	3,600
Water/Sewer					
1000 Gal Septic			1	5,541	4,433
Water Well, 100 Feet			1	6,514	5,211
Porches					
CPP			120	3,182	2,546
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Exterior 1 Story			1	8,528	6,822
Deck					
Treated Wood			714	9,832	7,866
			Totals:	399,630	319,705

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 863,204

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



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

Parcel Number: 45-006-695-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER NATHALENE M	MILLER NATHALENE M TRUST	0	09/21/2001	QC	09-FAMILY/RELATED ENTITY	625P671	OTHER	0.0
MILLER WINSTON ELROY	MILLER NATHALEAN M	0	02/04/2000	AFF	07-DEATH CERTIFICATE	625P670	DEED	0.0
SHERIFF	MILLER WINSTON E & NATHALE	25,093	12/05/1975	OTH	13-GOVERNMENT	181P247	OTHER	0.0
SHERIFF & BREITMEYER HOWAR	MILLER WINSTON E & NATHALE	23,400	06/09/1975	SD	10-FORECLOSURE	178P240	DEED	0.0

Property Address

6178 S TAMARACK LN

Owner's Name/Address

MILLER NATHALENE M TRUST
1290 S CHESTNUT
OWOSSO MI 48867

Tax Description

L178 P240/75 L625 P671/02 LOTS 3 & 3A GLEN SHORES SUBDIVISION. SEC 25 529N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2026 Est TCV 2,444,595 TCV/TFA: 972.78

Building Permit(s)	Date	Number	Status
Mechanical	05/04/2023	PM23-0373	100% FINIS
ADDITION/ALTERATION	11/30/1995	95003381	100% FINIS
FOUNDATION	10/24/1995	9500-3314	100% FINIS
WELL/SEPTIC	10/04/1993	1993-1833	100% FINIS

X	Improved		Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	10/07/2015	INSPECTED
WAS	11/03/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	265.00	1.0000	0.7844	21000	100		1,647,238
100 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	1,647,238

Land Improvement Cost Estimates

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

Work Description for Permit PM23-0373, Issued 05/04/2023: Mechanical - Mini Split for Residential Alteration
Work Description for Permit 95003381, Issued 11/30/1995: ADDITION OF LIVINING AREA 2 STORIES & ATTACHED GARASGE TO EXZISTING HOME. SEE PERMIT 95-3314 FOR FOUNDATION PERMIT.
Work Description for Permit 9500-3314, Issued 10/24/1995: FOUNDATION ONLY FOR ADDITION AND GARAGE 864 SQFT.
Work Description for Permit 1993-1833, Issued 10/04/1993: FOR GARAGE & SECOND FLOOR ADDITION. 3BDRM 1FULL & 2 HALF BATH. LAUNDRY, DISHWASHER, 1600 GAL DOUBLE, & 500GAL PUMP CHAMBER. DRIAN BED 720 SQFT.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	823,600	398,700	1,222,300			442,073C
2025	784,400	383,600	1,168,000			430,451C
2024	810,600	367,000	1,177,600			412,514C
2023	682,600	276,200	958,800			392,871C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1960	1995

Condition: Average

Room List

	Basement
4	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1817 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: BC
Effec. Age: 35
Floor Area: 2,513
Total Base New : 453,479 E.C.F.
Total Depr Cost: 294,762 X 2.700
Estimated T.C.V: 795,857

(16) Porches/Decks

Area	Type
96	CCP (1 Story)
696	Treated Wood

(17) Garage

Year Built: 1995
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

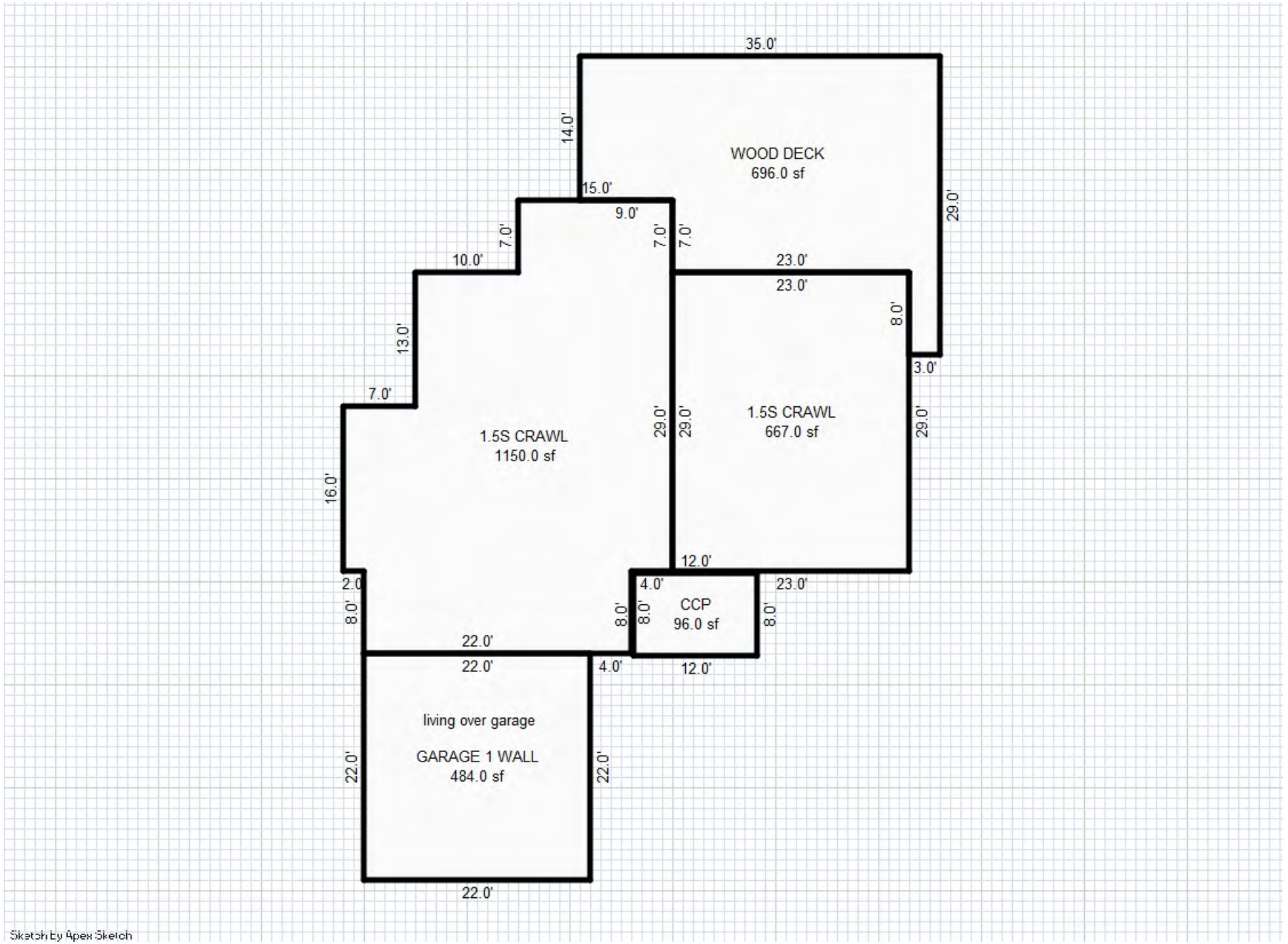
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1960
(11) Heating System: Forced Heat & Cool
Ground Area = 1817 SF Floor Area = 2513 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,150		
1 Story	Siding	Crawl Space	667		
1 Story	Siding	Overhang	121		
			Total:	378,663	246,133

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,388
2 Fixture Bath	2	8,999	5,849
Water/Sewer			
1000 Gal Septic	1	5,541	3,602
Water Well, 100 Feet	1	6,514	4,234
Porches			
CCP (1 Story)	96	3,728	2,423
Deck			
Treated Wood	696	9,772	6,352
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	484	28,014	18,209
Common Wall: 1 Wall	1	-3,064	-1,992
Door Opener	1	672	437
Built-Ins			
Appliance Allow.	1	3,976	2,584
Fireplaces			
Exterior 1 Story	1	8,528	5,543

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

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



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

Parcel Number: 45-006-695-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER MARGARET NAIL	MILLER MARGARET NAIL TRUST	0	03/01/2011	CD	07-DEATH CERTIFICATE	RECORD-EAGLE.C(	DEED	100.0

Property Address

6188 S TAMARACK LN

Owner's Name/Address

MILLER MARGARET NAIL TRUST
4105 W DODGE SPRINGS TRL
MAPLE CITY MI 49664

Tax Description

L414 P518/95 LOTS 4 & 4A GLEN SHORES SUBDIVISION. SEC 25 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 10/14/2015
MAP #: 48
2026 Est TCV 2,850,904 TCV/TFA: 1241.1

Building Permit(s)	Date	Number	Status
Mechanical	10/01/2024	PM24-0763	100% FINIS
Electrical	07/31/2024	PE24-0529	100% FINIS
Mechanical	07/22/2015	PM15-0341	100% FINIS
Mechanical	06/15/2015	PM15-0282	

X	Improved		Vacant

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

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

Who	When	What
TPC	10/25/2016	INSPECTED
TPC	10/07/2015	INSPECTED
TPC	12/30/2014	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	HOLDING TANKS Value
GROUP A 21000	100.00	286.00	1.0000	0.7995	21000	100		1,678,944
100 Actual Front Feet, 0.66 Total Acres							Total Est. Land Value =	1,678,944

Work Description for Permit PM24-0763, Issued 10/01/2024: Mechanical to Install Generator - Residential Alteration
Work Description for Permit PE24-0529, Issued 07/31/2024: Electrical for Residential Generator - 26 kw. Consumers
Work Description for Permit PM15-0341, Issued 07/22/2015: Residential Mechanical - Install Chimney Vent for fireplace (wood):PB14-0397
Work Description for Permit PM15-0282, Issued 06/15/2015: Residential venting of bath fan, dryer and range; PB14-0397.
Work Description for Permit PP15-0134, Issued 06/10/2015: Residential Plumbing for Single Family Dwelling:PB14-0397
Work Description for Permit PB14-0397, Issued 10/27/2014: Single family dwelling one story wood frame on crawl space 2000 sq.ft., main floor 2200 sq.ft., and deck 450 sq.ft. 6-12-15 Amended plans to include masonry fireplace on main floor.
Work Description for Permit 2014-21, Issued 09/14/2014: NEW DWELLING
Work Description for Permit L14 - 176, Issued 09/04/2014: SEWAGE DISPOSAL NEW BUILDING: 4BDRM, 3BATH. HOLDIG TANK 500PC + 1200 MONOLITHIC + 2 - 10 MONOLITHICS. 18" TO SEASONAL HIGH WTE TABLE. NO DRIAN FIELD: "PUMP-AND-HAUL" SEWAGE DISPOSAL FACILIY AGREEMENT.
Work Description for Permit PB14-0304, Issued 09/02/2014: Demolish single family

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	839,500	586,000	1,425,500			784,607C
2025	799,500	560,700	1,360,200			763,980C
2024	826,200	551,300	1,377,500			741,009C
2023	695,700	414,600	1,110,300			705,723C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2015	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2297 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: BC
Effec. Age: 6
Floor Area: 2,297
Total Base New : 461,765 E.C.F.
Total Depr Cost: 434,059 X 2.700
Estimated T.C.V: 1,171,960

(16) Porches/Decks

Area	Type
27	CPP
687	WPP
20	CPP
32	Treated Wood

(17) Garage

Year Built: 1970
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 648
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

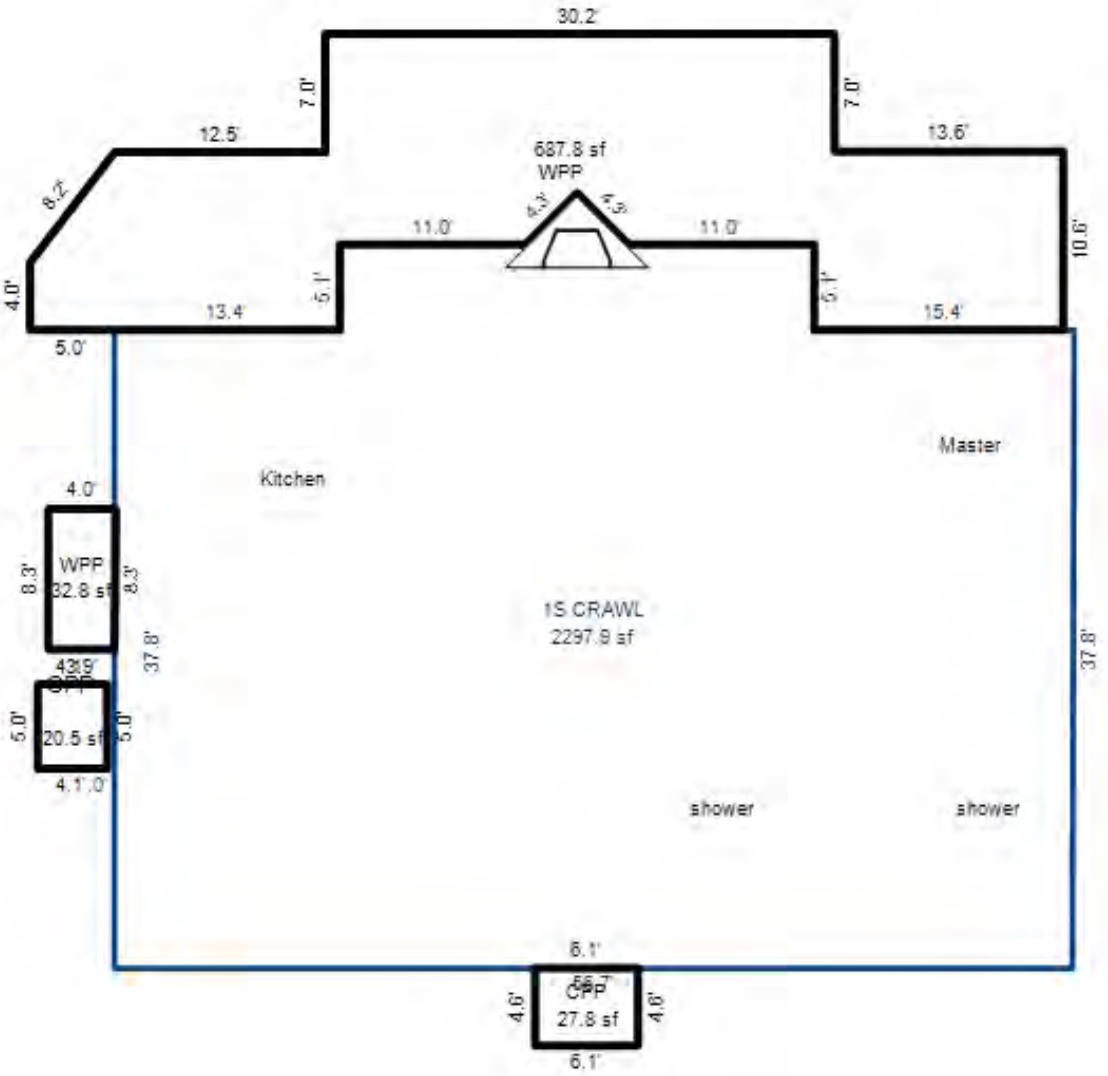
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2015
(11) Heating System: No Heating/Cooling
Ground Area = 2297 SF Floor Area = 2297 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,297		
			Total:	367,261	345,225

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	2,008
3 Fixture Bath	1	6,716	6,313
2 Fixture Bath	1	4,500	4,230
Separate Shower	1	2,720	2,557
Water/Sewer			
2000 Gal Septic	1	10,880	10,227
Water Well, 50 Feet	1	3,418	3,213
Porches			
CPP	27	936	880
WPP	687	15,938	14,982
CPP	20	633	595
Deck			
Treated Wood	32	1,460	1,372
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	648	34,273	32,217
Built-Ins			
Appliance Allow.	1	3,976	3,737
Fireplaces			
Interior 1 Story	1	6,917	6,502

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

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



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

Parcel Number: 45-006-695-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KURZ REV GEORGE E & EUNICE	TEFFT CARVEL FORREST & ANN	112,500	10/31/1979	WD	03-ARM'S LENGTH		DEED	0.0

Property Address

6198 S TAMARACK LN

Owner's Name/Address

TEFFT CARVEL FORREST & ANN R
385 GLADE RUN LANE
PITTSBURG PA 15238

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2026 Est TCV 2,325,780 TCV/TFA: 1269.5

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	06/13/2016	L16 -132	100% FINIS
ADDITION/ALTERATION	11/13/2012	PB12-0332	100% FINIS
ADDITION/ALTERATION	10/15/2012	2012-2251	100% FINIS

X Improved | Vacant

Tax Description

LOTS 5 & 5A GLEN SHORES SUBDIVISION SEC 25 T29N R14W L212P178 SUBJECT TO EASEMENT GRATED CONSUMERS POWER CO BY INSTRUMENT DATED 10/18/56 & RECORDED IN LIBER 113P520; SUBJECT TO EASEMENTS CREATED AND DEFINED BY QUIT CLAIM DEEDS DATED 10/1/56 & RECORDED IN LIBER 133PGS. 6 & 8, INCLUDING A PERPETUAL EASEMENT FOR INGRESS & EGRESS TO THE SHORE OF GLEN LAKE IN FAVOR OF WILLIAM T CUSHING & FLORENCE C CUSHING, HIS WIFE, THEIR HEIRS SUCCESSORS & ASSIGNS & CLINTON E SEARS & HARRIET H SEARS HIS WIFE, THEIR HEIRS

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Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/14/2023	INSPECTED
TPC	10/25/2016	INSPECTED
TPC	10/07/2015	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	EASEMENT L212P178 Reason	Value
GROUP A 21000	65.00	335.00	1.0000	0.8317	21000	100	EASEMENT TO LK	1,135,323
GROUP A 21000	35.00	335.00	1.0000	0.8317	21000	100	SUBJECT TO EASEMENT	611,32

100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 1,746,650

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	47.90	342	50	8,191
D/W/P: 3.5 Concrete	6.71	427	50	1,432
D/W/P: Crushed Rock	2.31	500	50	577

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
BOAT HOIST	2,000.00	1	95	1,900

Total Estimated Land Improvements True Cash Value = 12,100

Work Description for Permit L16 -132, Issued 06/13/2016: 3BDRM, 2.5 BATH, DISPOSAL, EXISTING BLDG. TANK 325PC + 1200 MONOLITHIC + 1500 MONOLITHIC + 1500 MONOLITHIC. ABSORPTION AREA = HOLDING TANKS
Work Description for Permit PB12-0332, Issued 11/13/2012: 3 ADDITOINS: BDRM 120SQFT, KITCHEN 18SQFT, 7 BACK BDRM 112 SQFT
Work Description for Permit 2012-2251, Issued 10/15/2012: RESID ADDITION 3 PARTS BUMP OUT BEDROOM; BUMP OUT KITCHEN; BEDROOM BUMP OUT. MSTR BERM ADD 120 SQ FT KITCHEN ADD 18 SQ FT, BACK BDRM ADD 112 SQFT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	873,300	289,600	1,162,900			270,625C
2025	831,700	276,400	1,108,100			263,511C
2024	756,500	272,100	1,028,600			255,588C
2023	635,400	204,700	840,100			243,418C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1961	1975
	2013

Condition: Average

Room List

	Basement
6	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1832 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 35
Floor Area: 1,832
Total Base New : 323,093 E.C.F.
Total Depr Cost: 210,011 X 2.700
Estimated T.C.V: 567,030

(16) Porches/Decks

Area	Type
155	CGEP (1 Story)
135	Roof Cover Onl

(17) Garage

Year Built: 1975
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 303
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

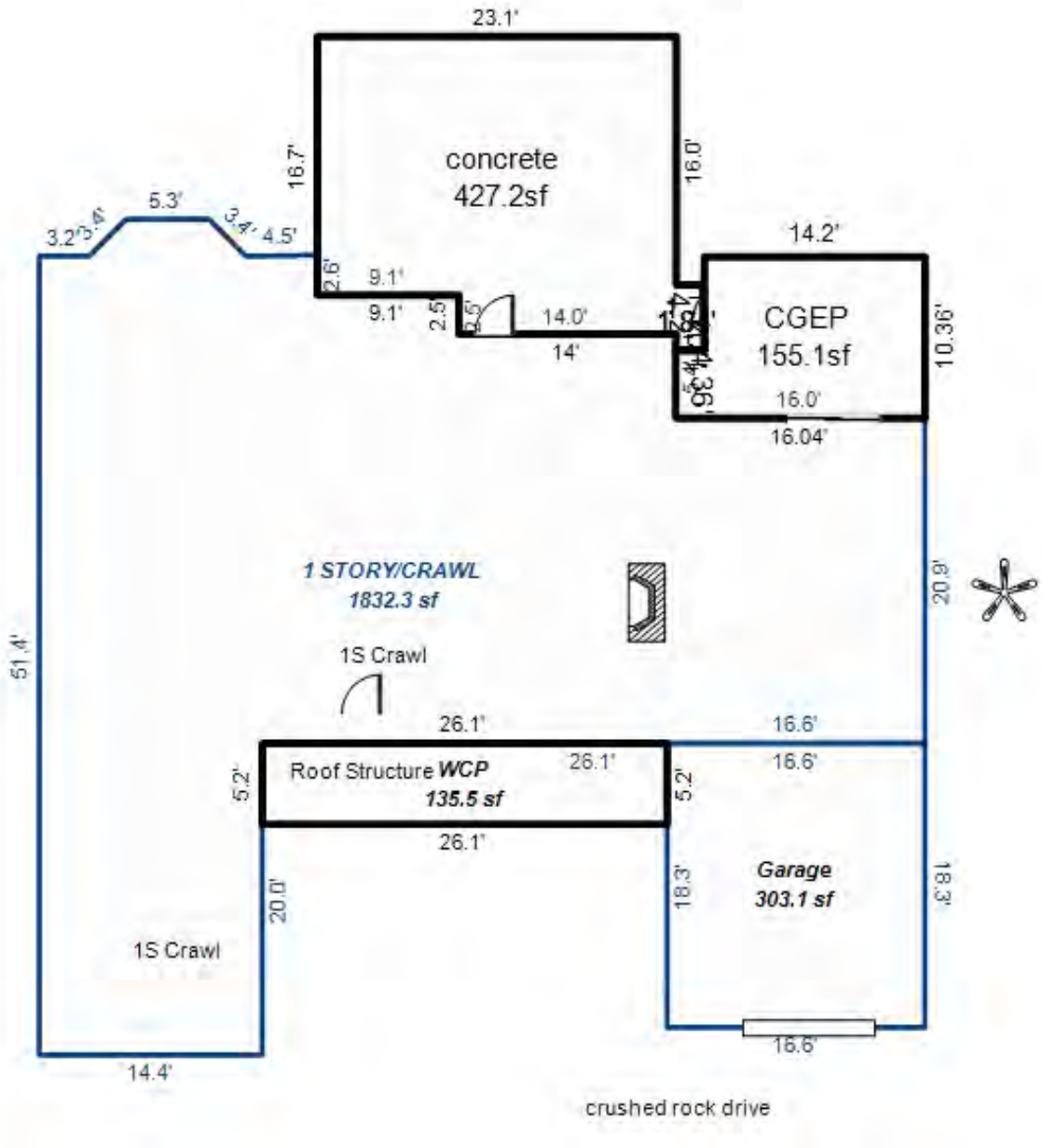
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1961
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1832 SF Floor Area = 1832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,832		
			Total:	265,874	172,819
Other Additions/Adjustments					
Exterior					
Stone Veneer			40	1,492	970
Plumbing					
Average Fixture(s)			1	1,451	943
3 Fixture Bath			1	4,567	2,969
2 Fixture Bath			1	3,056	1,986
Water/Sewer					
2000 Gal Septic			1	9,503	6,177
Water Well, 50 Feet			1	3,410	2,216
Porches					
CGEP (1 Story)			155	11,168	7,259
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			303	14,253	9,264
Common Wall: 1 Wall			1	-2,182	-1,418
Built-Ins					
Appliance Allow.			1	2,767	1,799
Fireplaces					
Interior 1 Story			1	5,338	3,470
Deck					
w/Roof (Roof portion)			135	2,396	1,557

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

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



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

Parcel Number: 45-006-695-005-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLBY JOAN ET EL	HAYS MATT F & LAURA M	1,125,000	07/31/2020	WD	03-ARM'S LENGTH	2020008518	PROPERTY TRANSFER	100.0
COLBY JOAN G JUNE 17 2003	COLBY JOAN ET EL TENANTS 1	0	12/27/2012	QC	09-FAMILY/RELATED ENTITY	1149P177	PROPERTY TRANSFER	0.0
COLBY DONALD S & JOAN G H&	COLBY JOAN G TRUST	0	07/23/2005	WD	09-FAMILY/RELATED ENTITY	751P293	DEED	0.0
COLBY DONALD S & JOAN G H&	COLBY D&S H&W & COLBY & HC	0	10/04/1996	WD	09-FAMILY/RELATED ENTITY	434P363	DEED	0.0

Property Address

6238 S TAMARACK LN

Owner's Name/Address

HAYS MATT F & LAURA M
7090 N PENNSYLVANIA ST
INDIANAPOLIS IN 46220

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2026 Est TCV 3,982,686 TCV/TFA: 960.38

Building Permit(s)	Date	Number	Status
Electrical	09/23/2024	PE24-0666	100% FINIS
Electrical	08/29/2024	PE24-0583	100% FINIS
Plumbing	08/05/2024	PP24-0252	100% FINIS
Mechanical	08/05/2024	PM24-0580	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	257.00	1.0000	0.7784	21000	100		1,634,662
100 Actual Front Feet, 0.59 Total Acres							Total Est. Land Value =	1,634,662

Public Improvements

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	55.62	376	0	0
D/W/P: Crushed Rock	2.67	1500	50	2,002
D/W/P: 4in Concrete	9.05	145	50	656

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				2,658

Topography of Site

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

Tax Description

TRACT A GLEN SHORES SUBD MORE FULLY DESCRIBED AS: PT GOVT LOT 5 SEC 25 COM NE COR SD SEC TH S 03 DEG 46' E 1752 FT TH N 89 DEG 56' W 660 FT TO POB TH S 03 DEG 36'49" E 36.60 FT TH S 62 DEG 10'30" W 187.01 FT TO SHR OF GLEN LAKE TH ALG SD SHR N 45 DEG 31'50" W 100 FT TH N 42 DEG 50' E 327.49 FT TH S 03 DEG 36'49" E ON 186.76 FT TO PLUS PT LOTS 7 & 7A OF SD PLOT LYING SELY OF COURSE N 42 DEG 50' E 327.49 FT POB INCLUDES ALL LAND BETWEEN SIDELINES TO WATERS EDGE OF GLEN LAKE WITH FULL RERARIAN RIGHTS SEC 25 T29N

Work Description for Permit PE24-0666, Issued 09/23/2024: Electrical for Residential New Single Family Dwelling: Fire System. PB23-0287
Work Description for Permit PE24-0583, Issued 08/29/2024: Electrical for New Single Family Dwelling; PB23-0287 - and existing detached existing garage and existing 24 kw generator. Consumers
Work Description for Permit PP24-0252, Issued 08/05/2024: Plumbing for New Single Family Dwelling; PB23-0287
Work Description for Permit PM24-0580, Issued 08/05/2024: Mechanical for New Single Family Dwelling; PB23-0287
Work Description for Permit PM24-0389, Issued 05/22/2024: Mechanical - Install

Who	When	What
TPC	04/23/2025	INSPECTED
TPC	11/15/2024	INSPECTED
TPC	04/16/2024	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	817,300	1,174,000	1,991,300			1,681,232C
2025	778,400	755,600	1,534,000			1,262,154C
2024	804,400	43,900	848,300			537,298C
2023	677,400	110,200	787,600			581,700C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
1995	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

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

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 35
Floor Area: 0
Total Base New : 25,116 E.C.F.
Total Depr Cost: 16,325 X 2.700
Estimated T.C.V: 44,078

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1995
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

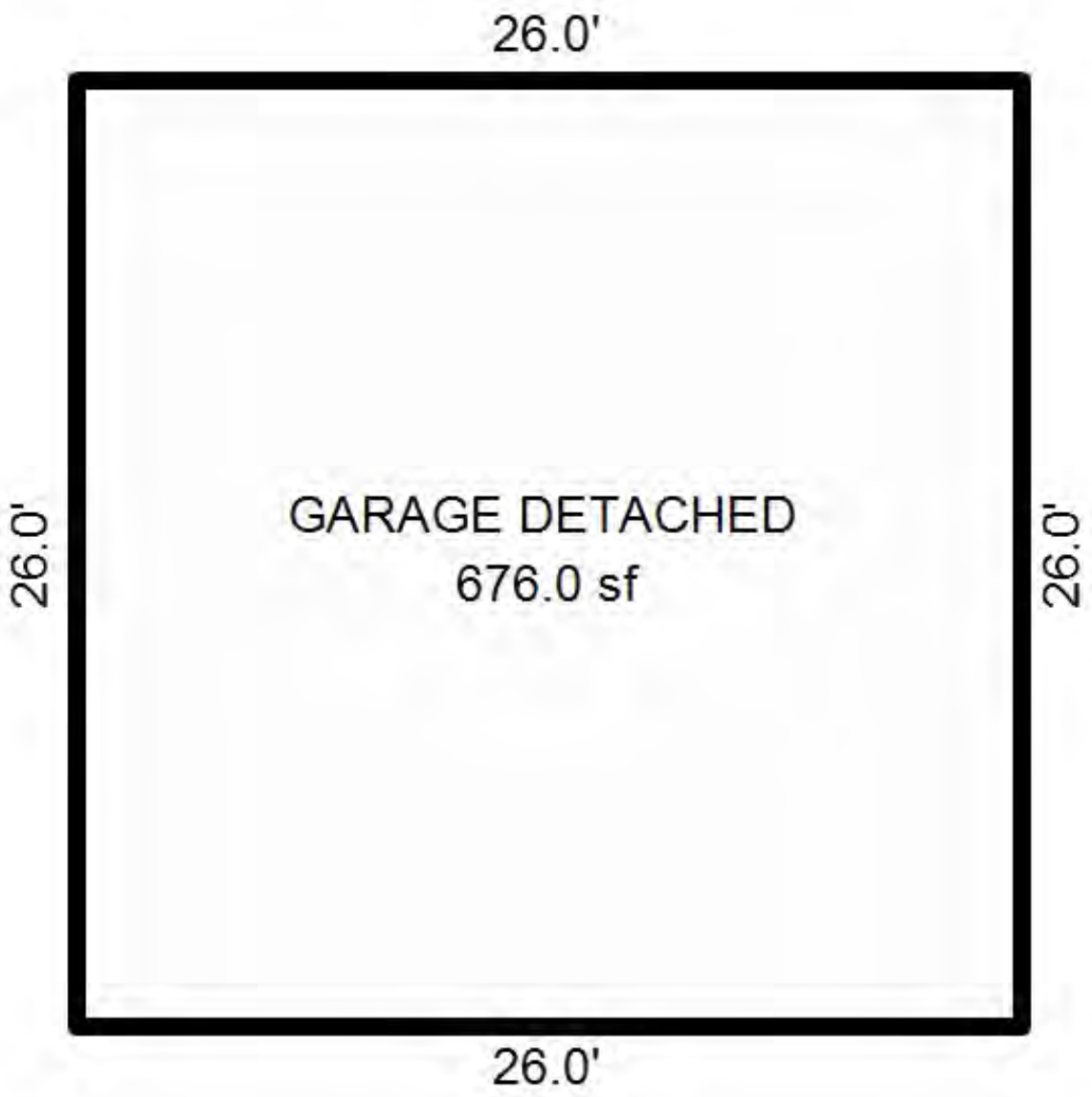
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 1995
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			676	24,579	15,976
Door Opener			1	537	349
			Totals:	25,116	16,325

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 44,078

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2025	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2714 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
5	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: B
Effec. Age: 1
Floor Area: 4,147
Total Base New : 860,938 E.C.F.
Total Depr Cost: 852,329 X 2.700
Estimated T.C.V: 2,301,288

(16) Porches/Decks

Area	Type
452	CSEP (1 Story)
273	CCP (1 Story)
51	CCP (1 Story)
65	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

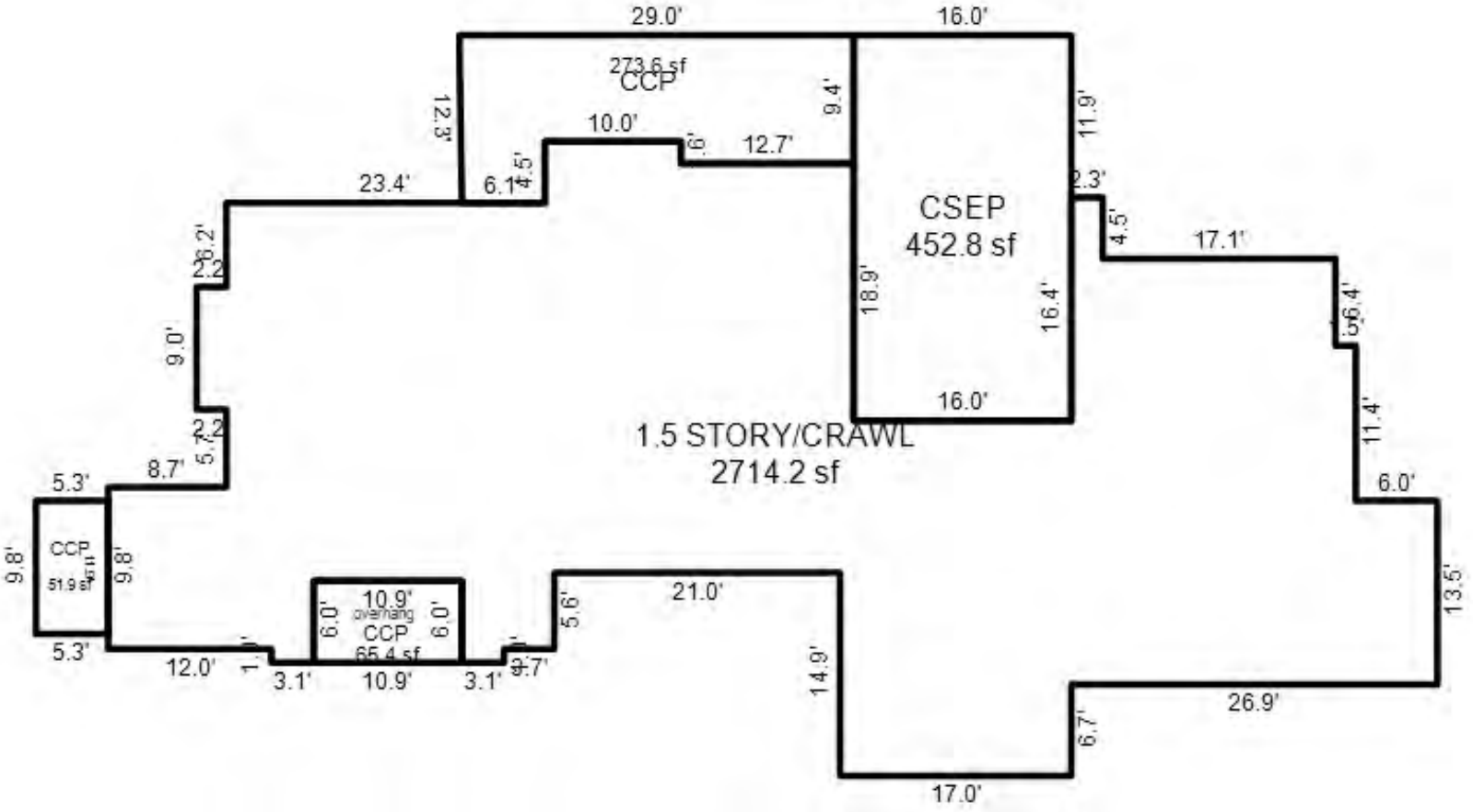
Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls B Blt 2025
(11) Heating System: Forced Heat & Cool
Ground Area = 2714 SF Floor Area = 4147 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	2,714			
1 Story	Siding	Overhang	76			
			Total:	702,361	695,338	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	3,257	3,224	
3 Fixture Bath			4	41,101	40,690	
Water/Sewer						
2000 Gal Septic			1	11,719	11,602	
Water Well, 200 Feet			1	13,136	13,005	
Porches						
CSEP (1 Story)			452	27,391	27,117	
CCP (1 Story)			273	10,696	10,589	
CCP (1 Story)			51	2,309	2,286	
CCP (1 Story)			65	2,896	2,867	
Built-Ins						
Appliance Allow.			1	6,850	6,781	
Fireplaces						
Interior 2 Story			1	9,604	9,508	
2nd on Same Stack			1	6,044	5,984	
Exterior 2 Story			2	23,573	23,337	
Local Cost Items						
GENERATOR			1	1	1	*1
			Totals:	860,938	852,329	

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

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



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

Parcel Number: 45-006-695-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEERHAKE BARBARA M	DEERHAKE BARBARA M TRUST	0	06/25/2018	QC	09-FAMILY/RELATED ENTITY	1344P724	OTHER	0.0
DEERHAKE R H & BARBARA M	DEERHAKE BARBARA M	0	05/24/2012	QC	09-FAMILY/RELATED ENTITY	1127P714	DEED	0.0

Property Address

6210 S TAMARACK LN

Owner's Name/Address

DEERHAKE BARBARA M TRUST
997 OSAGE RD
PITTSBURGH PA 15243

Tax Description

L267 P171/86 LOTS 6 & 6A & 6B GLEN SHORES SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2026 Est TCV 3,661,655 TCV/TFA: 906.80

Building Permit(s)	Date	Number	Status
Mechanical	07/11/2022	PM22-0571	100% FINIS
Electrical	06/30/2022	PE22-0470	100% FINIS
Mechanical	04/09/2019	PM19-0235	REVIEWED
MECHANICAL	02/04/2004	PM04-0069	

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/14/2023	INSPECTED
TPC	10/26/2016	INSPECTED
WAS	11/16/2009	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	480.00	1.0000 0.9100	21000	100		1,910,975
100 Actual Front Feet, 1.10 Total Acres						Total Est. Land Value =	1,910,975

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	55.62	342	50	9,511

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
BOAT HOIST	2,000.00	2	100	4,000
Total Estimated Land Improvements True Cash Value =				21,011

Work Description for Permit PM22-0571, Issued 07/11/2022: Residential Alteration - install gas opening for generator
Work Description for Permit PE22-0470, Issued 06/30/2022: Residential Alteration - install 24KW Generator and transfer switch. Consumers
Work Description for Permit PM19-0235, Issued 04/09/2019: Residential Alteration - Replace Furnace and A/C
Work Description for Permit PM04-0069, Issued 02/04/2004: NEW RESIDENCE
Work Description for Permit PP04-0010, Issued 01/09/2004: NEW RESIDENCE
Work Description for Permit PE03-0880, Issued 11/21/2003: NEW RESIDENCE
Work Description for Permit PB03-0587, Issued 10/01/2003: NEW RESIDENCE
Work Description for Permit PE03-0645, Issued 09/04/2003: TEMP. SERVICES

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	955,500	875,300	1,830,800			531,143C
2025	910,000	835,300	1,745,300			517,180C
2024	940,400	796,400	1,736,800			501,630C
2023	791,900	601,100	1,393,000			477,743C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
2003	0

Condition: Average

Room List

	Basement
5	1st Floor
1	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Ceramic Til
Other: Hardwood
Other: Carpeted

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2153 S.F.
Slab: 140 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: B -10
Effec. Age: 14
Floor Area: 4,038
Total Base New : 744,892 E.C.F.
Total Depr Cost: 640,618 X 2.700
Estimated T.C.V: 1,729,669

(16) Porches/Decks

Area	Type
208	CSEP (1 Story)
195	CCP (1 Story)
122	CCP (1 Story)

(17) Garage

Year Built: 2003
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 786
% Good: 0
Storage Area: 589
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

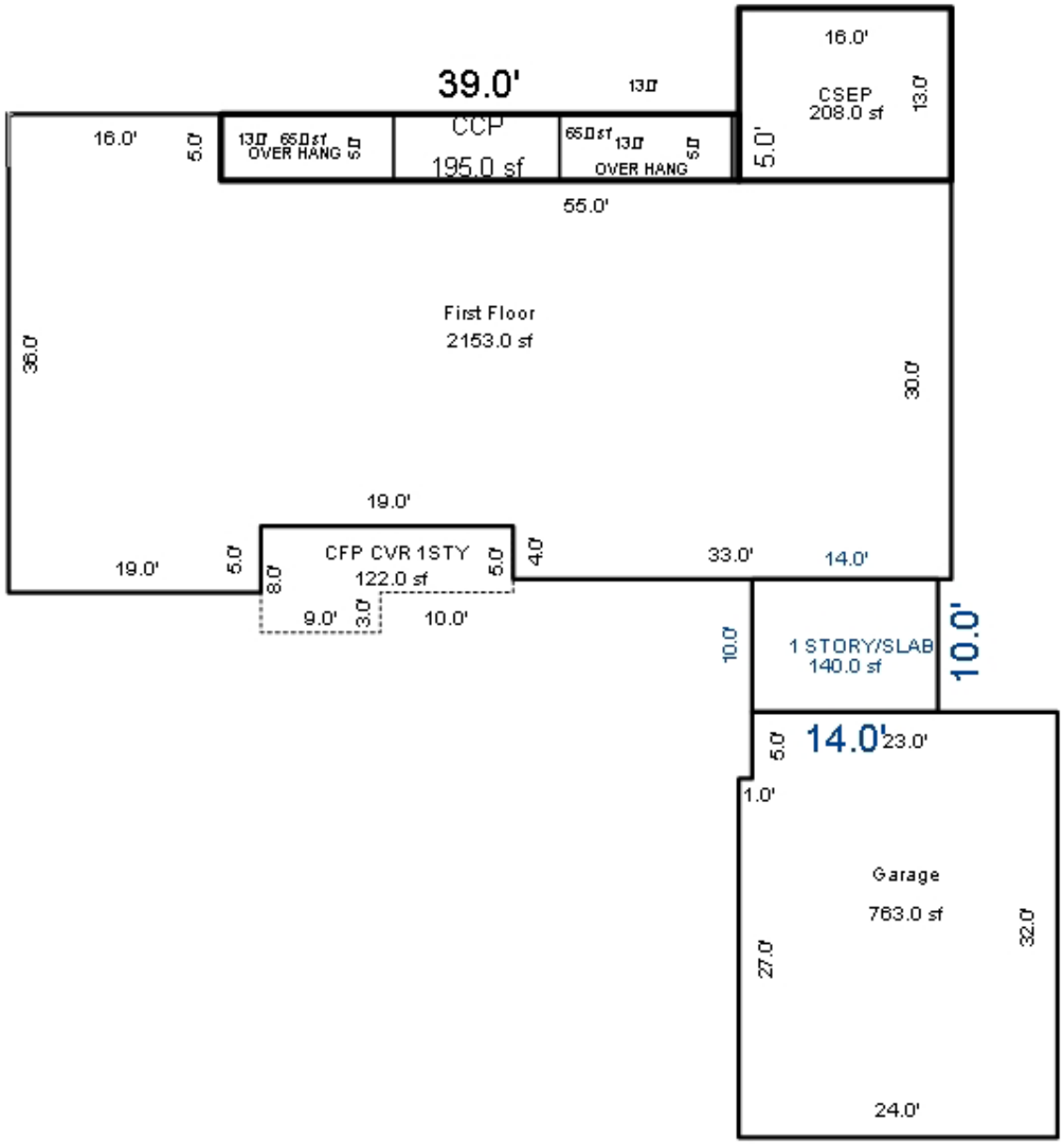
Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-10 Blt 2003
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2293 SF Floor Area = 4038 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,153		
1 Story	Siding	Slab	140		
1 Story	Siding	Overhang	65		
1 Story	Siding	Overhang	65		
			Total:	582,984	501,379

Other Additions/Adjustments			
Exterior			
Stone Veneer	250	12,708	10,929
Plumbing			
Average Fixture(s)	1	3,257	2,801
3 Fixture Bath	2	20,550	17,673
2 Fixture Bath	1	6,850	5,891
Separate Shower	1	3,123	2,686
Water/Sewer			
1000 Gal Septic	1	6,011	5,169
Water Well, 100 Feet	1	6,941	5,969
Porches			
CSEP (1 Story)	208	13,626	11,718
CCP (1 Story)	195	7,954	6,840
CCP (1 Story)	122	5,178	4,453
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	786	47,003	40,423
Storage Over Garage	589	12,540	10,784

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

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



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

Parcel Number: 45-006-695-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAHR RICHARD F TRUSTEE	GARDNER AUDRIE ANA TRUST	2,085,000	01/10/2022	WD	03-ARM'S LENGTH	2022000231	PROPERTY TRANSFER	100.0

Property Address

6224 S TAMARACK LN

Owner's Name/Address

GARDNER AUDRIE ANA TRUST
2813 AMBLESIDE PLACE
CINCINNATI OH 45208

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2026 Est TCV 2,606,151 TCV/TFA: 624.83

Building Permit(s)	Date	Number	Status
Plumbing	12/10/2025	PP25-0394	
Mechanical	10/10/2025	PM25-0852	
Res. Single Family Dwellin	12/09/2024	PB24-0606	40%
Electrical	11/22/2024	PE24-0828	0%

X Improved | Vacant

Land Value Estimates for Land Table 4080.4080 BIG GLEN

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

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

* Factors *

Description	Frontage	Depth	Front Depth	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	97.75	450.08	1.0000	0.8955	21000	100		1,838,166
98 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	1,838,166

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.31	1792	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
BOAT HOIST	2,000.00	1	100	2,000
Total Estimated Land Improvements True Cash Value =				2,000

Tax Description

PT LOTS 7 & 7A GLEN SHORES SUB MORE FULLY DESCRIBED AS: BEG NE COR SD LOT 7A TH S 03 DEG 36'49" W 208.37 FT TH S 42 DEG 50' W 303.31 FT TH W TO SHR OF GLEN LAKE TH ALG SD SHR N 47 DEG 10' W 73.81 FT TH NELY TO POB PLUS SM TRIANGULAR PARCLE AT SE COR SD PLAT MORE FULLY DESCRIBED: COM NE COR SD SEC TH S 03 DEG 46' E 1358.12 FT TH W 659.88 FT TH S 03 DEG 36'49" E 208.37 FT TH S 42 DEG 50' W 303.31 FT TO POB TH S 42 DEG 50' W 24.18 FT TO SD SHR TH ALG SD SHR N 47 DEG 10' W 26.19 FT TH S 89 DEG 53' E 35.64 FT TO POB INCLUDES

Work Description for Permit PP25-0394, Issued 12/10/2025: Plumbing for New Single Family Dwelling: PB24-0606
Work Description for Permit PM25-0852, Issued 10/10/2025: Mechanical for New Single Family Dwelling; PB24-0606
Work Description for Permit PB24-0606, Issued 12/09/2024: Residential DEMOLITION of single family dwelling, 2100 sq.ft. REPLACE with Single family dwelling, two story wood frame, on crawl space 2059 sq.ft., main floor 2059 sq.ft., second floor 2112 sq.ft., covered entry 250 sq.ft., rear covered porch 172 sq.ft., pergola over outdoor kitchen 218 sq.ft., wrap around deck with walkways 1311 sq.ft., roof top deck above garage with exterior spiral staircase
Work Description for Permit PE24-0828, Issued 11/22/2024: Electrical for New Single Family Dwelling: PB24-0606. CONSUMERS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	919,100	384,000	1,303,100			1,184,667C
2025	875,300	4,300	879,600			783,123C
2024	881,100	288,500	1,169,600			1,008,630C
2023	742,000	218,600	960,600			960,600S

Who	When	What
TPC	10/01/2025	INSPECTED
TPC	04/23/2025	INSPECTED
TPC	12/31/2024	INSPECTED

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
2025	0

Condition: Average
Part. Construct.: 40%

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2059 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: BC
Effec. Age: 1
Floor Area: 4,171
Total Base New : 716,408 E.C.F.
Total Depr Cost: 709,245 X 2.700
Estimated T.C.V: 1,914,962

(16) Porches/Decks

Area	Type
239	Roof Cover Onl
172	Roof Cover Onl
294	Composite

(17) Garage

Year Built: 2025
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1241
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

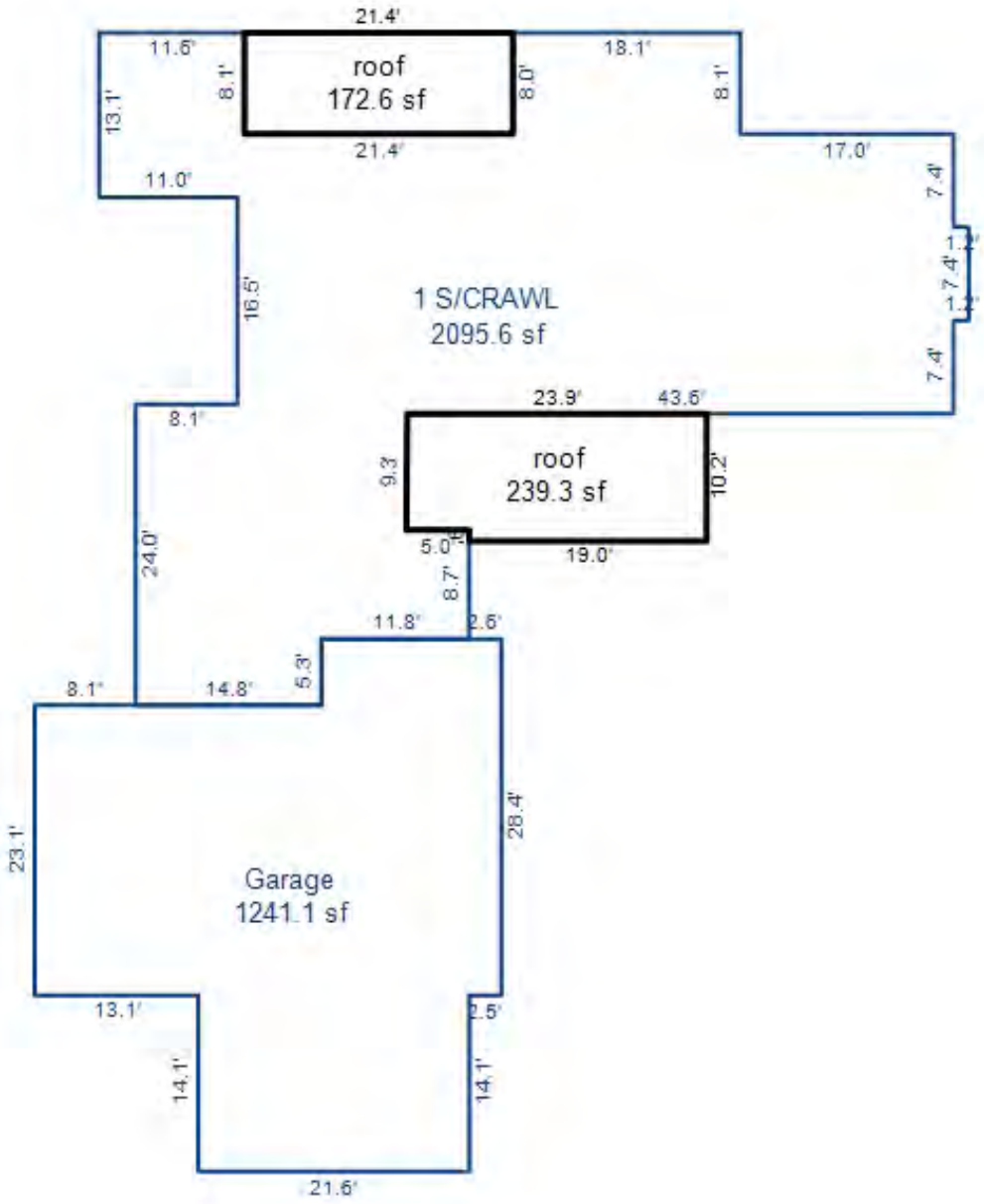
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2025
(11) Heating System: Forced Heat & Cool
Ground Area = 2059 SF Floor Area = 4171 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,059		
1 Story	Siding	Overhang	568		
			Total:	589,965	584,065
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	2,115
3 Fixture Bath			3	20,147	19,946
Water/Sewer					
1000 Gal Septic			1	5,541	5,486
Water Well, 100 Feet			1	6,514	6,449
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Common Wall: 1 Wall			1	-3,064	-3,033
Base Cost			1241	56,974	56,404
Built-Ins					
Appliance Allow.			1	3,976	3,936
Fireplaces					
Exterior 1 Story			1	8,528	8,443
Exterior 2 Story			1	10,342	10,239
Deck					
Composite			294	6,056	5,995
w/Roof (Roof portion)			239	5,301	5,248
w/Roof (Roof portion)			172	3,992	3,952
			Totals:	716,408	709,245

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

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



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

Parcel Number: 45-006-697-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORNERSTONE HOMES TC LLC	BLASIUS EDWIN V & SANDRA J	720,408	01/05/2023	WD	25-PARTIAL CONSTRUCTION	2023000114	PROPERTY TRANSFER	100.0
SMYK VIRGINA	CORNERSTONE HOMES TC LLC	80,000	11/20/2020	WD	03-ARM'S LENGTH	2020008045	PROPERTY TRANSFER	100.0
SMYK VIRGINIA	SMYK & ARSENAULT	0	09/11/2009	WD	03-ARM'S LENGTH	2009 1026-858WI	DEED	0.0

Property Address

6493 S DUNNS FARM RD

Owner's Name/Address

BLASIUS EDWIN V & SANDRA J
2465 WYDONW AVE
SPRINGFIELD IL 62704

Tax Description

UNREC DC/05 LOT 1 GLEN VIEW ESTATES SEC 25 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPROV Zoning: R-2 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 01/11/2023
MAP #: 49
2026 Est TCV 985,171 TCV/TFA: 522.36

Building Permit(s)	Date	Number	Status
Electrical	02/10/2022	PE22-0079	100% FINIS
Mechanical	10/06/2021	PM21-0835	100% FINIS
Plumbing	08/24/2021	PP21-0264	100% FINIS
Res. Single Family Dwellin	04/08/2021	PB21-0113	100% FINIS

X	Improved		Vacant

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

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

Who	When	What
TPC	05/24/2023	INSPECTED
TPC	12/08/2022	INSPECTED
TPC	05/13/2022	INSPECTED

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

Description	Frontage	Depth	* Factors * Front Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	100.00	255.00	1.0000 0.8936	600	100		53,613
100 Actual Front Feet, 0.58 Total Acres						Total Est. Land Value =	53,613

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.53	2300	50	2,909
Total Estimated Land Improvements True Cash Value =				2,909

Work Description for Permit PE22-0079, Issued 02/10/2022: Electrical New Single Family Dwelling. PB21-0113. Consumers
Work Description for Permit PM21-0835, Issued 10/06/2021: Mechanical New Single Family Dwelling. PB21-0113.
Work Description for Permit PP21-0264, Issued 08/24/2021: Plumbing for New Residential Family Dwelling. PB21-0113.
Work Description for Permit PB21-0113, Issued 04/08/2021: Single family dwelling two story wood frame, with unfinished basement 1272 sq.ft., main floor 1272 sq.ft., second floor 726 sq.ft., covered porch 112 sq.ft., deck 160 sq.ft., attached garage with UNFINISHED interior 576 sq.ft. and UNFINISHED storage above 288 sq.ft. 8-9-21. REVISED permit to rotate house 180 degrees to place garage on rear side of property. Larger attached garage with UNFINIS
Work Description for Permit LU21-07, Issued 03/18/2021: 8/9/21 REVISED, ROTATE HOUSE 180 DEGREES PLACING GARAGE ON REAR, ADD ATTACHED GARAGE 720 SQFT.
3BR 2.5 BA NEW DWELLING 44'XX34' = 1922 SQFT ATT.GARAGE 23.5X24, REAR DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	26,800	465,800	492,600			381,392C
2025	26,800	386,800	413,600			371,366C
2024	24,000	336,200	360,200			360,200S
2023	19,200	312,300	331,500			295,465C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2022	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1257 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: BC
Effec. Age: 3
Floor Area: 1,886
Total Base New : 435,166 E.C.F.
Total Depr Cost: 422,113 X 2.200
Estimated T.C.V: 928,649

(16) Porches/Decks

Area	Type
112	WCP (1 Story)
152	WCP (1 Story)

(17) Garage

Year Built: 2022
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 741
% Good: 0
Storage Area: 288
No Conc. Floor: 0

Bsmnt Garage:

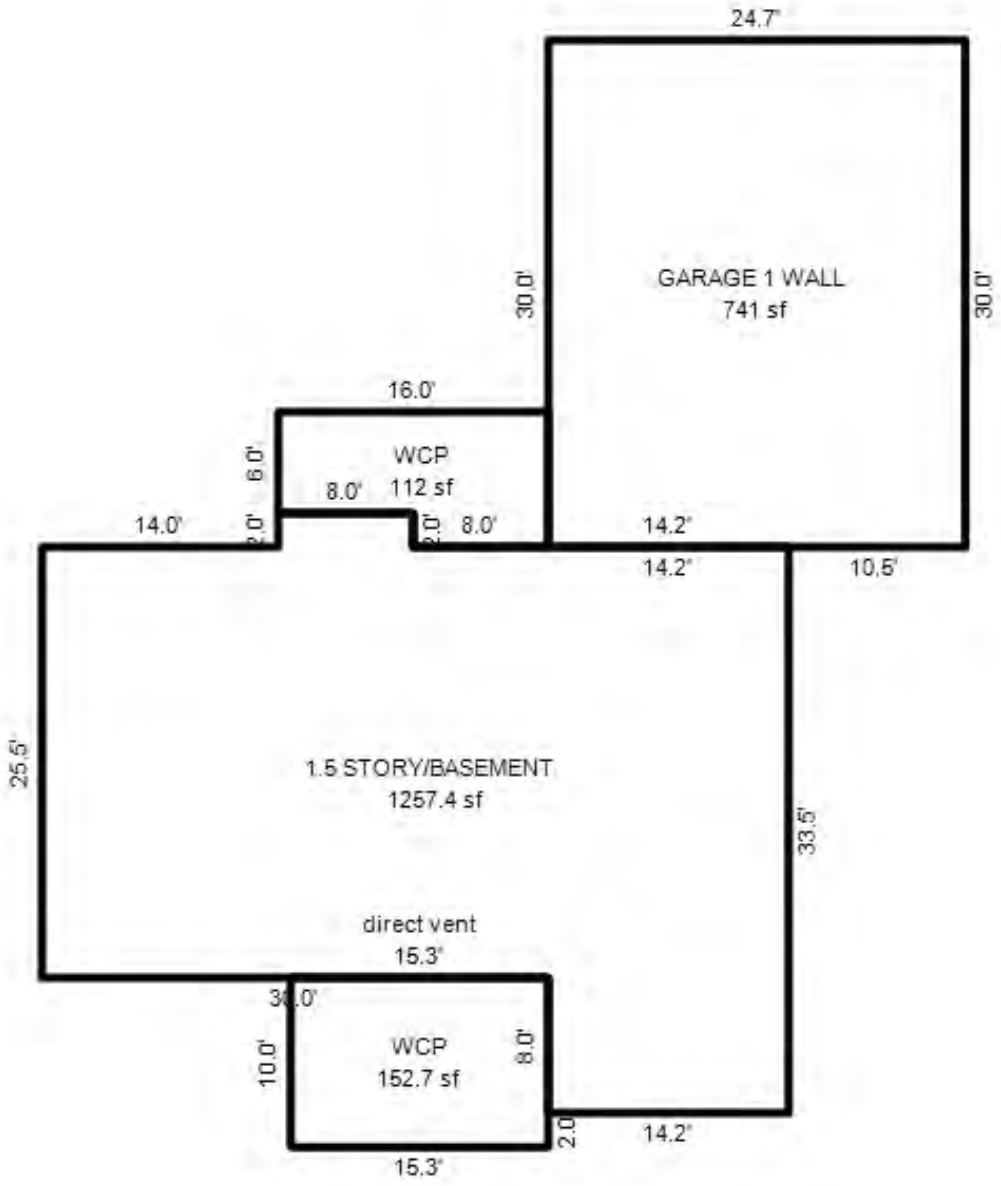
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2022
(11) Heating System: Forced Heat & Cool
Ground Area = 1257 SF Floor Area = 1886 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,257		
			Total:	317,701	308,170
Other Additions/Adjustments					
Recreation Room			893	24,415	23,683
Basement, Outside Entrance, Above Grade			1	2,575	2,498
Plumbing					
Average Fixture(s)			1	2,136	2,072
3 Fixture Bath			1	6,716	6,515
2 Fixture Bath			1	4,500	4,365
Water/Sewer					
1000 Gal Septic			1	5,541	5,375
Water Well, 100 Feet			1	6,514	6,319
Porches					
WCP (1 Story)			112	7,200	6,984
WCP (1 Story)			152	9,208	8,932
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			741	37,591	36,463
Storage Over Garage			288	5,086	4,933
Common Wall: 1 Wall			1	-3,064	-2,972
Door Opener			1	672	652
Built-Ins					
Appliance Allow.			1	3,976	3,857
Fireplaces					

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

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



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

Parcel Number: 45-006-697-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SADROVITZ CRAIG S & FORD J	SADROVITZ CRAIG S & FORD J	0	09/04/2025	QC	15-LADY BIRD	2025004130	PROPERTY TRANSFER	0.0
CORNERSTONE HOMES TC LLC	SADROVITZ CRAIG S & FORD J	697,338	08/12/2022	WD	25-PARTIAL CONSTRUCTION	2022004711	PROPERTY TRANSFER	100.0
SMYK VIRGINA	CORNERSTONE HOMES TC LLC	80,000	11/20/2020	WD	19-MULTI PARCEL ARM'S LEN	2020008045	PROPERTY TRANSFER	100.0
SMYK VIRGINIA	SMYK & ARSENAULT	0	09/11/2009	WD	03-ARM'S LENGTH	2009 1026-858WI	DEED	0.0

Property Address

6495 S DUNNS FARM RD

Owner's Name/Address

SADROVITZ CRAIG S & FORD JENNIFER E
6495 S DUNNS FARM RD
MAPLE CITY MI 49664

Tax Description

UNREC DC/05 LOT 2 GLEN VIEW ESTATES SEC 25 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPROV Zoning: R-2 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 08/24/2022
MAP #: 49
2026 Est TCV 1,033,580 TCV/TFA: 459.98

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/12/2024	PB24-0128	100% FINIS
Plumbing	04/02/2024	PP24-0090	100% FINIS
ADDITION/ALTERATION	03/23/2024	LU24-08	100% FINIS
Electrical	02/10/2024	PE24-0037	100% FINIS

X	Improved		Vacant

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

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

Who	When	What
TPC	04/16/2025	INSPECTED
TPC	11/15/2024	INSPECTED
TPC	12/08/2022	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	100.00	252.00	1.0000	0.8909	600	100		53,455
100 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	53,455

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.16	2500	50	3,950
Total Estimated Land Improvements True Cash Value =				3,950

Work Description for Permit PB24-0128, Issued 04/12/2024: Residential alteration to basement - add interior walls to create unfinished storage room, 642 sq.ft. Finish remainder of basement to add one bedroom and bathroom, living and workout rooms, office and workshop, 1595 sq.ft.
Work Description for Permit PP24-0090, Issued 04/02/2024: Plumbing for Residential Alteration - new bathroom/kitchenette to basement
Work Description for Permit LU24-08, Issued 03/23/2024: FINISH BASEMENT
Work Description for Permit PE24-0037, Issued 02/10/2024: Electrical for Residential Alteration- Converting existing basement to living space
Work Description for Permit PM21-0836, Issued 10/06/2021: Mechanical New Single Family Dwelling. PB21-0257
Work Description for Permit PE21-0672, Issued 09/29/2021: Electrical New Single Family Dwelling. PB21-0257. Consumers.
Work Description for Permit PP21-0237, Issued 08/05/2021: Plumbing for New Single Family Dwelling : PB21-0257

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	26,700	490,100	516,800			394,239C
2025	26,700	374,100	400,800			351,937C
2024	23,900	325,400	349,300			341,355C
2023	19,100	306,000	325,100			325,100S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2022	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 2247 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

1600	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 4
Floor Area: 2,247
Total Base New : 462,183 E.C.F.
Total Depr Cost: 443,716 X 2.200
Estimated T.C.V: 976,175

(16) Porches/Decks

Area	Type
106	WCP (1 Story)
159	WCP (1 Story)

(17) Garage

Year Built: 2022
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 533
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

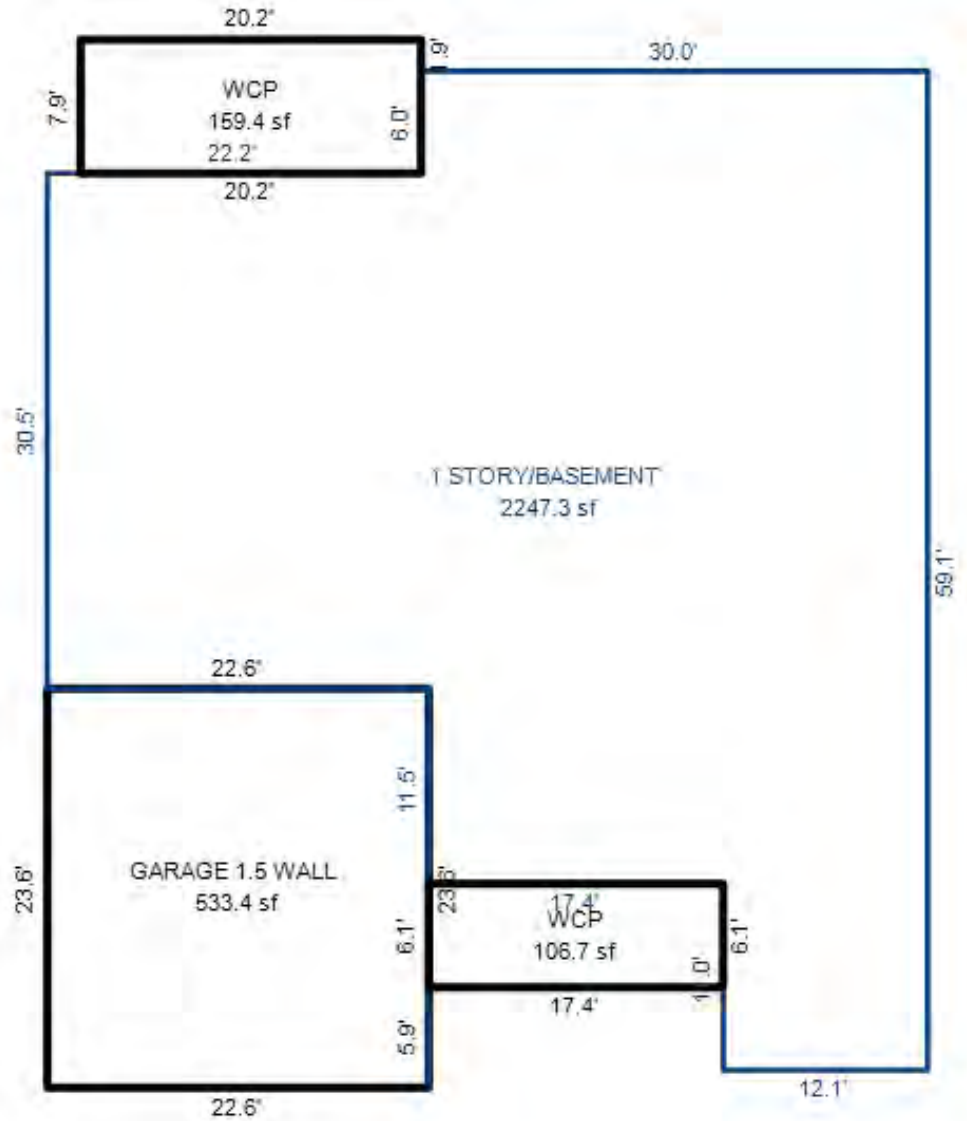
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2022
(11) Heating System: Forced Heat & Cool
Ground Area = 2247 SF Floor Area = 2247 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,247		
			Total:	370,113	355,328
Other Additions/Adjustments					
Recreation Room			1600	30,944	29,706
Plumbing					
Average Fixture(s)			1	1,451	1,393
3 Fixture Bath			2	9,133	8,768
Water/Sewer					
1000 Gal Septic			1	4,782	4,591
Water Well, 100 Feet			1	5,847	5,613
Porches					
WCP (1 Story)			106	5,380	5,165
WCP (1 Story)			159	7,382	7,087
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			533	27,807	26,695
Common Wall: 1.5 Wall			1	-3,960	-3,802
Door Opener			1	537	516
Built-Ins					
Appliance Allow.			1	2,767	2,656
			Totals:	462,183	443,716

Notes:

ECF (4031 RURAL) 2.200 => TCV: 976,175

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



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

Parcel Number: 45-006-697-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUNGER SUSAN J AND TIMOTHY	UNGER SUSAN J TRUSTEE OF (	0	09/21/2010	WD	03-ARM'S LENGTH	2010 1061-739	DEED	0.0
UNGER TIMOTHY J AND SUSAN	UNGER TIMOTHY J TRUSTEE OF	0	09/21/2010	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	0.0
UNGER SUSAN J	UNGER TIMOTHY J & SUSAN J	0	07/08/2010	WD	03-ARM'S LENGTH	2010 1054-55WD	DEED	0.0
ERICKSON PARTNERSHIP	UNGER SUSAN J	81,500	03/07/2008	WD	03-ARM'S LENGTH	971/430	DEED	100.0

Property Address

S DUNNS FARM RD

Owner's Name/Address

UNGER SUSAN J TRUSTEE OF QPRT 50%
UNGER TIMOTHY J TRUSTEE OF QPRT 50%
315 DUNES BLVD PH3
NAPLES FL 34110

Tax Description

L319 P467&468/91 LOT 3 GLEN VIEW ESTATES
SEC 25 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 49

2026 Est TCV 53,080

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	100.00	245.00	1.0000	0.8847	600	100		53,080
100 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	53,080

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

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	03/26/2018	INSPECTED
TPC	11/04/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	26,500	0	26,500			16,870C
2025	26,500	0	26,500			16,427C
2024	23,800	0	23,800			15,934C
2023	19,000	0	19,000			15,176C

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

Parcel Number: 45-006-697-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
UNGER TIMOTHY J & SUSAN J	UNGER TIMOTHY TRUSTEE OF (	0	09/21/2010	WD	03-ARM'S LENGTH	2010 1061-737	PROPERTY TRANSFER	0.0
UNGER TIMOTHY AND SUSAN	UNGER SUSAN J TRUSTEE OF (	0	09/21/2010	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	0.0
UNGER SUSAN J	UNGER TIMOTHY J & SUSAN J	0	07/08/2010	WD	03-ARM'S LENGTH	2010 1054-56WD	DEED	0.0
CITIMORTGAGE	UNGER SUSAN J REV TRUST	7,500	07/16/2009	CD	11-FROM LENDING INSTITUTI	2009 1022/120	DEED	100.0

Property Address

S DUNNS FARM RD

Owner's Name/Address

UNGER TIMOTHY J TRUSTEE QPRT 50%
UNGER SUSAN J TRUSTEE QPRT 50%
315 DUNES BLVD PH3
NAPLES FL 34110

Tax Description

L217 P125/80 L319 P467&468/91 L876 P346&347/05 N 1/2 OF LOT 4 GLEN VIEW ESTATES SEC 25 T29N R14W.

Comments/Influences

NON CONFORMING 50'

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County of Leelanau, Michigan

Class: RESIDENTIAL-VACANT Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 49

2026 Est TCV 16,913

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
TPC	03/26/2018	INSPECTED
TPC	11/04/2015	INSPECTED
WAS	10/23/2010	INSPECTED

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	50.00	245.00	1.2746	0.8847	600	50	NONCONFORMING	16,913
50 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	16,913

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,500	0	8,500			3,743C
2025	7,900	0	7,900			3,645C
2024	7,100	0	7,100			3,536C
2023	5,700	0	5,700			3,368C

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

Parcel Number: 45-006-697-004-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COCHRAN	ROSE	0	04/21/2000	WD	03-ARM'S LENGTH	541:244	OTHER	0.0

Property Address

S DUNNS FARM RD

Owner's Name/Address

ROSE JAMES G & KATHRYN O
708 BASS LAKE RD
TRAVERSE CITY MI 49684

Class: RESIDENTIAL-VACANT Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 49

2026 Est TCV 16,913

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

Description	Frontage	Depth	* Factors * Front Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	50.00	245.00	1.2746 0.8847	600	50	NON CONFORMING NOT BUILDABL	
50 Actual Front Feet, 0.28 Total Acres						Total Est. Land Value =	16,913

Tax Description

L216 P621 L541 P244/00 S 1/2 OF LOT 4 GLEN VIEW ESTATES. SEC 25 T29N R14W.

Comments/Influences

NON CONFORMING 50'

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

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	11/04/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,500	0	8,500			3,743C
2025	7,900	0	7,900			3,645C
2024	7,100	0	7,100			3,536C
2023	5,700	0	5,700			3,368C

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

Parcel Number: 45-006-697-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COCHRAN	ROSE	65,000	04/21/2000	WD	03-ARM'S LENGTH	541:244	OTHER	0.0

Property Address

S DUNNS FARM RD

Owner's Name/Address

ROSE JAMES G & KATHRYN O
708 BASS LAKE RD
TRAVERSE CITY MI 49684

Class: RESIDENTIAL-VACANT Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 49

2026 Est TCV 53,455

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	100.00	252.00	1.0000	0.8909	600	100		53,455
100 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	53,455

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

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

Tax Description

L541 P244/00 LOT 5 GLEN VIEW ESTATES. SEC 25 T29N R14W.

Comments/Influences

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	11/04/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	26,700	0	26,700			16,870C
2025	26,700	0	26,700			16,427C
2024	23,900	0	23,900			15,934C
2023	19,100	0	19,100			15,176C

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

Parcel Number: 45-006-697-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

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

Property Address

S DUNNS FARM RD

Owner's Name/Address

ROSE JIM & KATIE
708 BASS LAKE RD
TRAVERSE CITY MI 49684

Class: RESIDENTIAL-VACANT Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 49

2026 Est TCV 54,635

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	100.00	275.00	1.0000	0.9106	600	100		54,635
100 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	54,635

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

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

Tax Description

L236 P656 L301 P415 L431 P930 L534 P489
LOT 6 GLEN VIEW ESTATES SEC 25 T29N R14W.

Comments/Influences

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	11/04/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	27,300	0	27,300			16,870C
2025	27,300	0	27,300			16,427C
2024	24,500	0	24,500			15,934C
2023	19,600	0	19,600			15,176C

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County of Leelanau, Michigan

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

Parcel Number: 45-006-700-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN JONATHAN S TRUST	IM GLAD WE DIDNT GO TO HAW	939,000	06/20/2014	WD	03-ARM'S LENGTH	1201P589	PROPERTY TRANSFER	100.0
OVERBECK	HOFFMAN	0	03/29/2010	QC	09-FAMILY/RELATED ENTITY	2010 1044_923Q(	DEED	0.0
HOFFMAN JONATHAN S	HOFFMAN JONATHAN S TRUST	0	03/24/2010	PTA	33-TO BE DETERMINED	2010 PTA	DEED	0.0
HOFFMAN JONATHAN S	HOFFMAN JONATHAN S TRUST	0	03/24/2010	QC	09-FAMILY/RELATED ENTITY	2010 1044_930Q(	DEED	0.0

Property Address

6997 S GLEN LAKE RD

Owner's Name/Address

IM GLAD WE DIDNT GO TO HAWAII LLC
C/O ARCHIPLEY TOM & DINA
592 WILLOUGHBY RD
MASON MI 48854

Tax Description

L176 P144/74 L912 P640/06 LOT 1 PLAT OF GLENWOOD SEC 27 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2026 Est TCV 2,572,315 TCV/TFA: 1202.0

Building Permit(s)	Date	Number	Status
Electrical	05/14/2019	PE19-0223	100% FINIS
Res. Porch/Deck	11/30/2016	PB16-0524	100% FINIS
FENCE	11/11/2016	LU16-39	100% FINIS
HOUSE	07/29/1993	93001598	100% FINIS

X	Improved		Vacant

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

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

Who	When	What
TPC	11/17/2017	INSPECTED
TPC	12/22/2016	INSPECTED
TPC	11/12/2016	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	110.00	150.00	1.0000	0.6804	21000	100		1,571,666
90 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	1,571,666

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	39.66	90	0	0
Dock: Light posts	53.05	810	50	21,485
D/W/P: 3.5 Concrete	7.73	30	0	0
D/W/P: 3.5 Concrete	7.73	90	0	0
D/W/P: Flagstone/Sand	26.62	200	0	0
Wood Frame	34.70	153	50	2,654

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				44,139

Work Description for Permit PE19-0223, Issued 05/14/2019: Electrical for Residential circuit for air conditioner condensor.
Work Description for Permit PB16-0524, Issued 11/30/2016: Residential Deck addtion - 816 sq.ft.
Work Description for Permit LU16-39, Issued 11/11/2016: NEW FENCE 90' X6' & DECK 24'X24'

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	785,800	500,400	1,286,200			620,555C
2025	748,400	482,800	1,231,200			604,241C
2024	579,500	475,300	1,054,800			586,073C
2023	538,100	362,000	900,100			558,165C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
1977	1986
	2017

Condition: Average

Room List

	Basement
7	1st Floor
2	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
2	Front Overhang
2	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1597 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: BC
Effec. Age: 25
Floor Area: 2,140
Total Base New : 472,356 E.C.F.
Total Depr Cost: 354,263 X 2.700
Estimated T.C.V: 956,510

(16) Porches/Decks

Area	Type
114	WCP (1 Story)
605	WPP
276	Treated Wood
120	Treated Wood
52	Wood Balcony

(17) Garage

Year Built: 1985
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1977
(11) Heating System: Forced Heat & Cool
Ground Area = 1597 SF Floor Area = 2140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

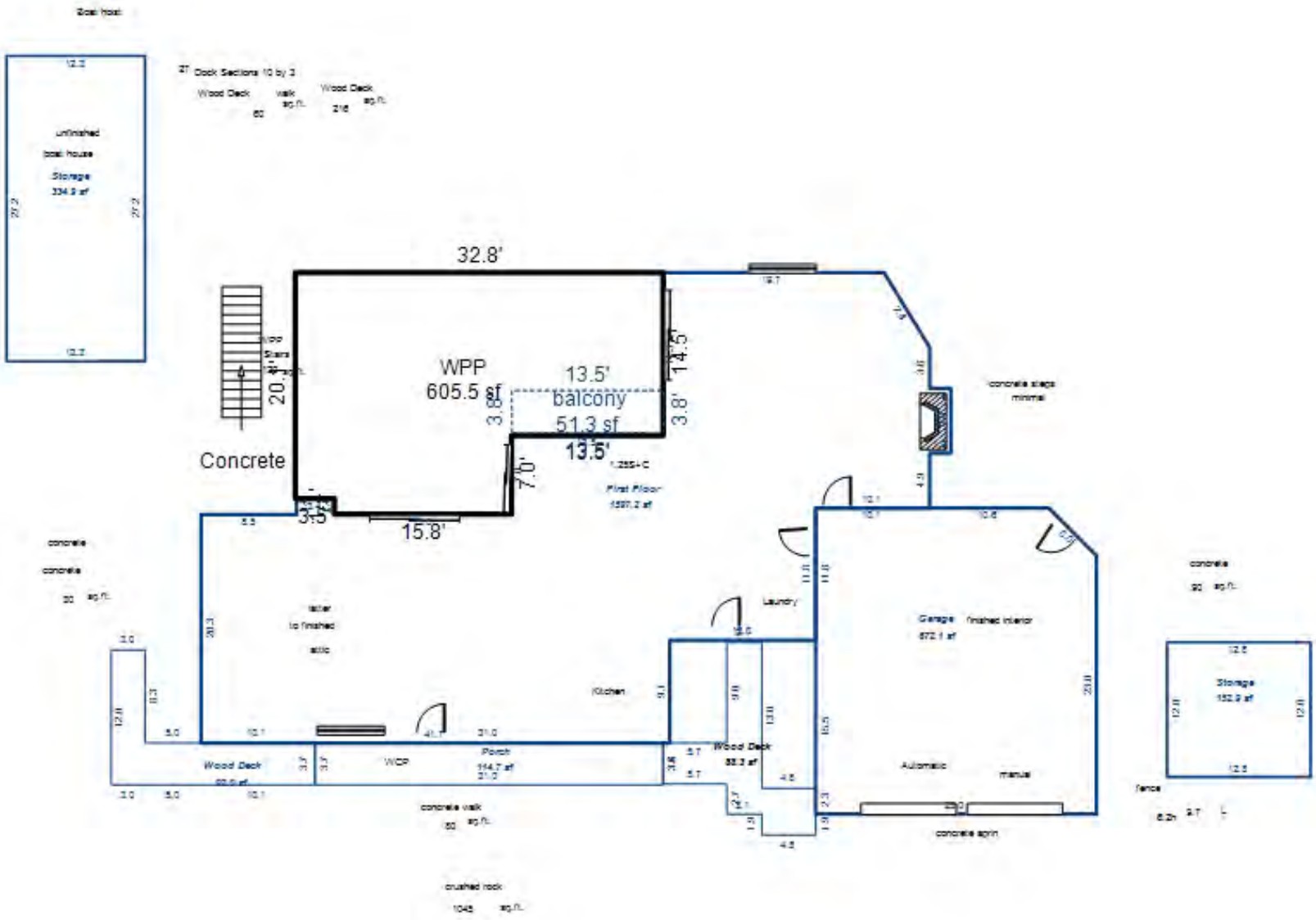
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,597		
1 Story	Siding	Overhang	144		
			Total:	337,853	253,388

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,136	1,602
3 Fixture Bath	2	13,432	10,074
Water/Sewer			
1000 Gal Septic	1	5,541	4,156
Water Well, 100 Feet	1	6,514	4,885
Porches			
WCP (1 Story)	114	7,309	5,482
WPP	605	14,066	10,549
Deck			
Treated Wood	276	5,332	3,999
Treated Wood	120	3,070	2,302
Balcony			
Wood Balcony	52	2,839	2,129
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	672	41,651	31,238
Common Wall: 1 Wall	1	-3,064	-2,298
Door Opener	2	1,343	1,007
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			

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

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



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

Parcel Number: 45-006-700-002-01 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLOSTERMAN JONI C	KLOSTERMAN JONI C TRUST	0	07/31/2019	WD	09-FAMILY/RELATED ENTITY	2019005177	PROPERTY TRANSFER	0.0
GROENDYK PHILIP	KLOSTERMAN JONI C FKA GROE	1	02/09/2016	QC	06-COURT JUDGEMENT	1253P546	PROPERTY TRANSFER	0.0
KLOSTERMAN HAHN MARY D	GROENDYK & DYKSTRA M & BAI	0	12/20/2014	QC	09-FAMILY/RELATED ENTITY	1217P382	PROPERTY TRANSFER	0.0
GROENDYK JONI	GROENDYK PHILIP & JONI	0	12/20/2014	QC	09-FAMILY/RELATED ENTITY	1217P383	DEED	0.0

Property Address

6983 S GLEN LAKE RD

Owner's Name/Address

KLOSTERMAN JONI C TRUST
2008 PINNACLE DR SW
WYOMING MI 49519

Tax Description

2015 L1217P382 LOT 2 PLAT OF GLENWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 2
FORMERLY L691 P291/02 2002 & 2003 INTEREST SPLIT FROM 006-700-002-00 2005 INTEREST REVISED/COMBINED LOT 2 UND 12% INT - PHILIP & JONI GROENDYK AS A TENANT IN COMMON PLAT OF GLENWOOD SEC 27 T29N R14W.

Comments/Influences

2015 ADD 21.333% FROM -00

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

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 55

2026 Est TCV 799,130 TCV/TFA: 361.27

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
TPC	11/13/2017	INSPECTED
WAS	04/05/2010	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	175.00	1.0000	0.7071	21000	33	INTEREST SPLIT 33.333%	490
100 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	490,025

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				17,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	245,000	154,600	399,600			140,597C
2025	233,300	147,300	380,600			136,901C
2024	185,000	145,000	330,000			132,785C
2023	171,800	111,200	283,000			126,462C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1952	1980

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min	

Size of Closets

X	Lg		Ord		Small	

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2212 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: B
Effec. Age: 30
Floor Area: 2,212
Total Base New : 467,543 E.C.F.
Total Depr Cost: 108,002 X 2.700
Estimated T.C.V: 291,605

(16) Porches/Decks

Area	Type
211	Treated Wood
176	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

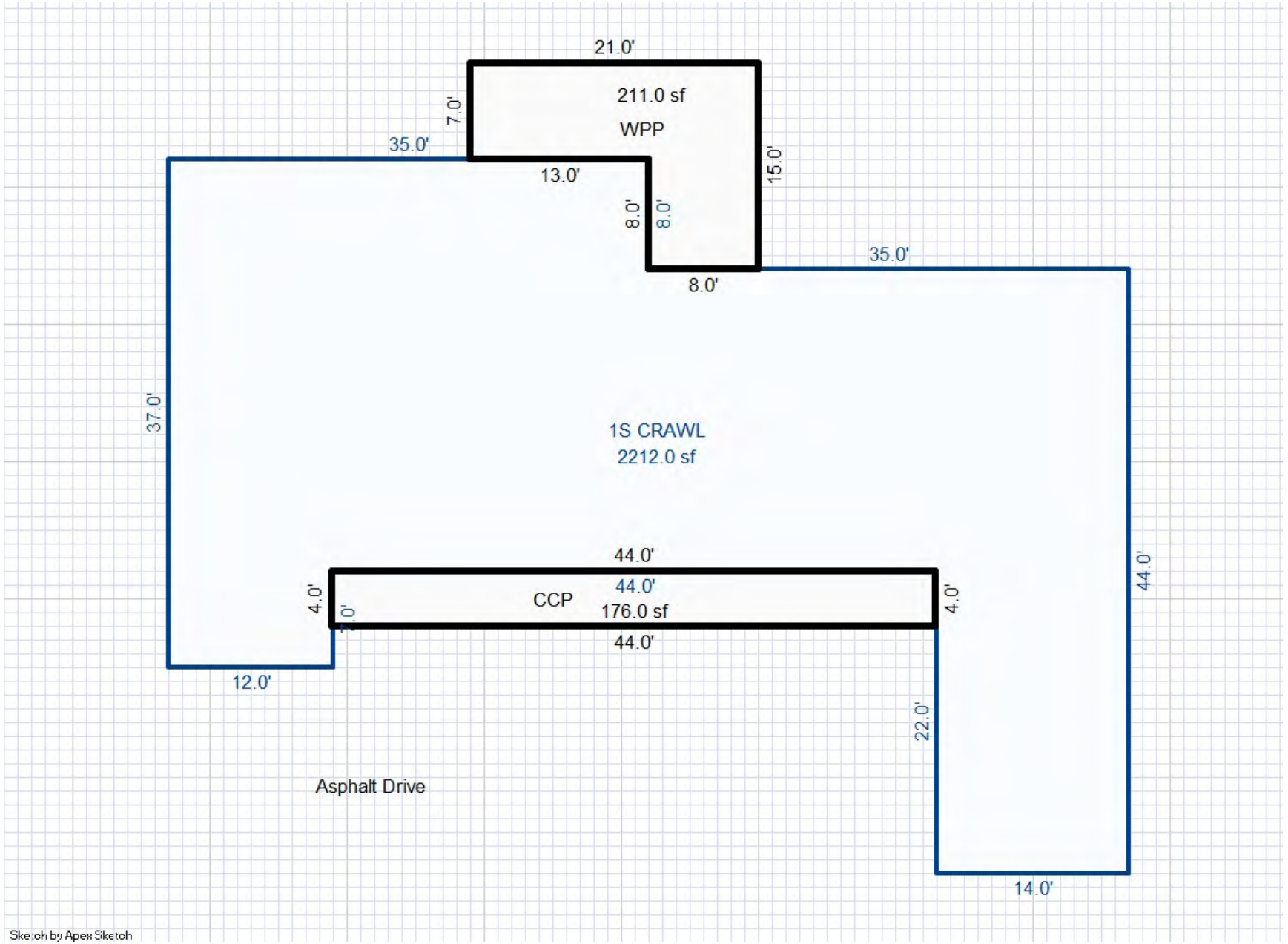
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2212 SF Floor Area = 2212 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/33/23.1
Economic Depreciation because of: INTEREST SPLIT 33.333%
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,212		
			Total:	415,628	96,010
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	752
3 Fixture Bath			1	10,275	2,374
Water/Sewer					
1000 Gal Septic			1	6,011	1,389
Water Well, 100 Feet			1	6,941	1,603
Deck					
Treated Wood			211	4,680	1,081
Treated Wood			176	4,129	954
Built-Ins					
Appliance Allow.			1	6,850	1,582
Fireplaces					
Exterior 1 Story			1	9,772	2,257
			Totals:	467,543	108,002

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 291,605

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



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

Parcel Number: 45-006-700-002-02 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DYKSTRA CHARLES A & MARCIA	DYKSTRA CHARLES A JR & MAI	0	05/02/2023	WD	09-FAMILY/RELATED ENTITY	2023001980	PROPERTY TRANSFER	0.0
KLOSTERMAN HAHN MARY D	GROENDYK & DYKSTRA M & BAI	0	12/20/2014	QC	09-FAMILY/RELATED ENTITY	1217P382	PROPERTY TRANSFER	0.0
DYKSTRA MARCIA	DYKSTRA CHARLES A & MARCI	0	12/20/2014	QC	09-FAMILY/RELATED ENTITY	1217P384	DEED	0.0
KLOSTERMAN TRST/NATL CITY	GROENDYK PHILIP ET AL	1	02/18/2003	QC	09-FAMILY/RELATED ENTITY	710:542	OTHER	100.0

Property Address

6983 S GLEN LAKE RD

Owner's Name/Address

DYKSTRA CHARLES A JR & MARCIA TRUST
5319 WOODMONT DR
PORTAGE MI 49002

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 55

2026 Est TCV 799,130 TCV/TFA: 361.27

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	175.00	1.0000	0.7071	21000	33	INTEREST SPLIT	490,025
100 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	490,025

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				17,500

Public Improvements

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

Topography of Site

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

Tax Description

2015 L1217P382 LOT 2 PLAT OF GLENWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 2
FORMERLTY L710 P542/03 2002 & 2003 INTEREST SPLIT FROM 006-700-002-00 2005 INTEREST REVISED/COMBINED LOT 2 PLAT OF GLENWOOD. UND 12% INT - CHARLES A & MARCIA DYKSTRA AS A TENANT IN COMMON SEC 27 T29N R14W.

Comments/Influences

2015ADD 21.333%

Who	When	What
TPC	11/13/2017	INSPECTED
WAS	04/05/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	245,000	154,600	399,600			140,524C
2025	233,300	147,300	380,600			136,830C
2024	185,000	145,000	330,000			132,716C
2023	171,800	111,200	283,000			126,397C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1952	1980

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 2212 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: B
Effec. Age: 30
Floor Area: 2,212
Total Base New : 467,543 E.C.F.
Total Depr Cost: 108,002 X 2.700
Estimated T.C.V: 291,605

(16) Porches/Decks

Area	Type
211	Treated Wood
176	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2212 SF Floor Area = 2212 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/33/23.1
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,212		
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Plumbing					
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Water/Sewer					
1000 Gal Septic			1	6,011	1,389
Water Well, 100 Feet			1	6,941	1,603
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Treated Wood			211	4,680	1,081
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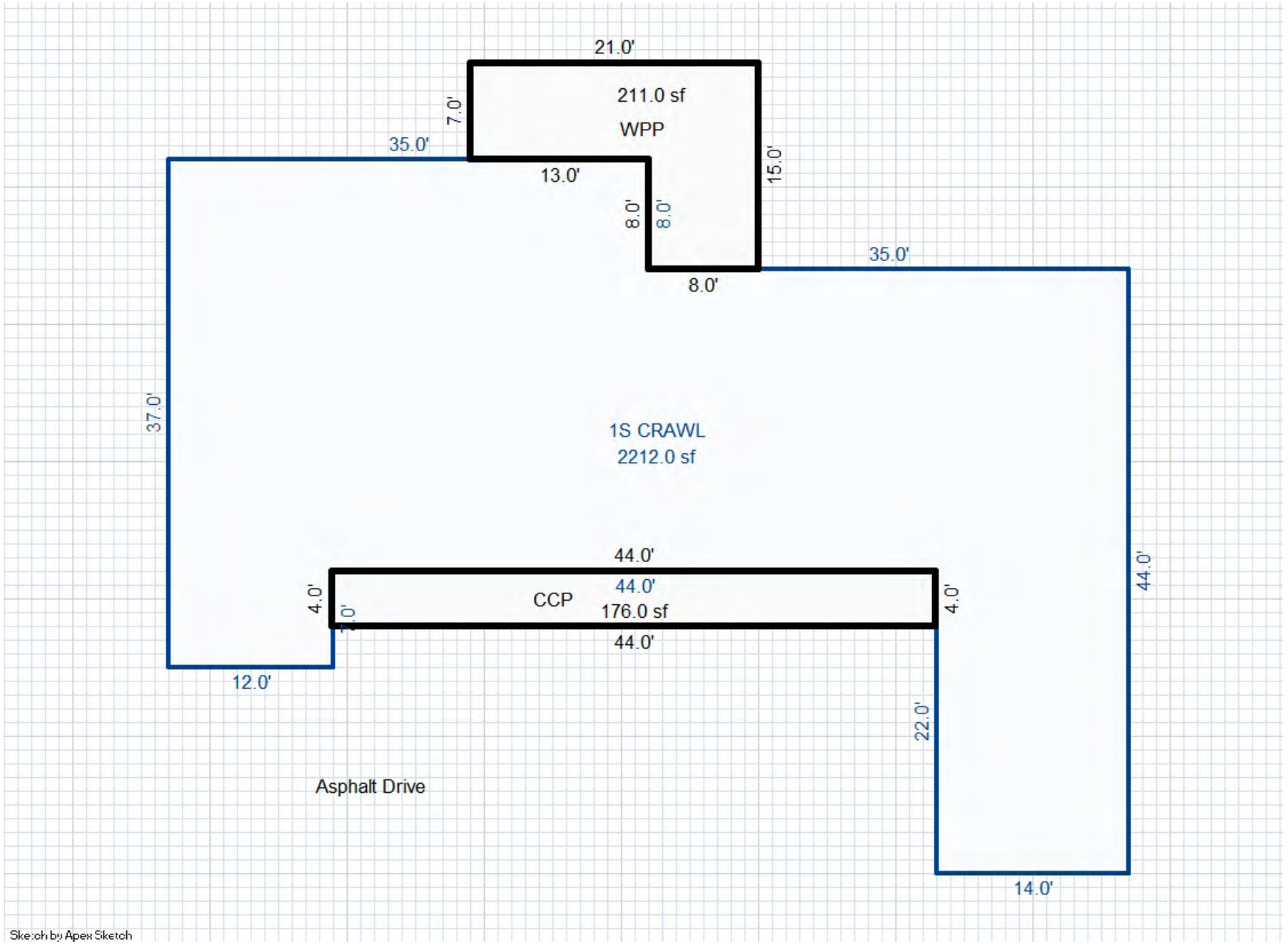
Built-Ins					
Appliance Allow.			1	6,850	1,582
Fireplaces					
Exterior 1 Story			1	9,772	2,257
			Totals:	467,543	108,002

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 291,605

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



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

Parcel Number: 45-006-700-002-03 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARTELS JOHN H & KATHLEEN	BARTELS KATHLEEN A	0	04/05/2018	WD	09-FAMILY/RELATED ENTITY	1325P734	PROPERTY TRANSFER	0.0
BARTELS KATHLEEN A	BARTELS KATHLEEN A TRUST	0	04/05/2018	WD	09-FAMILY/RELATED ENTITY	1325P735	PROPERTY TRANSFER	0.0
KLOSTERMAN HAHN MARY D	GROENDYK & DYKSTRA M & BAI	0	12/20/2014	QC	09-FAMILY/RELATED ENTITY	1217P382	PROPERTY TRANSFER	0.0
BARTELS KATHLEEN A	BARTELS JOHN H & KATHLEEN	0	12/20/2014	QC	09-FAMILY/RELATED ENTITY	1217P385	DEED	0.0

Property Address

6983 S GLEN LAKE RD

Owner's Name/Address

BARTELS KATHLEEN A TRUST
1128 HOL HI DR
KALAMAZOO MI 49008

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 55

2026 Est TCV 799,130 TCV/TFA: 361.27

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	11/20/2016	L16 -295	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				17,500

Work Description for Permit L16 -295, Issued 11/20/2016: EXISTING BLDG, SEWAGE 3 BDRM, 2 BATH. 1600 DOUBLE & 500 PC. 775 SQFT.

Public Improvements

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

Topography of Site

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

Tax Description

2015 L1217P382 LOT 2 PLAT OF GLENWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 2
FORMERLY L734 P433/03 2003 INTEREST SPLIT FROM 006-700-002-00 LOT 2 PLAT OF GLENWOOD UND 12% INTEREST JOHN H & KATHLEEN A BARTELS AS A TENANT IN COMMON SEC 27 T29N R14W.

Comments/Influences

2015ADD21.333%

Who	When	What
TPC	11/13/2017	INSPECTED
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	A-Frame

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Condition: Average

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	Aluminum/Vinyl
	Brick
X	Insulation

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min	

Size of Closets

X	Lg		Ord		Small	

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2212 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
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	Ceramic Tile Wains
	Ceramic Tub Alcove
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Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: B
Effec. Age: 30
Floor Area: 2,212
Total Base New : 467,543 E.C.F.
Total Depr Cost: 108,002 X 2.700
Estimated T.C.V: 291,605

(16) Porches/Decks

Area	Type
211	Treated Wood
176	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

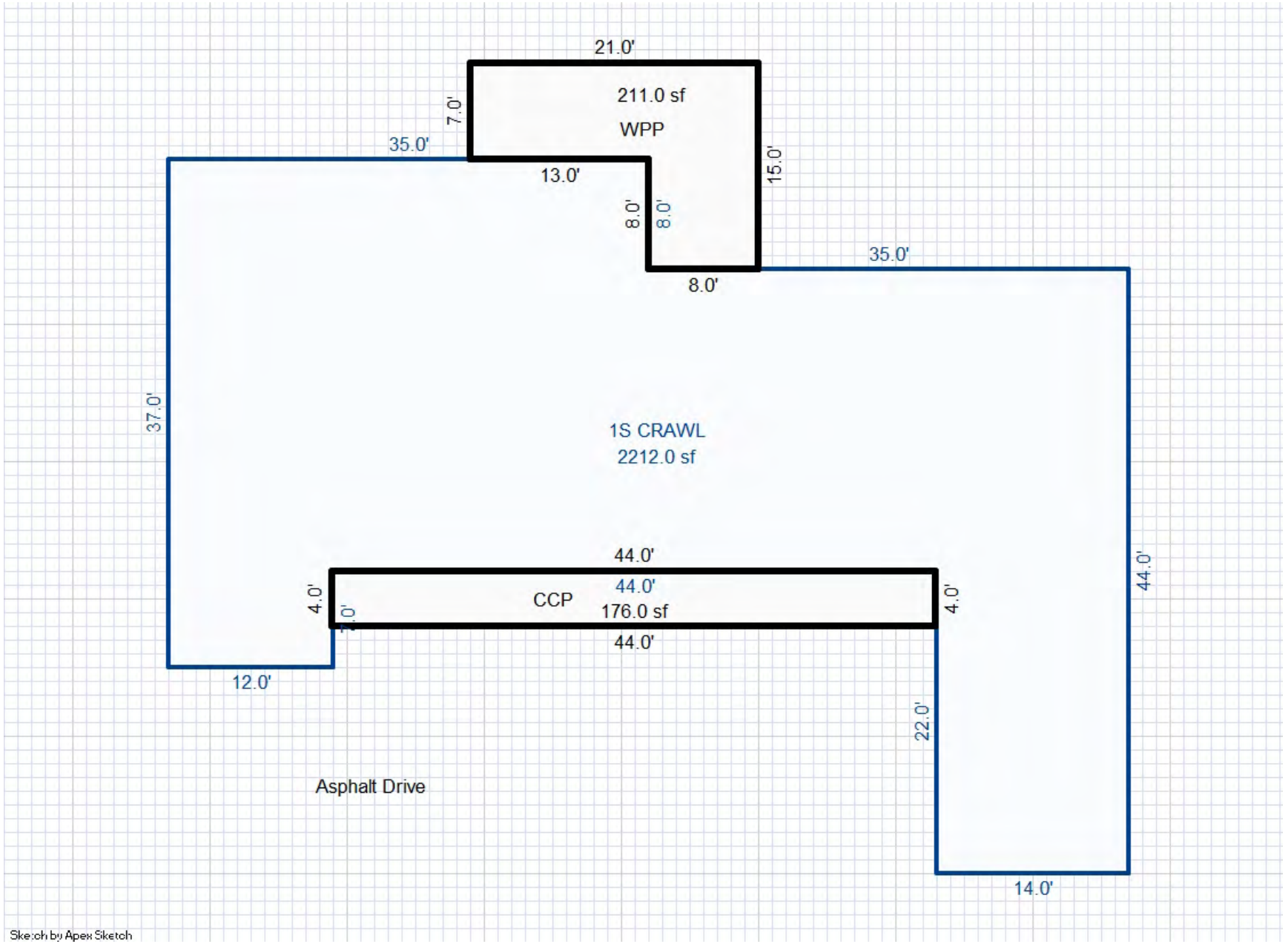
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2212 SF Floor Area = 2212 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/33/23.1
Economic Depreciation because of: INTEREST SPLIT 33.333%
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,212		
			Total:	415,628	96,010
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	752
3 Fixture Bath			1	10,275	2,374
Water/Sewer					
1000 Gal Septic			1	6,011	1,389
Water Well, 100 Feet			1	6,941	1,603
Deck					
Treated Wood			211	4,680	1,081
Treated Wood			176	4,129	954
Built-Ins					
Appliance Allow.			1	6,850	1,582
Fireplaces					
Exterior 1 Story			1	9,772	2,257
			Totals:	467,543	108,002

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 291,605

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



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

Parcel Number: 45-006-700-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLOOM FELICIA S	BLOOM FELICIA S LIVING TRU	0	12/14/2007	QC	09-FAMILY/RELATED ENTITY	963:120	OTHER	0.0
BLOOM FELICIA S		0	12/14/2007	PTA	33-TO BE DETERMINED		DEED	0.0

Property Address

6971 S GLEN LAKE RD

Owner's Name/Address

BLOOM FELICIA S
6971 S GLEN LAKE RD
P O BOX 647
GLEN ARBOR MI 49636-0647

Tax Description

L247 P538/84 L293 P24/88 LOT 3 PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 05/06/1996
MAP #: 55
2026 Est TCV 3,741,928 TCV/TFA: 914.00

Building Permit(s)	Date	Number	Status
Electrical	06/05/2008	PE08-0209	
GARAGE	05/17/1993	93001419	100% FINIS
WELL/SEPTIC	11/03/1988	1988-1702	100% FINIS

X Improved | Vacant

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

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

Who	When	What
TPC	04/05/2010	INSPECTED
WAS	10/19/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	200.00	1.0000 0.7311	21000	100		1,535,332
100 Actual Front Feet, 0.46 Total Acres						Total Est. Land Value =	1,535,332

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	19.30	878	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Work Description for Permit PE08-0209, Issued 06/05/2008: Relocation of service - add generator CONSUMERS ENERGY
Work Description for Permit 93001419, Issued 05/17/1993: BOATHOUSE 12'X26' NEW BLDG.
Work Description for Permit 1988-1702, Issued 11/03/1988: 5BDRM, 4 OR 5 BATH. 2000 DOUBLE SEPTICK & 500GAL PUMP, 1090 SQFT DRIAN BED.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	767,700	1,103,300	1,871,000			688,426C
2025	731,100	1,057,100	1,788,200			670,328C
2024	755,500	973,700	1,729,200			650,173C
2023	636,200	733,400	1,369,600			619,213C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
1989	0

Condition: Average

Room List

8	Basement
	1st Floor
	2nd Floor
6	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
2	Front Overhang
2	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min	

Size of Closets

X	Lg		Ord		Small

Doors:	X	Solid		H.C.

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 2201 S.F.
Crawl: 0 S.F.
Slab: 140 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

1983	Recreation	SF
	Living	SF
4	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

400	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
5	3 Fixture Bath
3	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: B
Effec. Age: 20
Floor Area: 4,094
Total Base New : 1,016,940 E.C.F.
Total Depr Cost: 813,554 X 2.700
Estimated T.C.V: 2,196,596

(16) Porches/Decks

Area	Type
264	WPP
32	Wood Balcony

(17) Garage

Year Built: 1989
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 3
Mech. Doors: 0
Area: 1052
% Good: 0
Storage Area: 600
No Conc. Floor: 0

Bsmnt Garage:

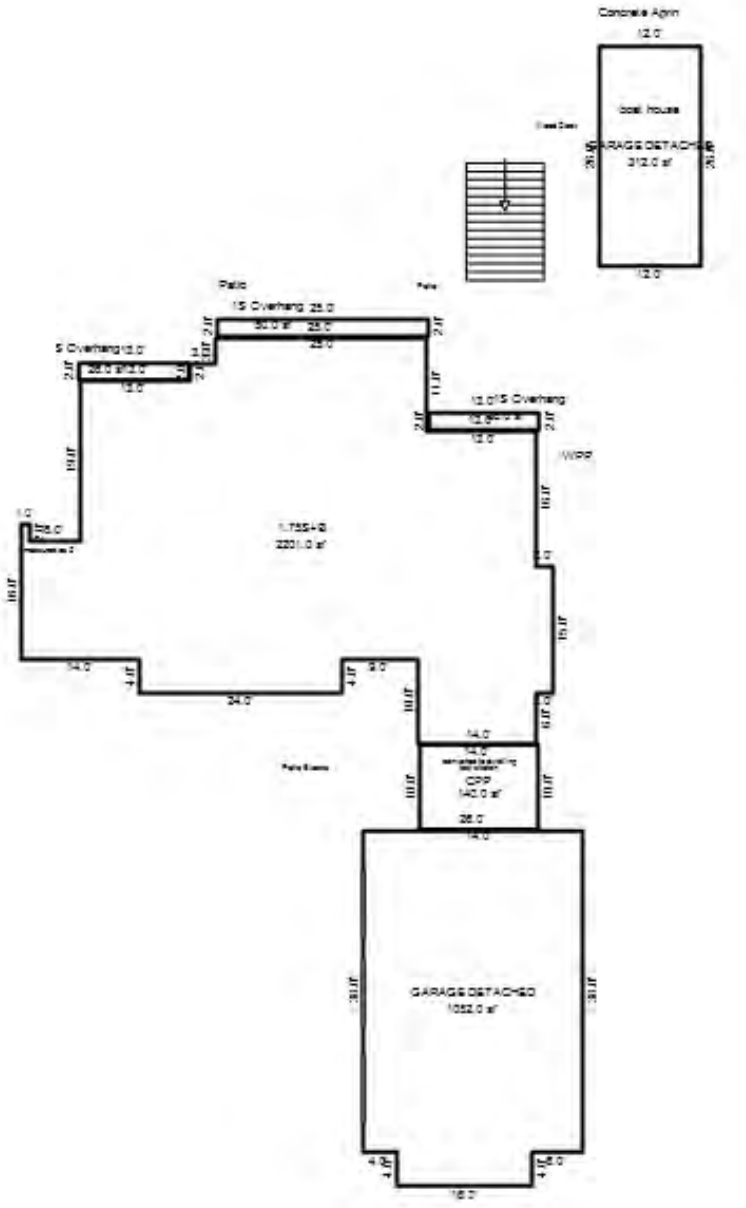
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 1989
(11) Heating System: Heat Pump
Ground Area = 2341 SF Floor Area = 4094 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	2,201		
1+ Story	Siding	Slab	140		
1 Story	Siding	Overhang	102		
			Total:	739,086	591,269
Other Additions/Adjustments					
Recreation Room			1983	60,065	48,052
Basement, Outside Entrance, Below Grade			4	18,437	14,750
Plumbing					
Average Fixture(s)			1	3,257	2,606
3 Fixture Bath			4	41,101	32,881
2 Fixture Bath			3	20,550	16,440
Water/Sewer					
1000 Gal Septic			1	6,011	4,809
Water Well, 100 Feet			1	6,941	5,553
Porches					
WPP			264	7,785	6,228
Balcony					
Wood Balcony			32	1,945	1,556
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Storage Over Garage			600	12,774	10,219
Common Wall: 1 Wall			1	-3,584	-2,867
Door Opener			3	2,257	1,806
Base Cost			1052	66,265	53,012

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

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



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

Parcel Number: 45-006-700-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUGHES KAY B	HUGHES KAY B	0	08/17/2022	QC	09-FAMILY/RELATED ENTITY	2022004701	PROPERTY TRANSFER	0.0
HOFFMAN JONATHAN TRUST	HUGHES KAY B	1,080,000	09/30/2015	WD	03-ARM'S LENGTH	1241P174	PROPERTY TRANSFER	100.0
HOFFMAN JONATHAN S P	HOFFMAN JONATHAN TRUST	1	10/16/2013	QC	09-FAMILY/RELATED ENTITY	1182P194	OTHER	0.0
SEWARD RICHARD R ET AL	HOFFMAN JONATHAN S P	985,000	10/04/2013	WD	03-ARM'S LENGTH	1180P931	PROPERTY TRANSFER	100.0

Property Address

6963 S GLEN LAKE RD

Owner's Name/Address

HUGHES KAY B
6963 S GLEN LAKE RD
GLEN ARBOR MI 49636

Tax Description

1180P931 LOT 4 EXC N 5 FT PLAT OF GLENWOOD. SEC 27 T29N R14W. 12/31/2013 COMBINED INTEREST SPLITS FORMERLY ASSESSED AS 1/3 INTEREST SPLITS ON EACH PIN 004-00, 004-01, 004-02. FORMERLY L298 P888/89 L695 P45/02 LOT 4 EXC N 5 FT PLAT OF GLENWOOD. AN UND 1/3 INTEREST

Comments/Influences

COMBINED INTERST SPLITS FOR 2014 ASSESSMENT 004-01, 004-02

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Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 10/08/2015

MAP #: 55

2026 Est TCV 2,302,649 TCV/TFA: 1320.3

Building Permit(s)	Date	Number	Status
Mechanical	12/31/2015	PM15-0727	

X Improved | Vacant

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

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

Who	When	What
TPC	10/08/2015	INSPECTED
TPC	10/17/2013	INSPECTED
WAS	10/19/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	95.00	240.00	1.0000	0.7652	21000	100		1,526,586
95 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	1,526,586

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	47.90	360	0	0
Wood Frame	24.19	288	50	3,483

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				8,483

Work Description for Permit PM15-0727, Issued 12/31/2015: Residential gas fireplace insert

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	763,300	388,000	1,151,300			624,590C
2025	726,900	369,500	1,096,400			608,170C
2024	751,200	363,400	1,114,600			589,884C
2023	632,600	274,200	906,800			561,795C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1979	1988 2015

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
2	Front Overhang
2	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors: | | Solid | X | H.C.

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1744 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

1486	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 30
Floor Area: 1,744
Total Base New : 406,102 E.C.F.
Total Depr Cost: 284,289 X 2.700
Estimated T.C.V: 767,580

(16) Porches/Decks

Area	Type
88	WGEP (1 Story)
120	WGEP (1 Story)
160	WCP (1 Story)
188	WCP (1 Story)
770	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

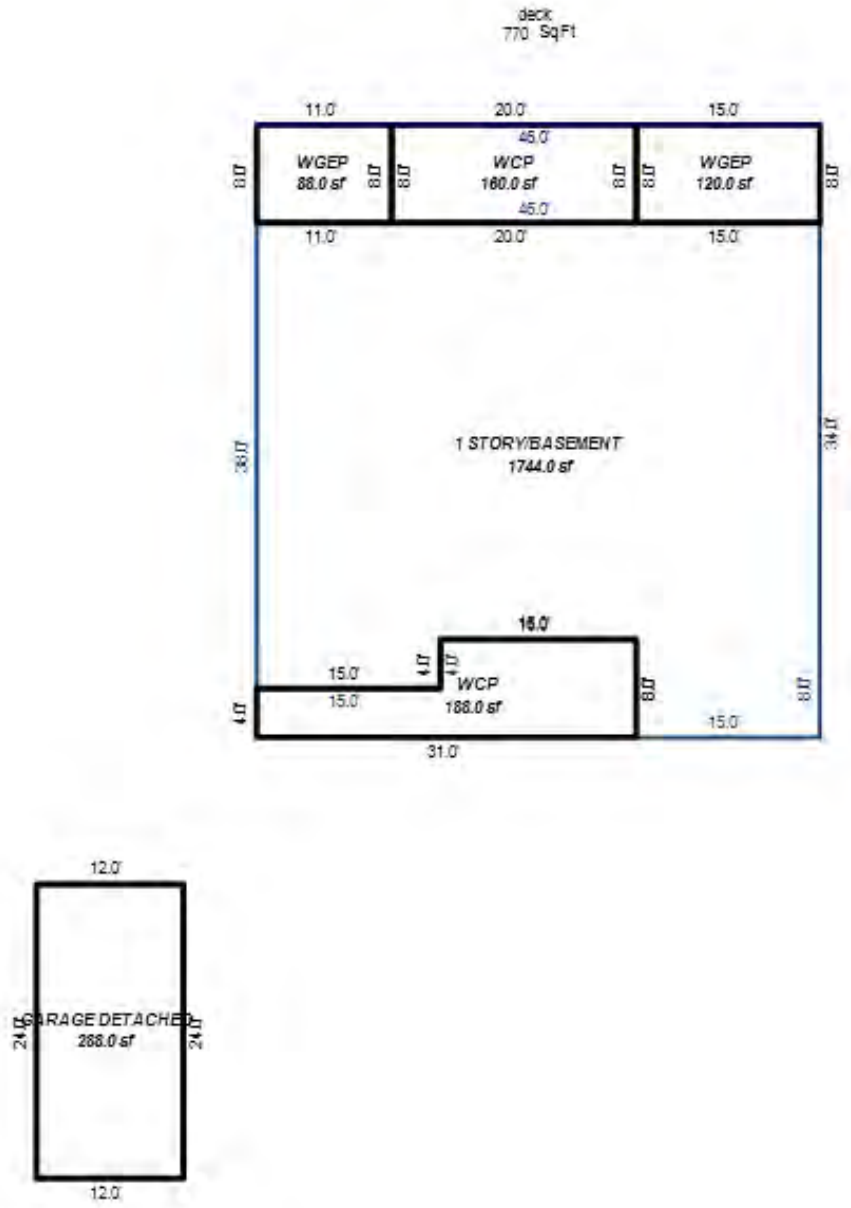
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1979
(11) Heating System: Forced Heat & Cool
Ground Area = 1744 SF Floor Area = 1744 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,744		
			Total:	296,847	207,811
Other Additions/Adjustments					
Recreation Room			1486	28,739	20,117
Basement, Outside Entrance, Below Grade			1	2,781	1,947
Plumbing					
Average Fixture(s)			1	1,451	1,016
3 Fixture Bath			2	9,133	6,393
Water/Sewer					
1000 Gal Septic			1	4,782	3,347
Water Well, 100 Feet			1	5,847	4,093
Porches					
WGEP (1 Story)			88	9,589	6,712
WGEP (1 Story)			120	11,791	8,254
WCP (1 Story)			160	7,416	5,191
WCP (1 Story)			188	8,308	5,816
Built-Ins					
Appliance Allow.			1	2,767	1,937
Fireplaces					
Interior 2 Story			1	6,649	4,654
Deck					
Treated Wood			770	10,002	7,001
			Totals:	406,102	284,289

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 767,580

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



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

Parcel Number: 45-006-700-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEWARD MERRY BETH	SEWARD MERRY BETH TRUST	0	05/13/2024	QC	09-FAMILY/RELATED ENTITY	2024002315	PROPERTY TRANSFER	0.0
REYES DAVID	REYES FAMILY TRUST	0	06/13/2023	QC	09-FAMILY/RELATED ENTITY	2023002500	PROPERTY TRANSFER	0.0
REYES JILL BAILIFF	REYES DAVID	0	09/04/2018	QC	09-FAMILY/RELATED ENTITY	1340P507	PROPERTY TRANSFER	0.0
REYES DAVID & LISA	REYES JILL BAILIFF	0	06/26/2018	QC	09-FAMILY/RELATED ENTITY	1335P713	PROPERTY TRANSFER	0.0

Property Address

6919 S GLEN LAKE RD

Owner's Name/Address

MINOR & REYES TRUST & SEWARD TRUST
711 MARION ST
DENVER CO 80218

Tax Description

L136 P388 L151 P115 L343 P207/92 L446 P732/97 L594 P450/01 L632 P263/02 THE NLY 5 FT OF LOT 4 LOT 5 LOT 6 EXC N 30 FT OF LOT 6. REC IN L228 P576/81 PLAT OF GLENWOOD SEC 27 T29N R14W.

Comments/Influences

3/5TH AND 50% OF 1/5 = 70%

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

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2026 Est TCV 2,280,545 TCV/TFA: 527.17

Building Permit(s)	Date	Number	Status
Electrical	09/18/2025	PE25-0624	
Electrical	03/26/2025	PE25-0123	
WELL/SEPTIC	08/19/2008	L08-069	100% FINIS
Plumbing	03/01/2005	PP05-0063	

X	Improved		Vacant

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

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

Who	When	What
WAS	10/19/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	70% INT Reason	Value
GROUP A 21000	100.00	300.00	0.9230	0.8091	21000	70	INTEREST SPLIT	1,097,778
GROUP A 21000	75.00	300.00	0.9230	0.8091	21000	35	SURPLUS ON 70%	411,667
175 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	1,509,445

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.48	396	50	4,055

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				9,055

Work Description for Permit PE25-0624, Issued 09/18/2025: Electrical for Residential Service Upgrade. Consumers
Work Description for Permit PE25-0123, Issued 03/26/2025: Electrical for Residential Alteration-Replace the Existing Electrical Service, Rewire the Garage: Consumers
Work Description for Permit L08-069, Issued 08/19/2008: 2008 WELL/SEPTIC
Work Description for Permit PP05-0063, Issued 03/01/2005: Residential Alteration
Work Description for Permit PE05-0085, Issued 02/24/2005: Residential Alteration

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	754,700	385,600	1,140,300			299,463C
2025	718,800	368,100	1,086,900			291,591C
2024	699,700	362,100	1,061,800			282,824C
2023	589,200	273,300	862,500			269,357C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #691	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1112 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 40
Floor Area: 1,112
Total Base New : 136,542 E.C.F.
Total Depr Cost: 57,347 X 2.700
Estimated T.C.V: 154,837

(16) Porches/Decks

Area	Type
24	CPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

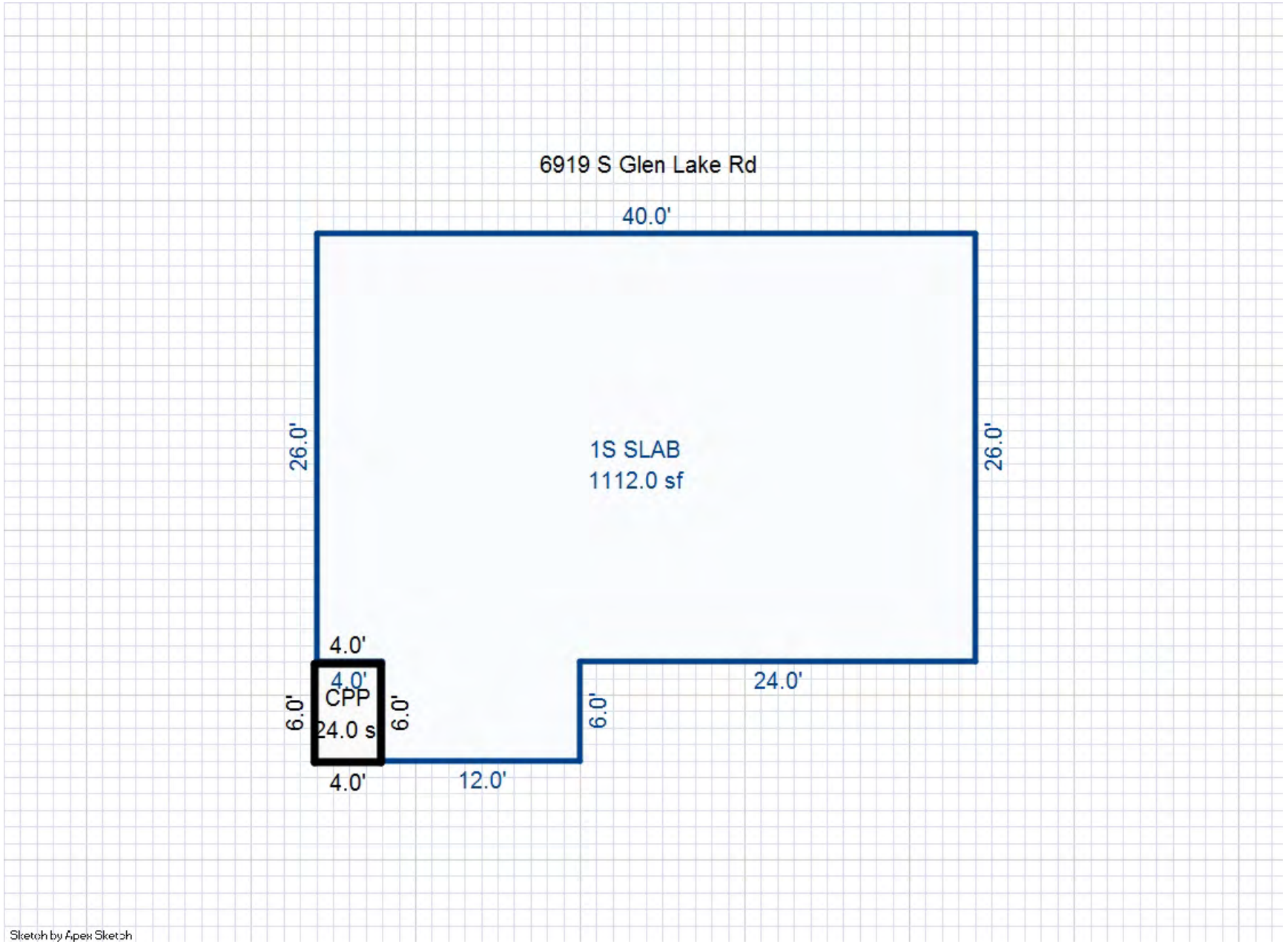
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,112		
			Total:	132,766	55,761
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,209	508
Built-Ins					
Appliance Allow.			1	1,934	812
Porches					
CPP			24	633	266
			Totals:	136,542	57,347

Notes: 6919

ECF (4080 BIG GLEN) 2.700 => TCV: 154,837

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #692	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 672 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 40
Floor Area: 672
Total Base New : 111,909 E.C.F.
Total Depr Cost: 47,002 X 2.700
Estimated T.C.V: 126,905

(16) Porches/Decks

Area	Type
436	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

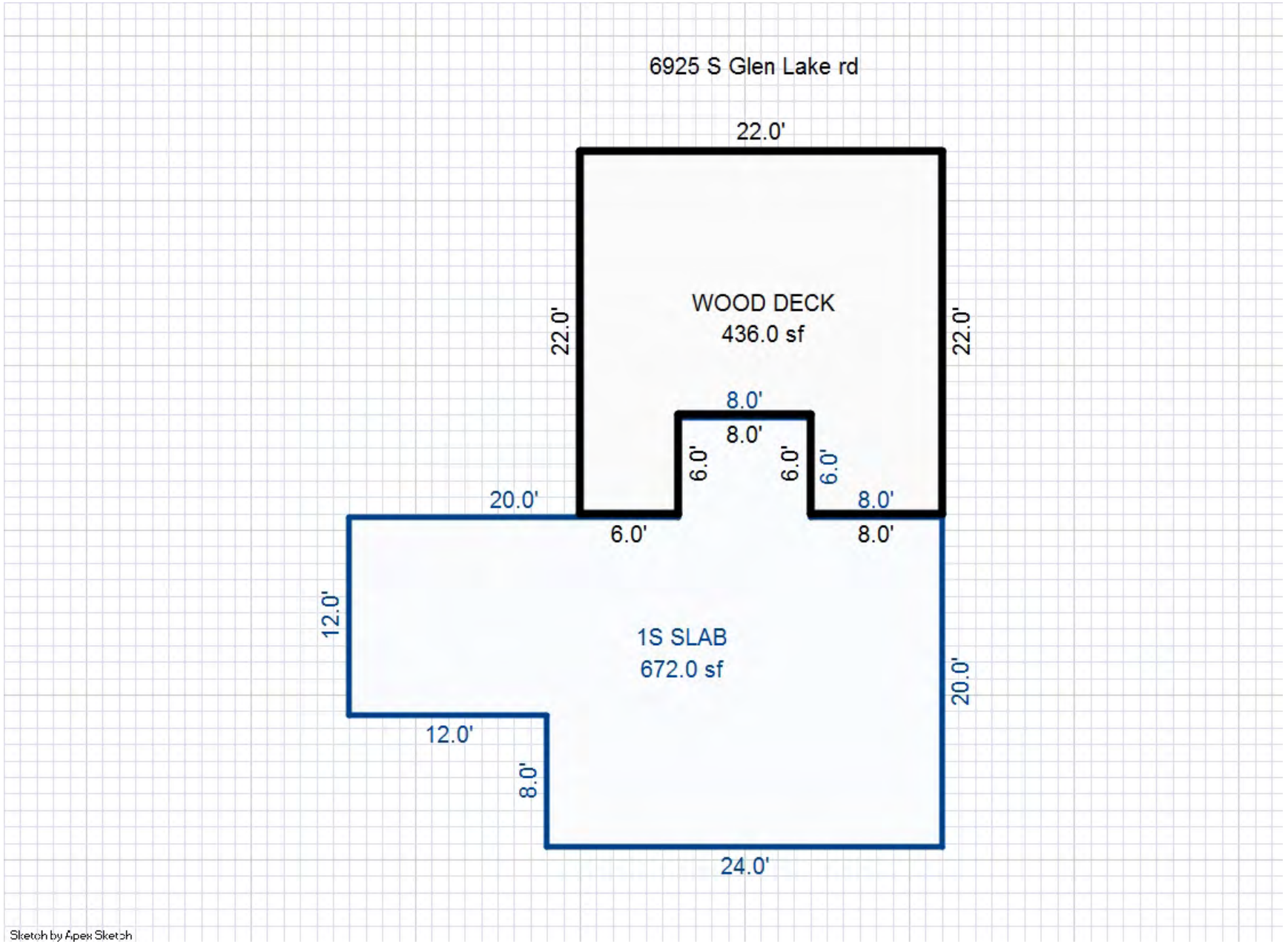
Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
			Total:	95,569	40,140
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	609
Deck					
Treated Wood			436	6,784	2,849
Built-Ins					
Appliance Allow.			1	2,767	1,162
Fireplaces					
Interior 1 Story			1	5,338	2,242
			Totals:	111,909	47,002

Notes: 6925

ECF (4080 BIG GLEN) 2.700 => TCV: 126,905

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #692	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 40
Floor Area: 480
Total Base New : 80,736 E.C.F.
Total Depr Cost: 33,908 X 2.700
Estimated T.C.V: 91,552

(16) Porches/Decks

Area	Type
72	WGEP (1 Story)
48	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

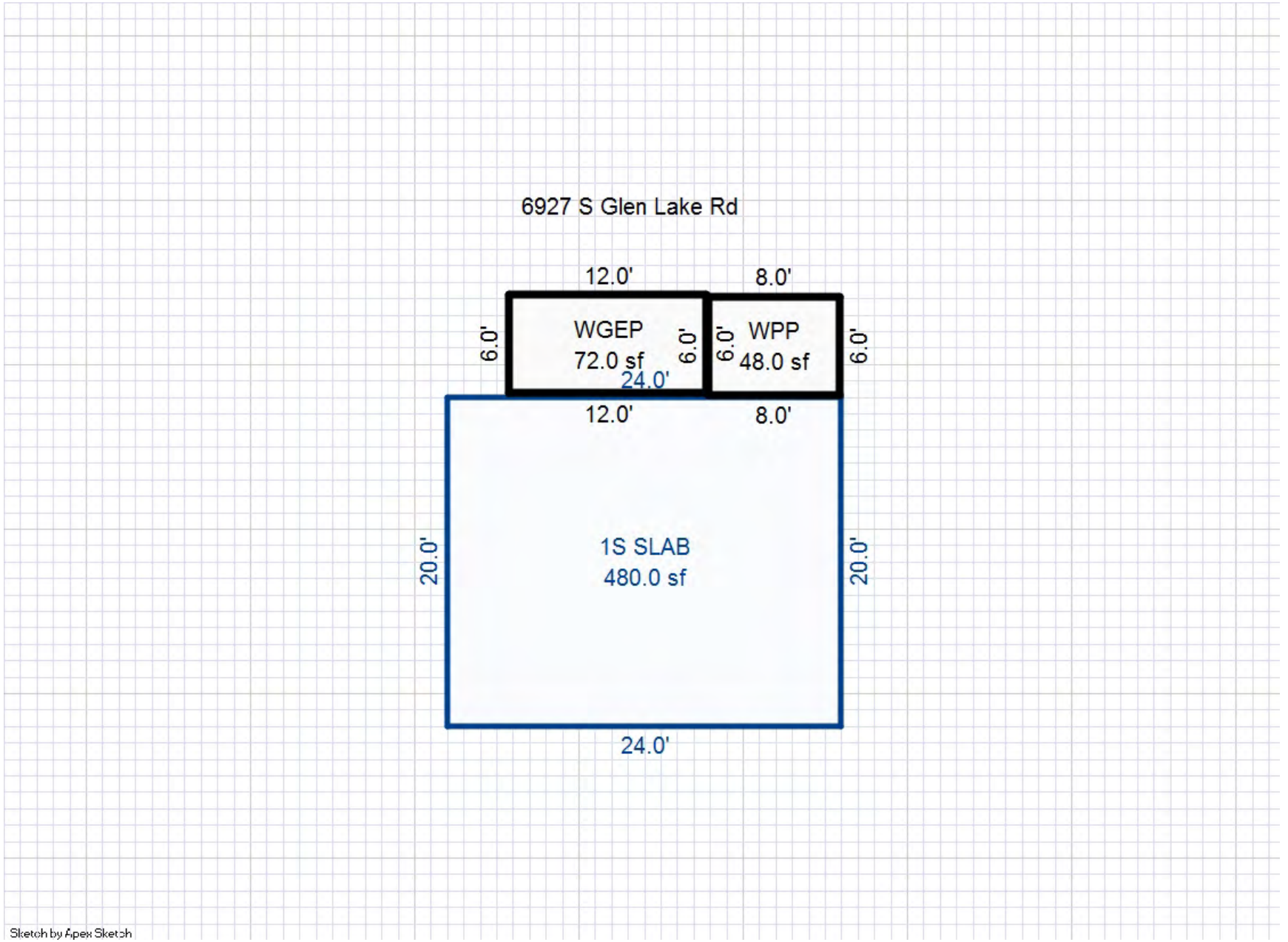
Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	63,304	26,587
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,209	508
Porches					
WGEP (1 Story)			72	7,623	3,202
WPP			48	1,965	825
Built-Ins					
Appliance Allow.			1	1,934	812
Fireplaces					
Interior 1 Story			1	4,701	1,974
			Totals:	80,736	33,908

Notes: 6927

ECF (4080 BIG GLEN) 2.700 => TCV: 91,552

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #692	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 604 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 40
Floor Area: 604
Total Base New : 94,957 E.C.F.
Total Depr Cost: 39,880 X 2.700
Estimated T.C.V: 107,676

(16) Porches/Decks

Area	Type
96	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

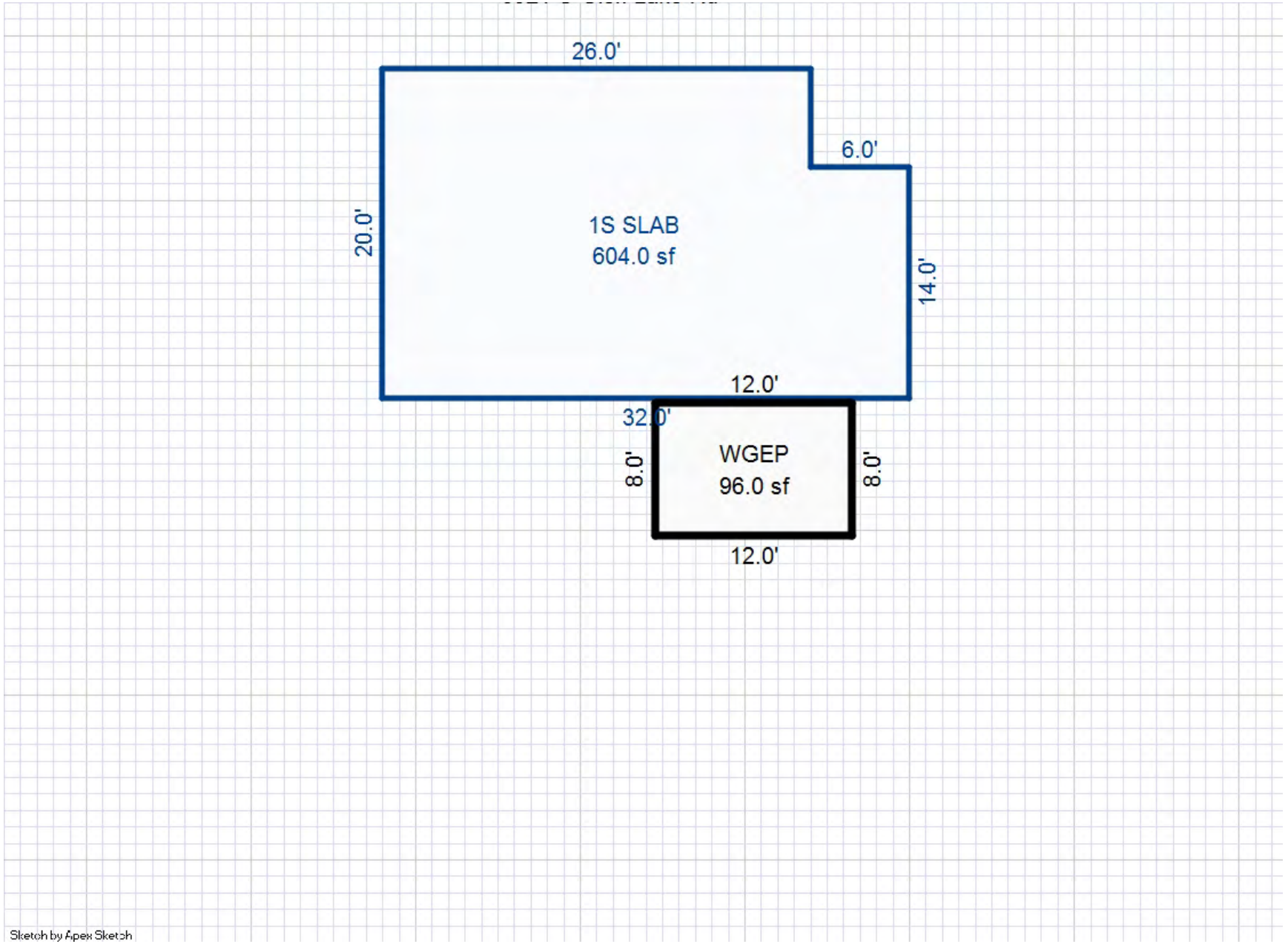
Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 604 SF Floor Area = 604 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	604		
			Total:	77,832	32,688
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,209	508
Porches					
WGEP (1 Story)			96	9,281	3,898
Built-Ins					
Appliance Allow.			1	1,934	812
Fireplaces					
Interior 1 Story			1	4,701	1,974
			Totals:	94,957	39,880

Notes: 6921

ECF (4080 BIG GLEN) 2.700 => TCV: 107,676

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1950 #691	1985

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 754 S.F.
Crawl: 704 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 40
Floor Area: 1,458
Total Base New : 247,863 E.C.F.
Total Depr Cost: 104,102 X 2.700
Estimated T.C.V: 281,075

(16) Porches/Decks

Area	Type
312	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

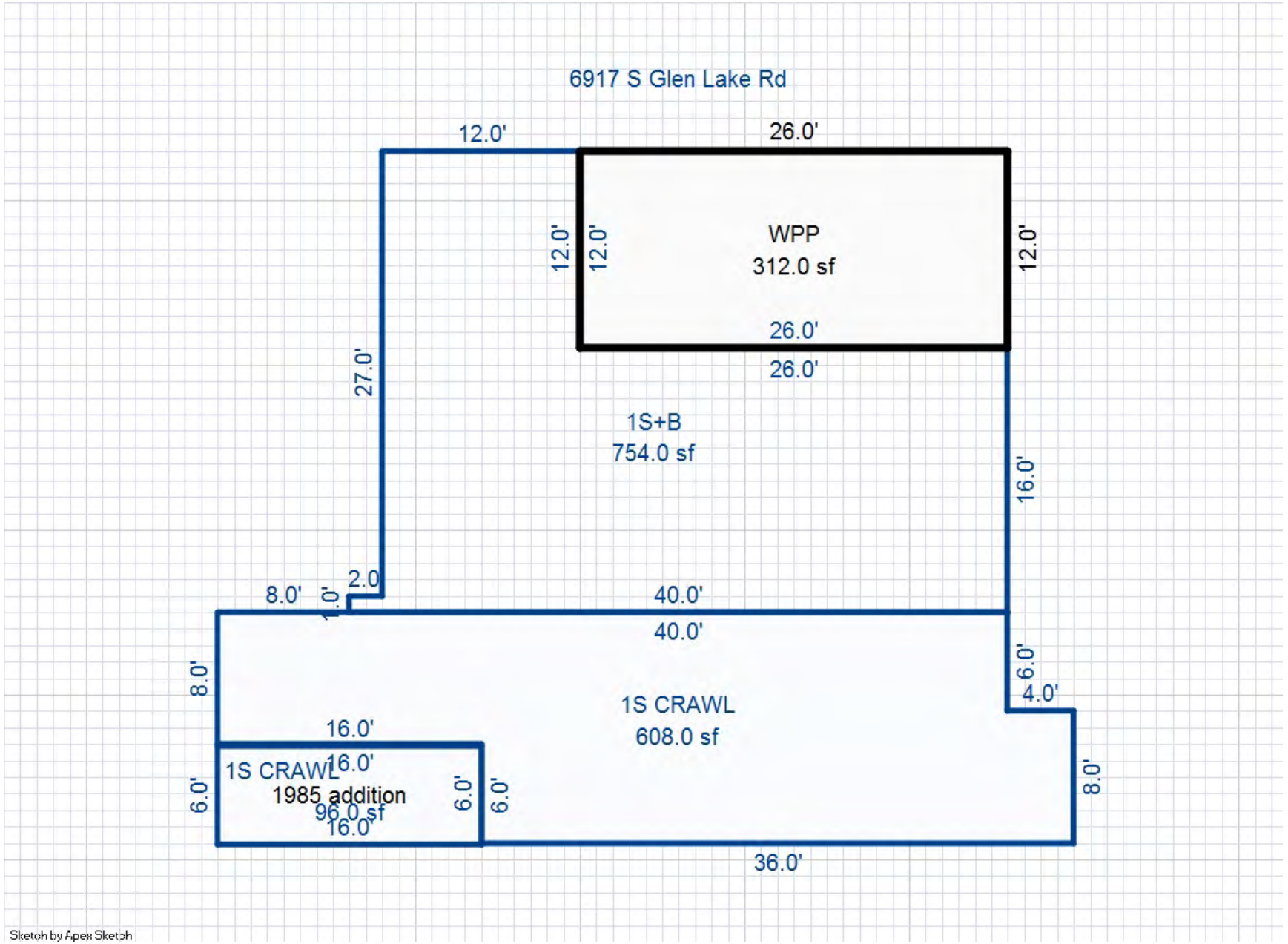
Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1458 SF Floor Area = 1458 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/70/42
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	754		
1 Story	Siding	Crawl Space	608		
1 Story	Siding	Crawl Space	96		
			Total:	216,487	90,925
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	609
3 Fixture Bath			1	4,567	1,918
Water/Sewer					
1000 Gal Septic			1	4,782	2,008
Water Well, 100 Feet			1	5,847	2,456
Deck					
Treated Wood			312	5,448	2,288
Built-Ins					
Appliance Allow.			1	2,767	1,162
Fireplaces					
Exterior 1 Story			1	6,514	2,736
			Totals:	247,863	104,102

Notes: 6917

1945BUILD. 1978EST ADDITOIN ON LAKE SIDE - WITH PART OF OLD HOUSE LIFED UP ONTO BA
ECF (4080 BIG GLEN) 2.700 => TCV: 281,075

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



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

Parcel Number: 45-006-700-005-01 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEWARD MERRY BETH	SEWARD MAERY BETH TRUST	0	05/13/2024	QC	09-FAMILY/RELATED ENTITY	2024002315	PROPERTY TRANSFER	0.0
SEWARD MERRY BETH	SEWARD MERRY BETH TRUST	1	01/11/2023	QC	09-FAMILY/RELATED ENTITY	2024000535	PROPERTY TRANSFER	0.0
SEWARD RICHARD R & LINDA B	SEWARD JAMES F & MERRY BET	140,000	04/02/2003	QC	09-FAMILY/RELATED ENTITY	724:930	OTHER	100.0

Property Address

6919 S GLEN LAKE RD

Owner's Name/Address

SEWARD MERRY BETH TRUST
5100 W 96TH ST UNIT 304
OAK LAWN IL 60453

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 55

2026 Est TCV 336,911 TCV/TFA: 77.88

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who When What

WAS 10/19/2007 INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	1/5TH INTEREST Reason	Value
GROUP A 21000	100.00	300.00	0.9230	0.8091	21000	10	INTEREST SPLIT	156,825
GROUP A 21000	75.00	300.00	0.9230	0.8091	21000	5	SURPLUS ON 10%	58,810
175 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	215,635

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.48	396	50	4,055

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				9,055

Tax Description

L724 P930/03 2003 INTEREST SPLIT FROM 006-700-005-00 NLY 5 FT OF LOT 4 LOT 5 LOT 6 EXC N 30 FT OF LOT 6 PLAT OF GLENWOOD UND 50% OF UND 1/5 INT TO JAMES F & MERRY BETH SEWARD SEC 27 T29N R14W.

Comments/Influences

50% OF 1/5 = 10%

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	107,800	60,700	168,500			91,578C
2025	102,700	58,000	160,700			89,171C
2024	100,000	57,200	157,200			86,490C
2023	84,200	44,000	128,200			82,372C

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County of Leelanau, Michigan

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1950 #691	1985

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 754 S.F.
Crawl: 704 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 40
Floor Area: 1,458
Total Base New : 247,863 E.C.F.
Total Depr Cost: 14,872 X 2.700
Estimated T.C.V: 40,154

(16) Porches/Decks

Area	Type
312	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

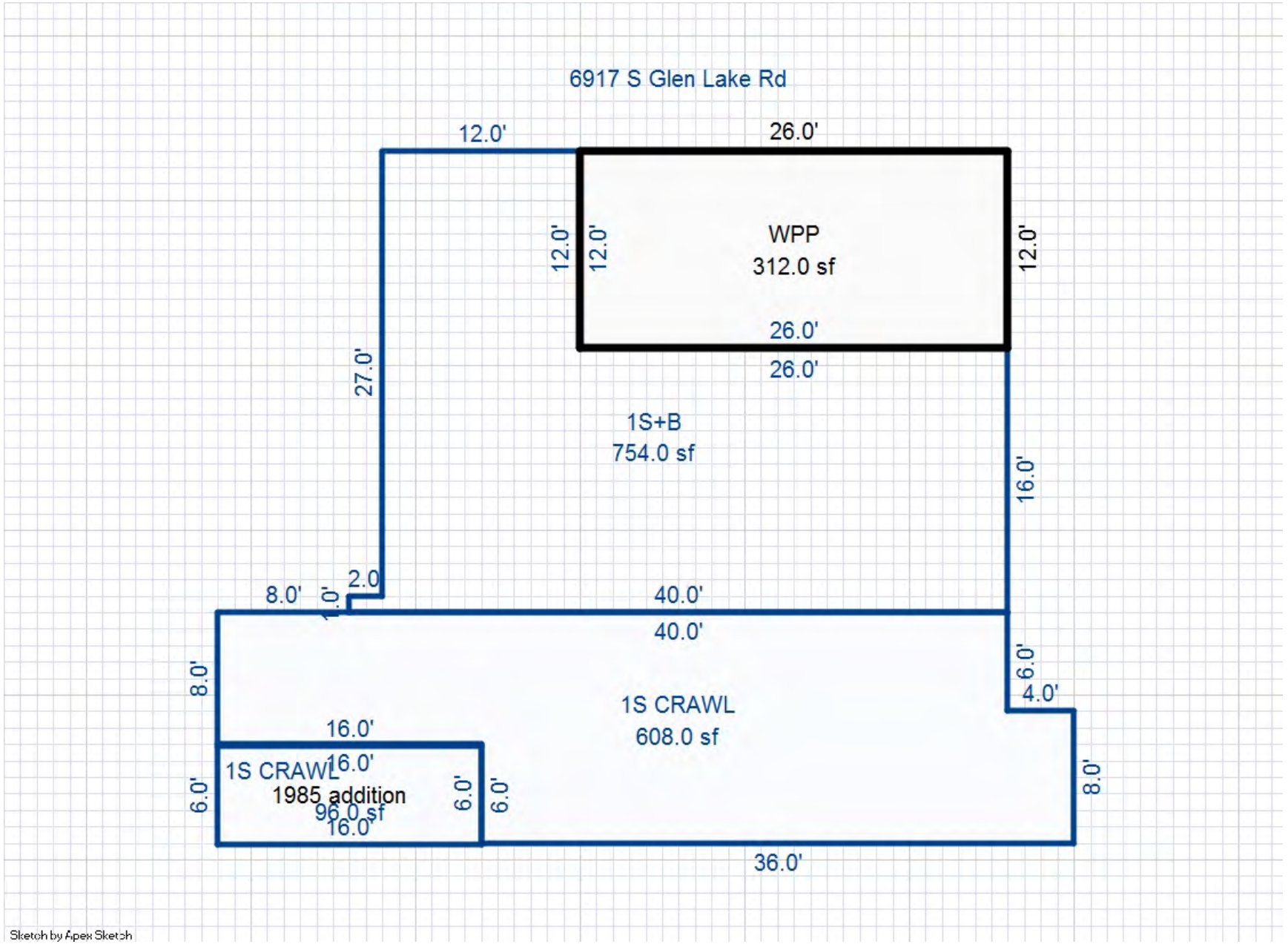
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1458 SF Floor Area = 1458 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/10/6
Economic Depreciation because of: 50% OF 1/5TH=10%
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	754		
1 Story	Siding	Crawl Space	608		
1 Story	Siding	Crawl Space	96		
			Total:	216,487	12,989
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	87
3 Fixture Bath			1	4,567	274
Water/Sewer					
1000 Gal Septic			1	4,782	287
Water Well, 100 Feet			1	5,847	351
Deck					
Treated Wood			312	5,448	327
Built-Ins					
Appliance Allow.			1	2,767	166
Fireplaces					
Exterior 1 Story			1	6,514	391
			Totals:	247,863	14,872

Notes: 6917

ECF (4080 BIG GLEN) 2.700 => TCV: 40,154

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #692	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 40
Floor Area: 480
Total Base New : 80,736 E.C.F.
Total Depr Cost: 4,845 X 2.700
Estimated T.C.V: 13,082

(16) Porches/Decks

Area	Type
72	WGEP (1 Story)
48	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

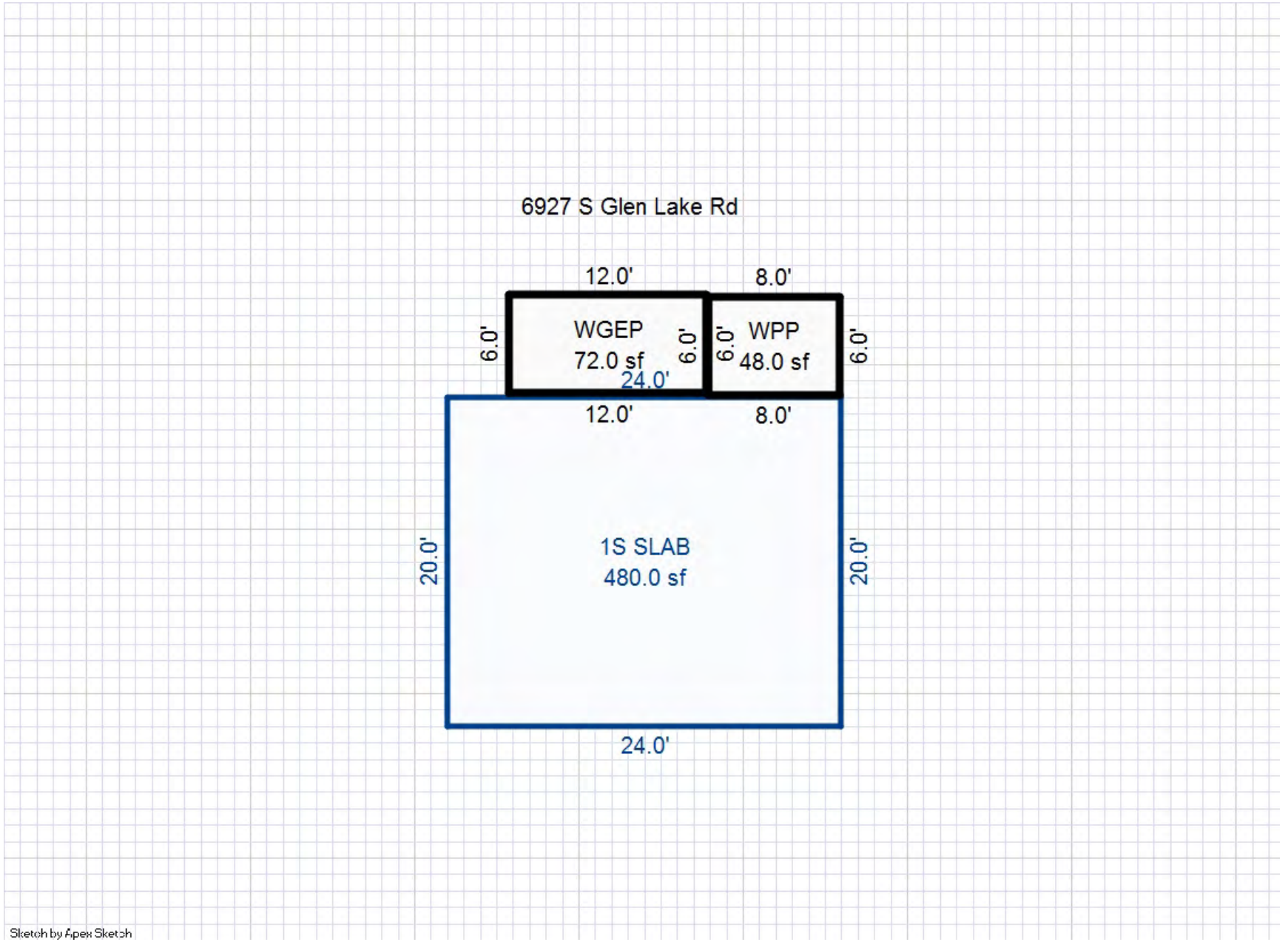
Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/10/6
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	63,304	3,799
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,209	73
Porches					
WGEP (1 Story)			72	7,623	457
WPP			48	1,965	118
Built-Ins					
Appliance Allow.			1	1,934	116
Fireplaces					
Interior 1 Story			1	4,701	282
			Totals:	80,736	4,845

Notes: 6927

ECF (4080 BIG GLEN) 2.700 => TCV: 13,082

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #692	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 672 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 35
Floor Area: 672
Total Base New : 111,909 E.C.F.
Total Depr Cost: 7,274 X 2.700
Estimated T.C.V: 19,640

(16) Porches/Decks

Area	Type
436	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

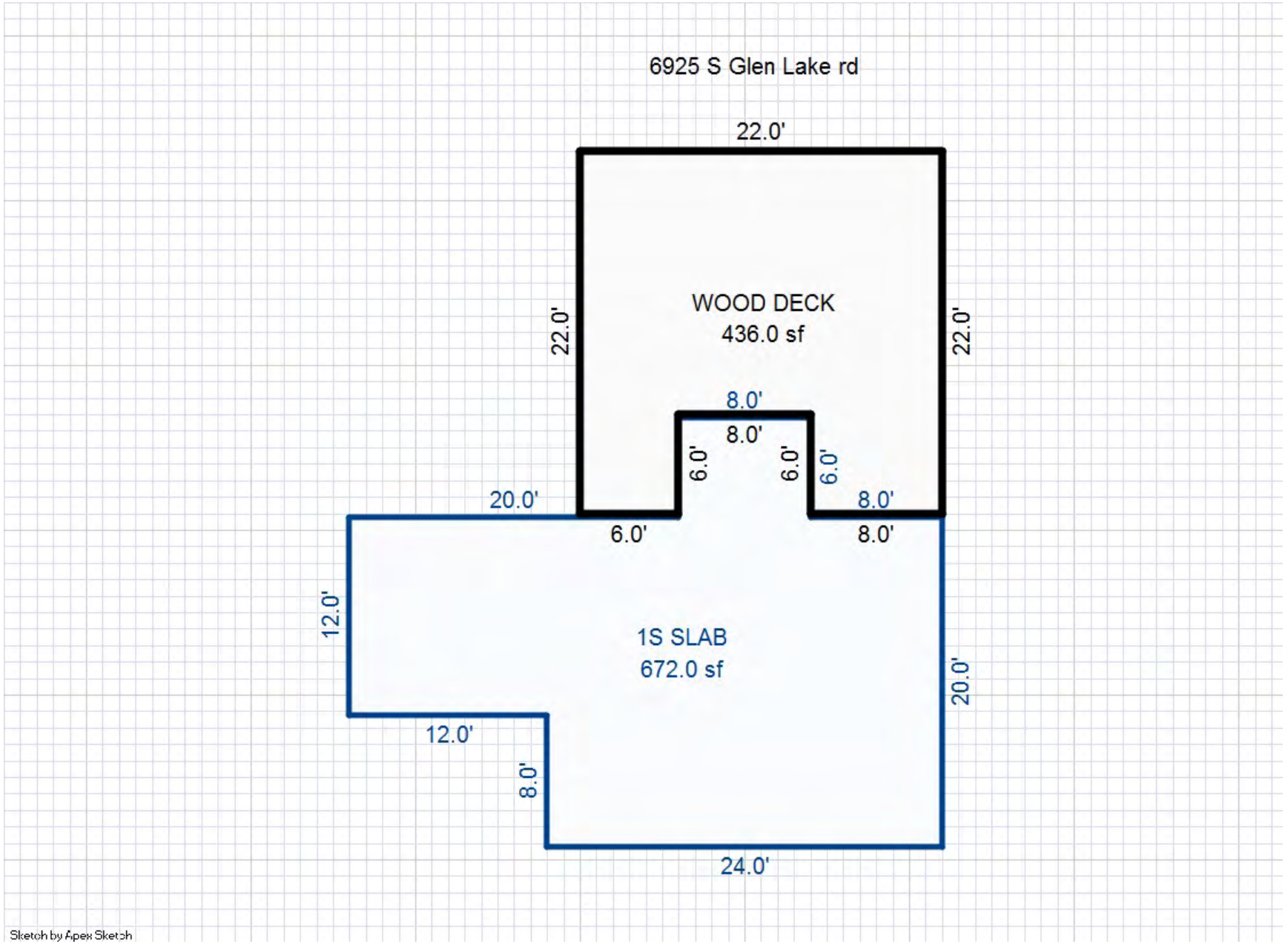
Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls C Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/10/6.5
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
			Total:	95,569	6,212
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	94
Deck					
Treated Wood			436	6,784	441
Built-Ins					
Appliance Allow.			1	2,767	180
Fireplaces					
Interior 1 Story			1	5,338	347
			Totals:	111,909	7,274

Notes: 6925

ECF (4080 BIG GLEN) 2.700 => TCV: 19,640

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #691	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1112 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 35
Floor Area: 1,112
Total Base New : 136,542 E.C.F.
Total Depr Cost: 8,875 X 2.700
Estimated T.C.V: 23,963

(16) Porches/Decks

Area	Type
24	CPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

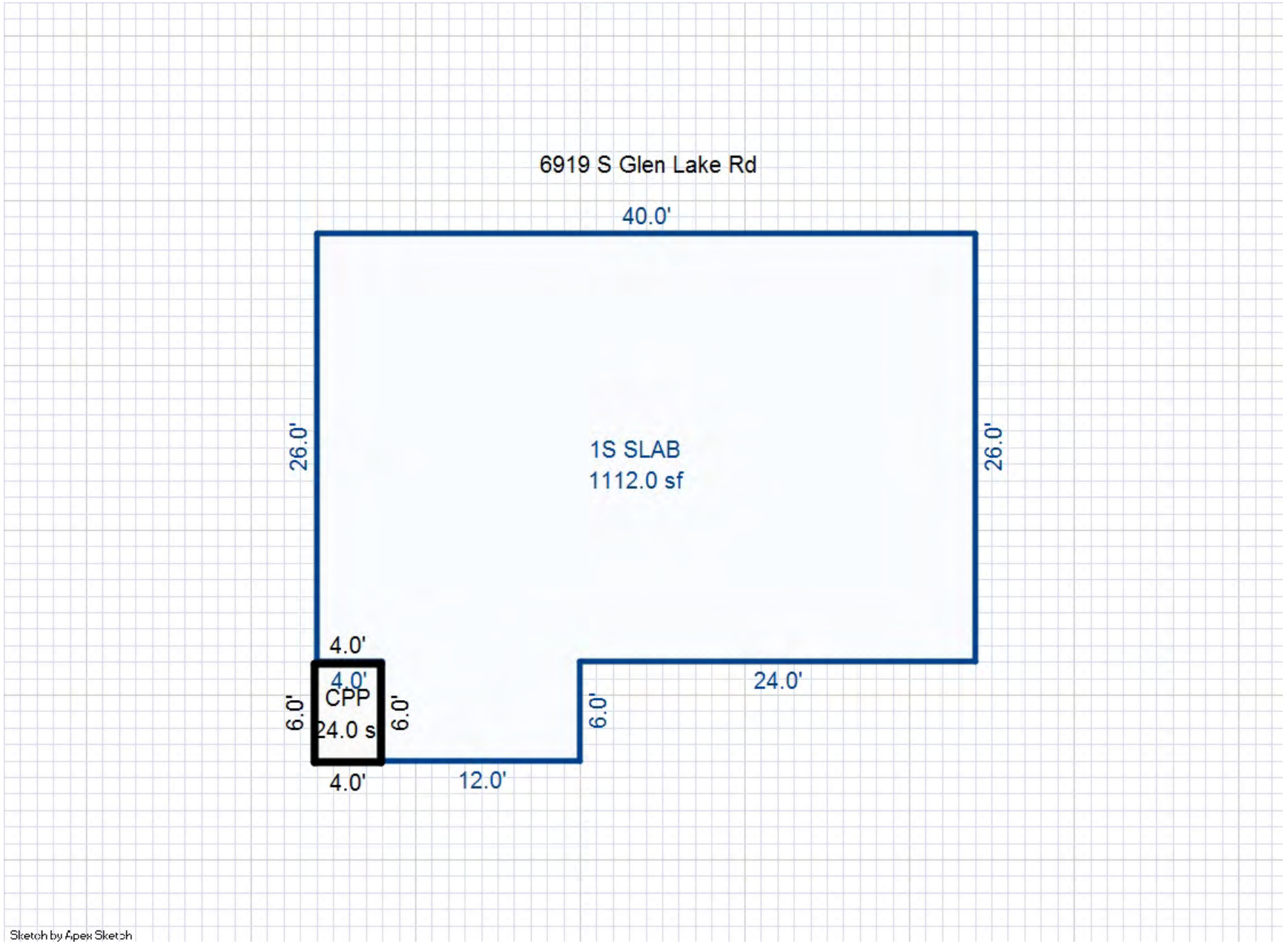
Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/10/6.5
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,112		
			Total:	132,766	8,629
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,209	79
Built-Ins					
Appliance Allow.			1	1,934	126
Porches					
CPP			24	633	41
			Totals:	136,542	8,875

Notes: 6919

ECF (4080 BIG GLEN) 2.700 => TCV: 23,963

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #692	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 604 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 40
Floor Area: 604
Total Base New : 94,957 E.C.F.
Total Depr Cost: 5,697 X 2.700
Estimated T.C.V: 15,382

(16) Porches/Decks

Area	Type
96	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

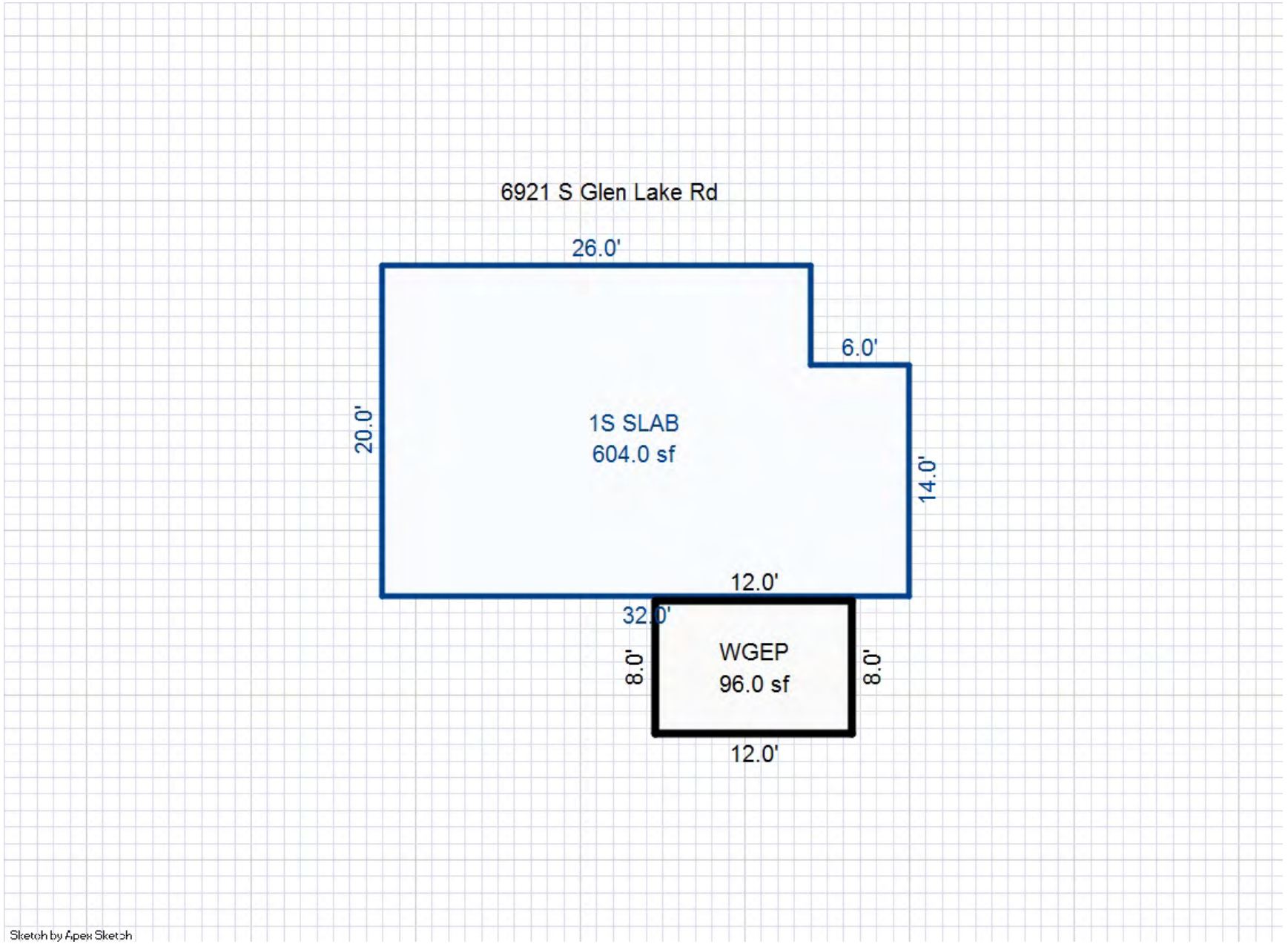
Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 604 SF Floor Area = 604 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/10/6
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	604		
			Total:	77,832	4,669
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,209	73
Porches					
WGEP (1 Story)			96	9,281	557
Built-Ins					
Appliance Allow.			1	1,934	116
Fireplaces					
Interior 1 Story			1	4,701	282
			Totals:	94,957	5,697

Notes: 6921

ECF (4080 BIG GLEN) 2.700 => TCV: 15,382

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



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

Parcel Number: 45-006-700-005-02 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALE CATHERINE C TRUST	BROADVIEW COTTAGE LLC	0	02/06/2023	QC	09-FAMILY/RELATED ENTITY	2023000691	PROPERTY TRANSFER	0.0
GALE CATHERINE C	GALE CATHERINE C TRUST	0	05/15/2019	QC	09-FAMILY/RELATED ENTITY	1362P857	PROPERTY TRANSFER	0.0
GALE CHARLES REVOCABLE TRU	GALE CATHERINE C	100	12/30/2004	QC	09-FAMILY/RELATED ENTITY	841:32	OTHER	100.0

Property Address

6919 S GLEN LAKE RD

Owner's Name/Address

BROADVIEW COTTAGE LLC
711 MARION ST
DENVER CO 80218

Tax Description

L136 P388 L151 P115 L343 P207/92 L446 P732/97 L594 P450/01 L632 P263/02 L841 P32/05 2004 INTEREST SPLIT FROM 006-700-005-00 NLY 5 FT OF LOT 4 LOT 5 LOT 6 EXC N 30 FT OF LOT 6 UND 1/5 INTEREST PLAT OF GLENWOOD SEC 27 T29N R14W.

Comments/Influences

UND 1/5 INTEREST

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 55

2026 Est TCV 658,054 TCV/TFA: 152.12

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
WAS	10/19/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	300.00	0.9230	0.8091	21000	20	INTEREST SPLIT	313,651
GROUP A 21000	75.00	300.00	0.9230	0.8091	21000	10	SURPLUS ON 20%	117,619
175 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	431,270

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.48	396	50	4,055

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				9,055

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	215,600	113,400	329,000			176,306C
2025	205,400	108,400	313,800			171,671C
2024	199,900	106,700	306,600			166,510C
2023	168,300	81,300	249,600			158,581C

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County of Leelanau, Michigan

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1950 #691	1985

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 754 S.F.
Crawl: 704 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 40
Floor Area: 1,458
Total Base New : 247,863 E.C.F.
Total Depr Cost: 29,744 X 2.700
Estimated T.C.V: 80,309

(16) Porches/Decks

Area	Type
312	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

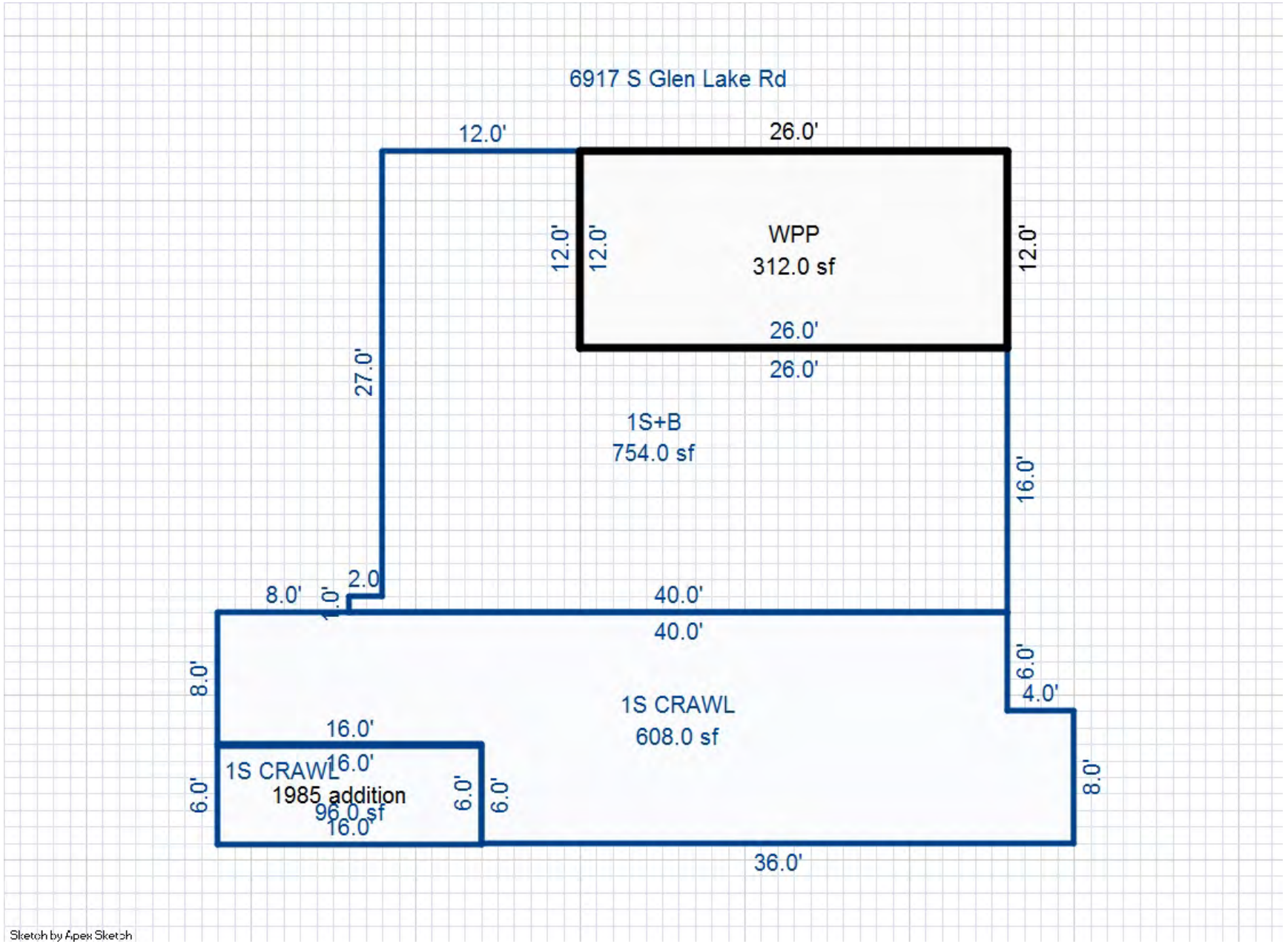
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1458 SF Floor Area = 1458 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	754		
1 Story	Siding	Crawl Space	608		
1 Story	Siding	Crawl Space	96		
			Total:	216,487	25,978
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	174
3 Fixture Bath			1	4,567	548
Water/Sewer					
1000 Gal Septic			1	4,782	574
Water Well, 100 Feet			1	5,847	702
Deck					
Treated Wood			312	5,448	654
Built-Ins					
Appliance Allow.			1	2,767	332
Fireplaces					
Exterior 1 Story			1	6,514	782
			Totals:	247,863	29,744

Notes: 6917

ECF (4080 BIG GLEN) 2.700 => TCV: 80,309

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #692	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 672 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 40
Floor Area: 672
Total Base New : 111,909 E.C.F.
Total Depr Cost: 13,430 X 2.700
Estimated T.C.V: 36,261

(16) Porches/Decks

Area	Type
436	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

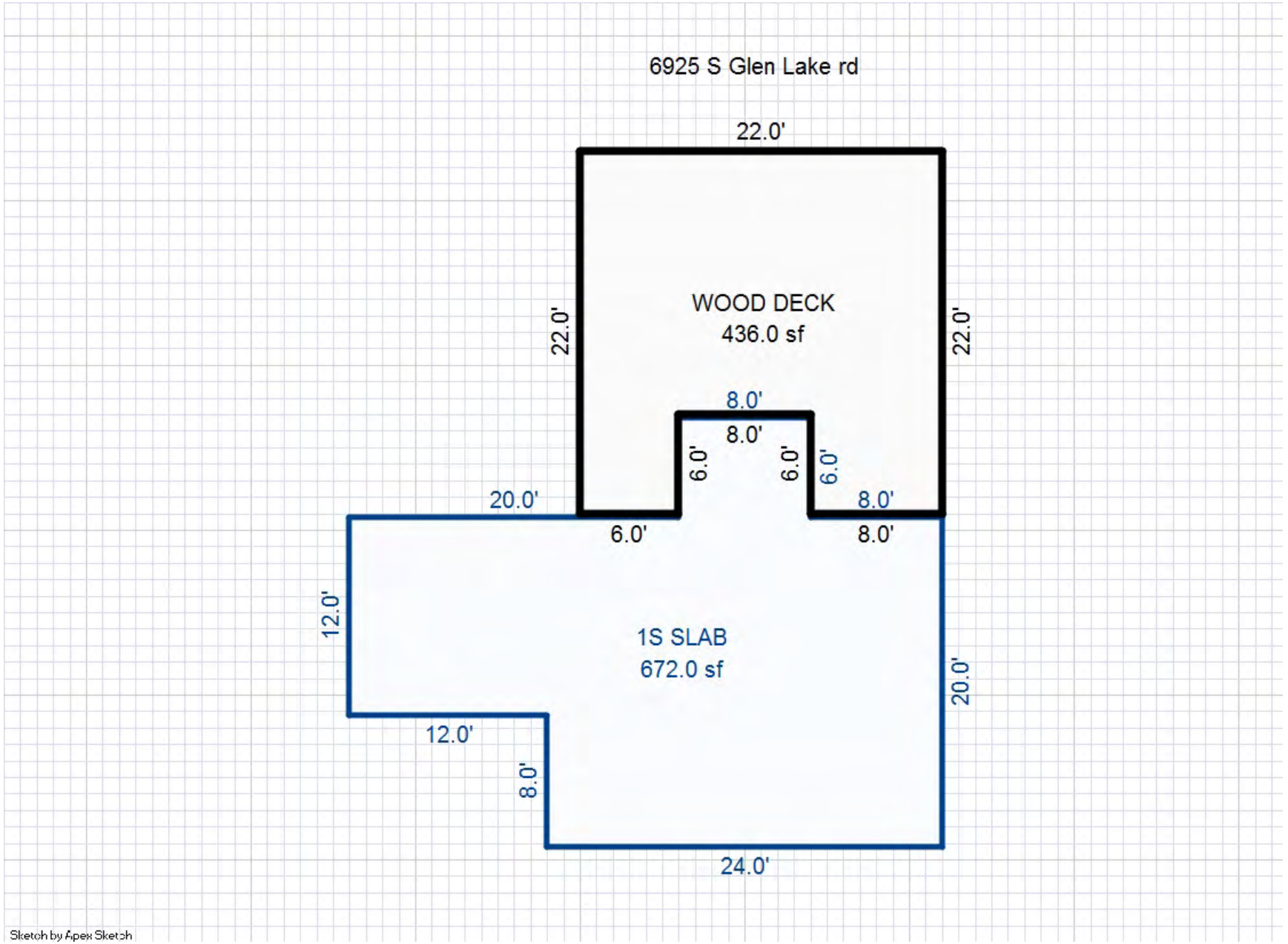
Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
			Total:	95,569	11,469
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	174
Deck					
Treated Wood			436	6,784	814
Built-Ins					
Appliance Allow.			1	2,767	332
Fireplaces					
Interior 1 Story			1	5,338	641
			Totals:	111,909	13,430

Notes: 6925

ECF (4080 BIG GLEN) 2.700 => TCV: 36,261

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #692	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 40
Floor Area: 480
Total Base New : 80,736 E.C.F.
Total Depr Cost: 9,687 X 2.700
Estimated T.C.V: 26,155

(16) Porches/Decks

Area	Type
72	WGEP (1 Story)
48	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

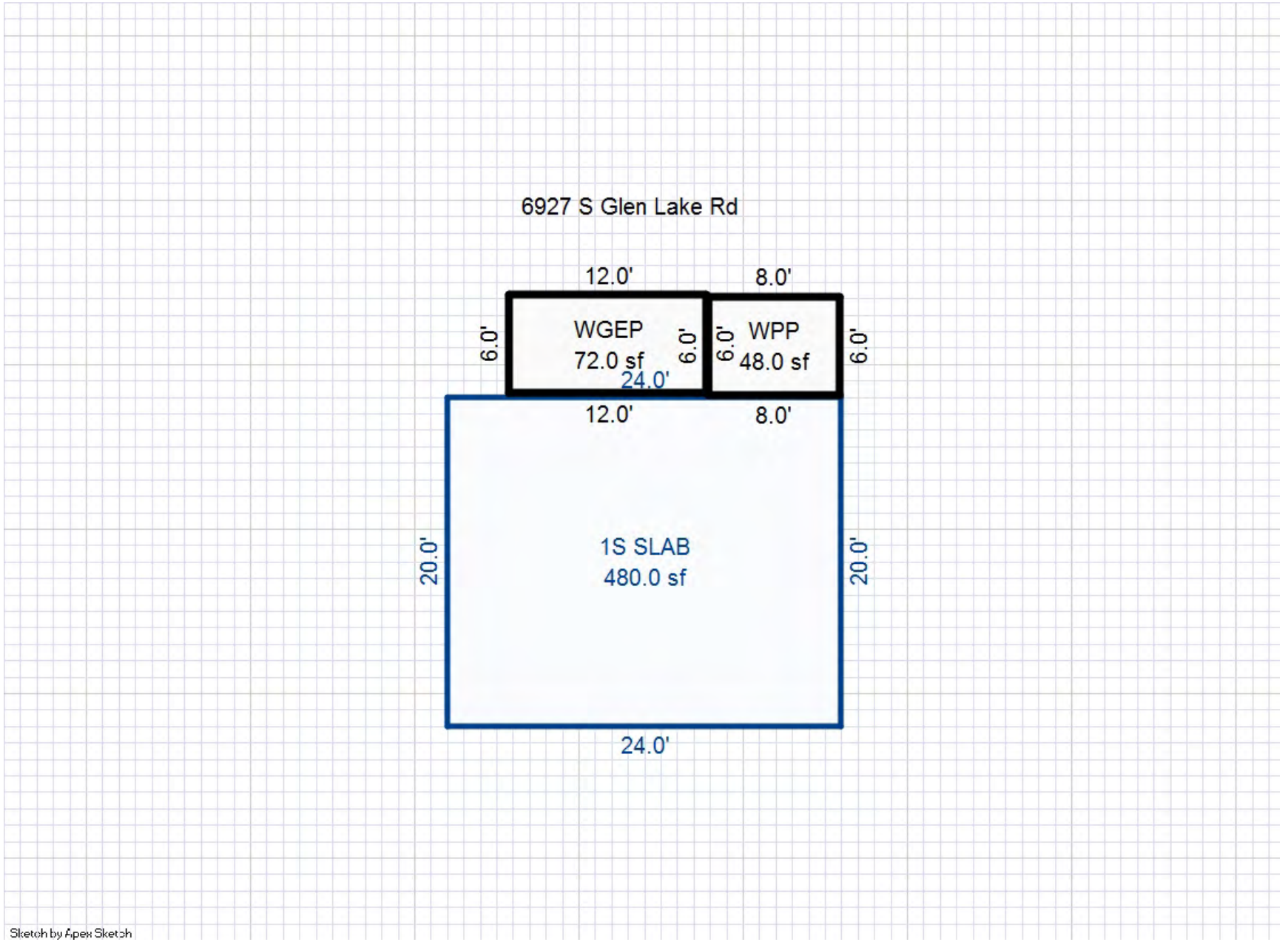
Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	63,304	7,595
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,209	145
Porches					
WGEP (1 Story)			72	7,623	915
WPP			48	1,965	236
Built-Ins					
Appliance Allow.			1	1,934	232
Fireplaces					
Interior 1 Story			1	4,701	564
			Totals:	80,736	9,687

Notes: 6927

ECF (4080 BIG GLEN) 2.700 => TCV: 26,155

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #692	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 604 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 40
Floor Area: 604
Total Base New : 94,957 E.C.F.
Total Depr Cost: 11,395 X 2.700
Estimated T.C.V: 30,767

(16) Porches/Decks

Area	Type
96	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

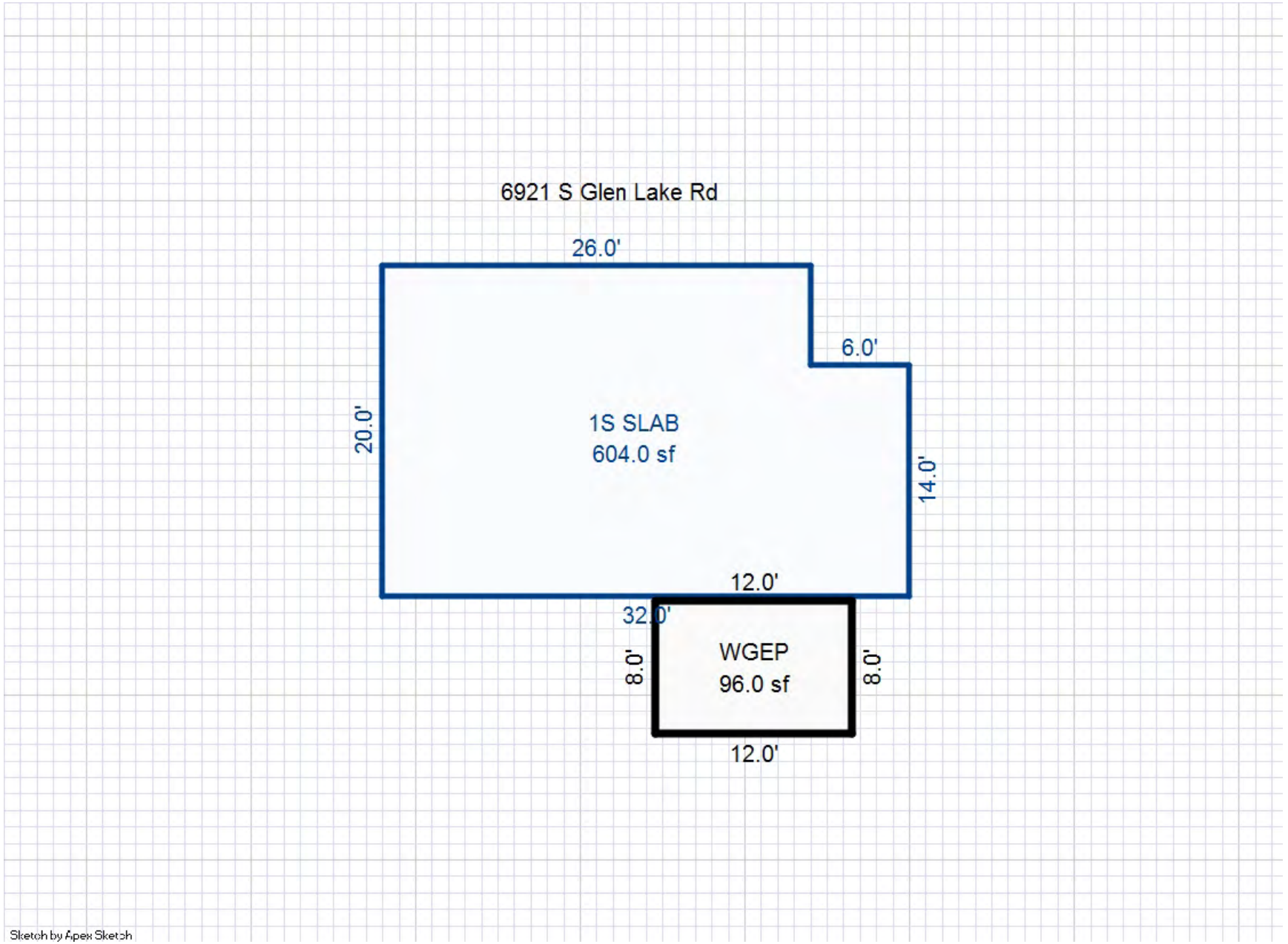
Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 604 SF Floor Area = 604 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	604		
			Total:	77,832	9,340
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,209	145
Porches					
WGEP (1 Story)			96	9,281	1,114
Built-Ins					
Appliance Allow.			1	1,934	232
Fireplaces					
Interior 1 Story			1	4,701	564
			Totals:	94,957	11,395

Notes: 6921

ECF (4080 BIG GLEN) 2.700 => TCV: 30,767

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



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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945 #691	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1112 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 40
Floor Area: 1,112
Total Base New : 136,542 E.C.F.
Total Depr Cost: 16,384 X 2.700
Estimated T.C.V: 44,237

(16) Porches/Decks

Area	Type
24	CPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

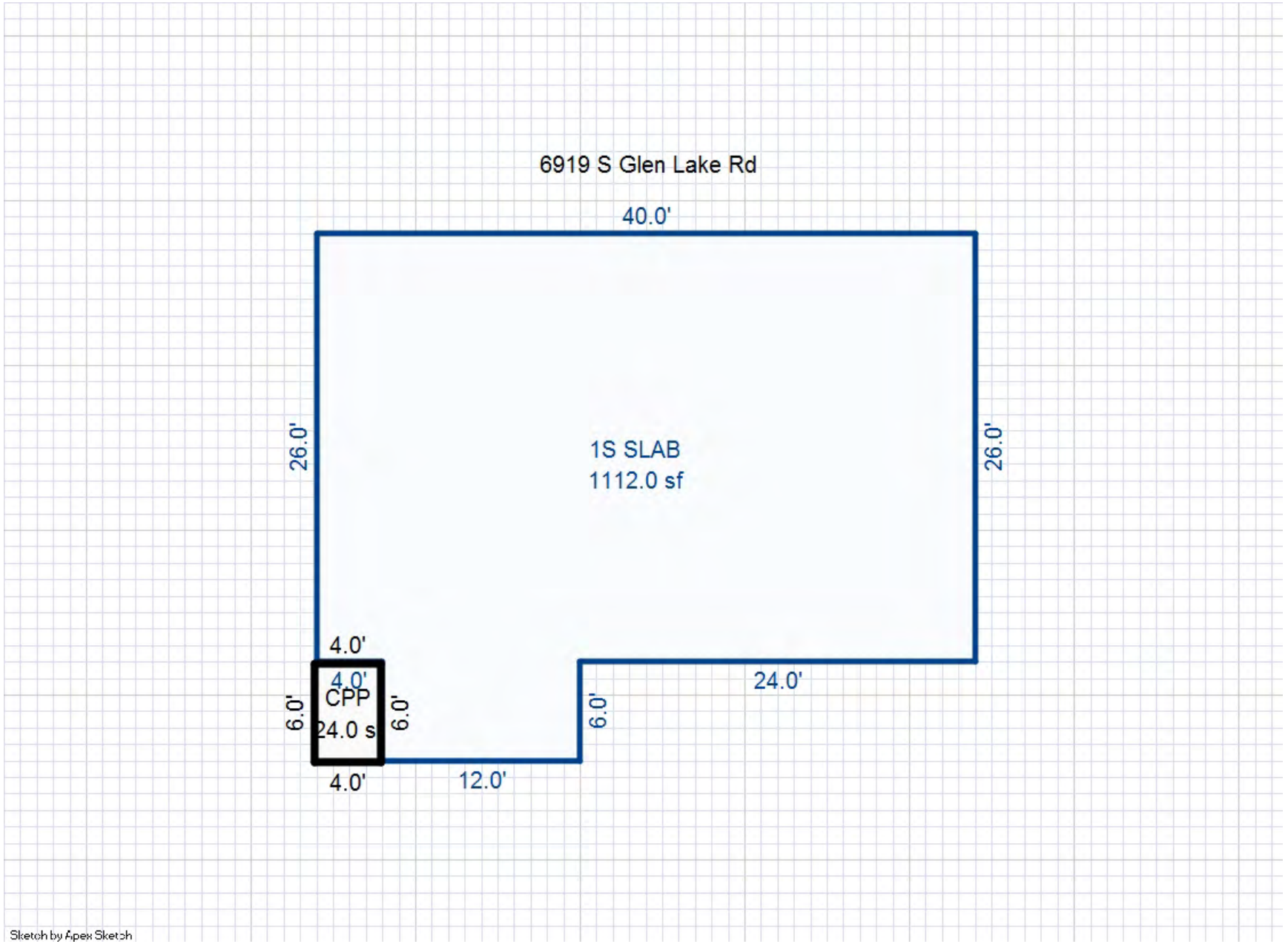
Carport Area:
Roof:

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/20/12
Economic Depreciation because of: INTEREST SPLIT
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,112		
			Total:	132,766	15,931
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,209	145
Built-Ins					
Appliance Allow.			1	1,934	232
Porches					
CPP			24	633	76
			Totals:	136,542	16,384

Notes: 6919 "BROADVIEW"
ECF (4080 BIG GLEN) 2.700 => TCV: 44,237

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



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

Parcel Number: 45-006-700-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VAN DEINSE THOMAS & ELIZAB	VAN DEINSE THOMAS & ELIZAE	0	11/01/2022	QC	09-FAMILY/RELATED ENTITY	2022006288	DEED	0.0
THEODOROS PETER & CYNTHIA	VAN DENISE ELIZABETH A	1	10/11/2022	QC	09-FAMILY/RELATED ENTITY	2022006138	PROPERTY TRANSFER	0.0
THEODOROS PETER & CYNTHIA	VAN DEINSE THOMAS & ELIZAE	0	09/01/2020	QC	09-FAMILY/RELATED ENTITY	2020005640	PROPERTY TRANSFER	2.5
GREENER ELINOR N TRUST	THEODOROS PETER &	950,000	07/13/2020	QC	09-FAMILY/RELATED ENTITY	2020005503	PROPERTY TRANSFER	100.0

Property Address

6907 S GLEN LAKE RD

Owner's Name/Address

VAN DEINSE THOMAS & ELIZABETH A &
THEODOROS PETER & CYNTHIA
6907 S GLEN LAKE RD
GLEN ARBOR MI 49636

Tax Description

L510 P332/99 L869 P956/05 L927 P963/07 S 30 FT LOT 7 & N 30 FT LOT 6 PLAT OF GLENWOOD SEC 27 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 09/01/2020
MAP #: 55
2026 Est TCV 2,129,815 TCV/TFA: 1005.1

Building Permit(s)	Date	Number	Status
Mechanical	04/26/2023	PM23-0359	100% FINIS
Electrical	04/13/2023	PE23-0231	100% FINIS
Mechanical	02/01/2023	PM23-0121	100% FINIS
ADDITION/ALTERATION	01/08/1997	97000008	0%

X	Improved		Vacant

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

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

Who	When	What
TPC	11/01/2023	INSPECTED
TPC	07/30/2019	INSPECTED
WAS	10/19/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	60.00	310.00	1.0000 0.8158	21000	100		1,027,866
60 Actual Front Feet, 0.43 Total Acres						Total Est. Land Value =	1,027,866

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	33.23	180	50	2,990

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,990

Work Description for Permit PM23-0359, Issued 04/26/2023: Mechanical - Gas line to residential generator
Work Description for Permit PE23-0231, Issued 04/13/2023: Electrical for Residential Alteration - Install 24KW Generator Consumers
Work Description for Permit PM23-0121, Issued 02/01/2023: Mechanical for Residential Alteration- Replace two furnaces, two water heaters and add two humidifiers.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	513,900	551,000	1,064,900			676,262C
2025	489,500	528,800	1,018,300			658,483C
2024	505,800	520,100	1,025,900			638,684C
2023	425,900	392,100	818,000			608,271C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1939	1998
	1982

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

(7) Excavation

Basement: 2119 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
2091	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
2	Walkout Doors	(A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: BC
Effec. Age: 35
Floor Area: 2,119
Total Base New : 623,339 E.C.F.
Total Depr Cost: 405,170 X 2.700
Estimated T.C.V: 1,093,959

(16) Porches/Decks

Area	Type
60	WCP (1 Story)
480	WCP (1 Story)
600	Treated Wood
28	Pine

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1939
(11) Heating System: Forced Heat & Cool
Ground Area = 2119 SF Floor Area = 2119 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,119		
			Total:	409,363	266,086
Other Additions/Adjustments					
Basement Living Area			2091	112,057	72,837
Basement, Outside Entrance, Below Grade			1	3,888	2,527
Basement, Outside Entrance, Above Grade			2	5,150	3,347
Plumbing					
Average Fixture(s)			1	2,136	1,388
3 Fixture Bath			2	13,432	8,731
2 Fixture Bath			1	4,500	2,925
Water/Sewer					
1000 Gal Septic			1	5,541	3,602
Water Well, 100 Feet			1	6,514	4,234
Porches					
WCP (1 Story)			60	4,814	3,129
WCP (1 Story)			480	22,526	14,642
Deck					
Treated Wood			600	8,862	5,760
Pine w/Roof (Deck Portion)			28	1,067	694
Pine w/Roof (Roof portion)			28	795	517
Built-Ins					
Appliance Allow.			2	7,952	5,169
Fireplaces					
Exterior 2 Story			1	10,342	6,722

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

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

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

Parcel Number: 45-006-700-007-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAUDAN BRADLEY J & JENNIFE	HAUDAN BRADLEY J & HAUDAN	0	02/09/2022	WD	09-FAMILY/RELATED ENTITY	2022000949	PROPERTY TRANSFER	0.0
HAUDAN BRADLEY J	HAUDAN BRADLEY J TRUST	0	02/09/2022	WD	09-FAMILY/RELATED ENTITY	2022001211	PROPERTY TRANSFER	0.0
HAUDAN JENNIFER Z	HAUDAN JENNIFER Z TRUST	0	02/09/2022	WD	09-FAMILY/RELATED ENTITY	2022001210	PROPERTY TRANSFER	0.0
KLEZMER KRYSTYNA A	HAUDAN BRADLEY J & JENNIFE	2,000,000	04/30/2021	WD	03-ARM'S LENGTH	2021003707	PROPERTY TRANSFER	100.0

Property Address

6893 S GLEN LAKE RD

Owner's Name/Address

HAUDAN JENNIFER Z TRUST
1724 SHADFORD RD
ANN ARBOR MI 48104

Tax Description

DC L365 P532/93 LOT 7 EXC S 30 FT PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2026 Est TCV 2,169,018 TCV/TFA: 1090.5

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	01/24/2025	PB25-0002	100% FINIS
Res. Add/Alter/Repair	04/25/2016	PB16-0103	100% FINIS
DECK/PORCH	04/15/2016	LU16-04	100% FINIS

X	Improved		Vacant

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

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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	11/01/2016	INSPECTED
TPC	05/10/2016	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	84.00	300.00	1.0000	0.8091	21000	100		1,427,264
84 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	1,427,264

Land Improvement Cost Estimates

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

Work Description for Permit PB25-0002, Issued 01/24/2025: Residential Alteration - Remove and replace windows and siding throughout residence.
Work Description for Permit PB16-0103, Issued 04/25/2016: Residential Addition to single family dwelling, wood frame: ADDITION 240 sq.ft. deck, 240 sq.ft. stairs
Work Description for Permit LU16-04, Issued 04/15/2016: DECK & STAIRS - 10'X20' & 6'X40' H = 480 SQFT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	713,600	370,900	1,084,500			742,912C
2025	679,600	356,400	1,036,000			723,381C
2024	702,300	350,400	1,052,700			701,631C
2023	591,400	264,100	855,500			668,220C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1945	1985
	2016

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:			Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Wood		

(7) Excavation

Basement: 0 S.F.
Crawl: 1989 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: BC
Effec. Age: 35
Floor Area: 1,989
Total Base New : 419,801 E.C.F.
Total Depr Cost: 272,872 X 2.700
Estimated T.C.V: 736,754

(16) Porches/Decks

Area	Type
60	CPP
400	WPP
240	Treated Wood
240	Treated Wood

(17) Garage

Year Built: 1985
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

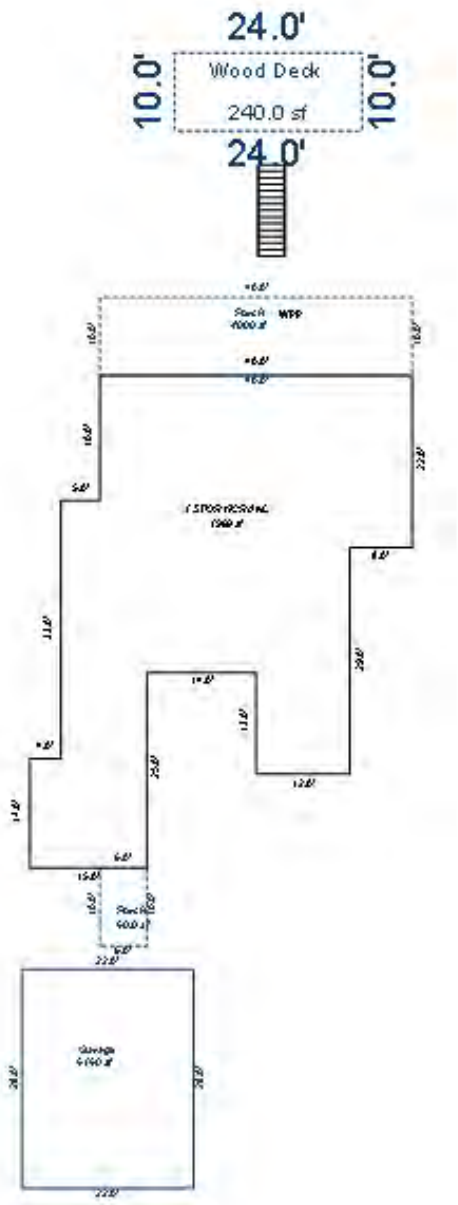
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1989 SF Floor Area = 1989 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,989		
			Total:	327,281	212,734
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,388
3 Fixture Bath			1	6,716	4,365
2 Fixture Bath			1	4,500	2,925
Water/Sewer					
1000 Gal Septic			1	5,541	3,602
Water Well, 100 Feet			1	6,514	4,234
Porches					
CPP			60	1,786	1,161
WPP			400	9,348	6,076
Deck					
Treated Wood			240	4,872	3,167
Treated Wood			240	4,872	3,167
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			616	30,332	19,716
Door Opener			2	1,343	873
Built-Ins					
Appliance Allow.			1	3,976	2,584
Fireplaces					
Interior 1 Story			1	6,917	4,496

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

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



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

Parcel Number: 45-006-700-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COBB STEVEN R	COBB STEVEN R & LINDA TRUS	0	03/17/2023	QC	09-FAMILY/RELATED ENTITY	2023001194	DEED	0.0
COBB HORACE H TRUST	COBB JEFFREY S &	0	04/28/2021	QC	09-FAMILY/RELATED ENTITY	2021004019	PROPERTY TRANSFER	0.0
COBB HORACE H JR & JANE TR	COBB HORACE H TRUST	0	02/20/2004	QC	03-ARM'S LENGTH	790:942	OTHER	0.0

Property Address

6691 S SUNSET DR

Owner's Name/Address

COBB JEFFREY S &
COBB JAMES & COBB STEVEN & LINDA TR
6168 DAKOTA DRIVE W
WEST DES MOINES IA 50266

Tax Description

L395 P553-556/94 L790P940&942/04 LOT 8
PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 55

2026 Est TCV 2,060,109 TCV/TFA: 1253.1

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	05/10/2016	INSPECTED
WAS	10/25/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	300.00	1.0000	0.8091	21000	100		1,699,124

100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 1,699,124

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000

Total Estimated Land Improvements True Cash Value = 5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	849,600	180,500	1,030,100			270,422C
2025	809,100	173,500	982,600			263,313C
2024	836,100	170,700	1,006,800			255,396C
2023	704,100	128,900	833,000			243,235C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1960	1984

Condition: Average

Room List

	Basement
4	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1000 S.F.
Slab: 336 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

120	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 45
Floor Area: 1,336
Total Base New : 193,651 E.C.F.
Total Depr Cost: 106,508 X 2.700
Estimated T.C.V: 287,572

(16) Porches/Decks

Area	Type
48	CPP
32	CPP

(17) Garage

Year Built: 1950
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 360
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

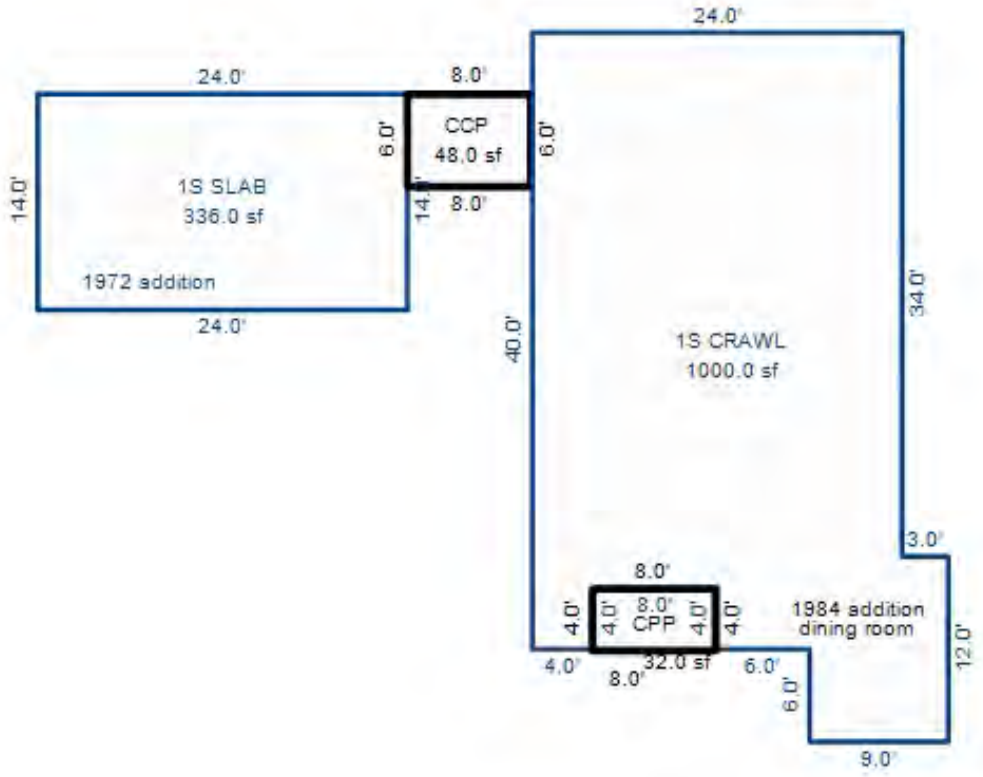
Carport Area:
Roof:

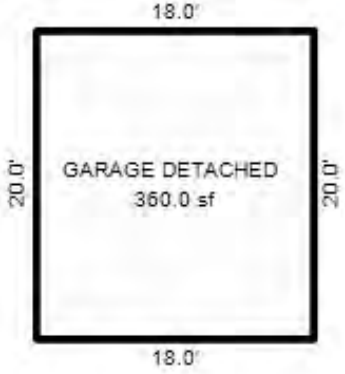
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1336 SF Floor Area = 1336 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,000		
1 Story	Siding	Slab	336		
			Total:	159,617	87,789
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,209	665
Water/Sewer					
1000 Gal Septic			1	4,473	2,460
Water Well, 100 Feet			1	5,522	3,037
Porches					
CPP			48	1,167	642
CPP			32	884	486
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			360	14,144	7,779
Built-Ins					
Appliance Allow.			1	1,934	1,064
Fireplaces					
Interior 1 Story			1	4,701	2,586
			Totals:	193,651	106,508

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 287,572

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





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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1955 BOAT	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 308 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 45
Floor Area: 308
Total Base New : 46,066 E.C.F.
Total Depr Cost: 25,338 X 2.700
Estimated T.C.V: 68,413

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

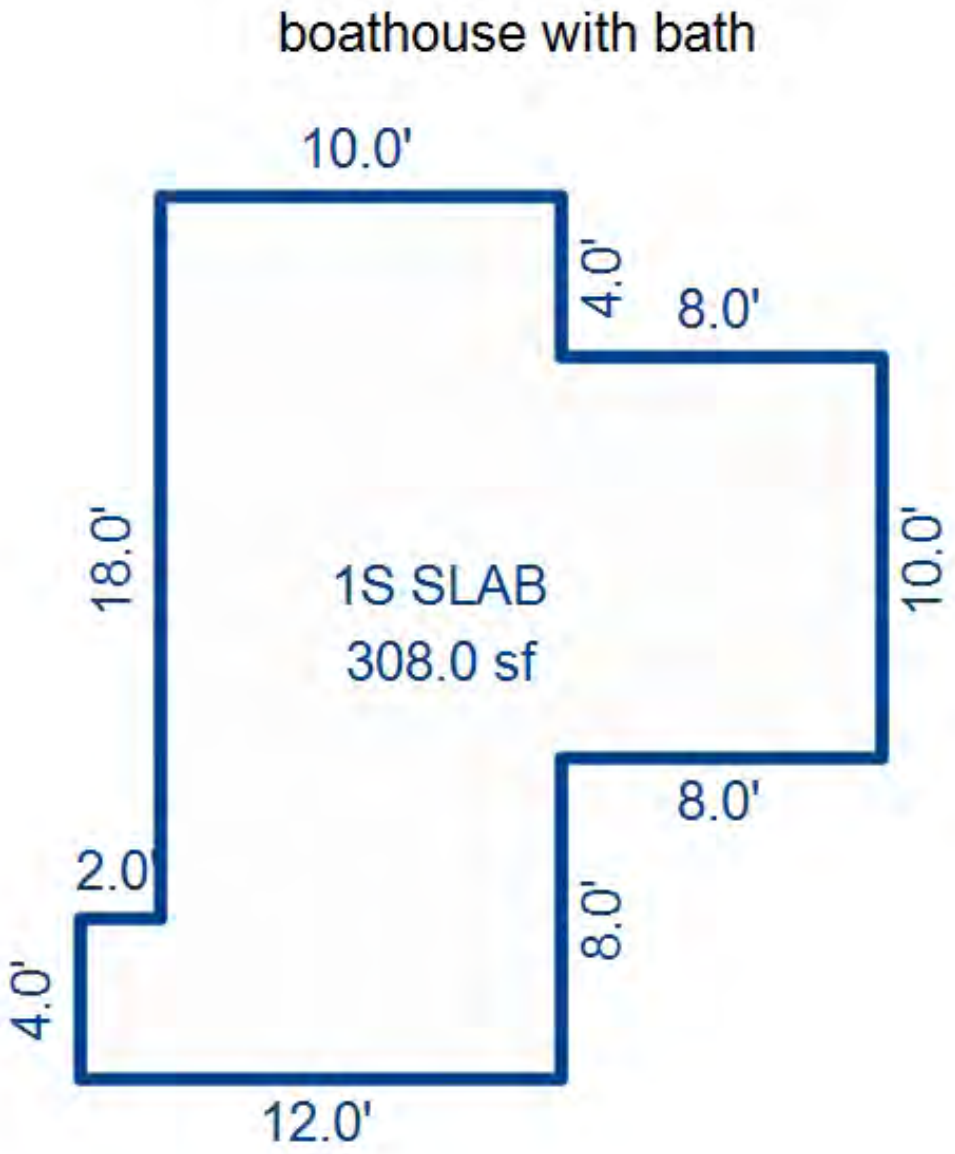
Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1955
(11) Heating System: Forced Air w/ Ducts
Ground Area = 308 SF Floor Area = 308 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	308		
			Total:	41,983	23,092
Other Additions/Adjustments					
Built-Ins					
Appliance Allow.			1	1,934	1,064
Fireplaces					
Wood Stove			1	2,149	1,182
			Totals:	46,066	25,338

Notes: BOAT HOUSE WITH BATH AND WOOD STOVE
ECF (4080 BIG GLEN) 2.700 => TCV: 68,413

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



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

Parcel Number: 45-006-700-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON GAYE S TRUST	SUCIU JAMES N	1,500,000	09/28/2007	PTA	33-TO BE DETERMINED		PROPERTY TRANSFER	100.0

Property Address

6671 S SUNSET DR

Owner's Name/Address

SUCIU JAMES N
1140 LAKE SHORE OVERLOOK
ALPHARETTA GA 30005-9001

Tax Description

L294 P337/88 LOT 9 & SLY 1/2 OF LOT 10 COM AT SW COR LOT 10 TH N 27 DEG 30' E 50 FT TH S 61 DEG 51' E 206.3 FT TO SHORE GLEN LK 50.5FT TO PT S 61 DEG 51' E FROM BEG TH N 61DEG 51' W TO BEG PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2026 Est TCV 6,265,671 TCV/TFA: 1337.1

Building Permit(s)	Date	Number	Status
Electrical	04/10/2013	PE13-0123	
Mechanical	11/15/2011	PM11-0388	
Plumbing	11/15/2011	PP11-0175	
Electrical	10/31/2011	PE11-0389	

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/13/2017	INSPECTED
TPC	11/01/2016	INSPECTED
TPC	05/10/2016	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	150.00	206.00	0.9592 0.7365	21000	100		2,225,517
150 Actual Front Feet, 0.71 Total Acres						Total Est. Land Value =	2,225,517

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	58.20	175	50	5,092
Wood Frame	52.73	90	50	2,373

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	5	100	50,000
Total Estimated Land Improvements True Cash Value =				57,465

Work Description for Permit PE13-0123, Issued 04/10/2013: Electrical for Residential New; PB11-0172
Work Description for Permit PM11-0388, Issued 11/15/2011: Mechanical for Single family dwelling, wood frame four stories; 400 sq.ft. crawl space, 300 sq.ft. unfinished basement, 1800 sq.ft. finished basement, 2800 sq.ft. main floor, 2100 sq.ft. second floor, 1000 sq.ft. third floor, 600 sq.ft. for three decks, 700 sq.ft. finished attached garage and 300 sq.ft. unfinished garage attic.
Work Description for Permit PP11-0175, Issued 11/15/2011: Plumbing for Single family dwelling, wood frame four stories; 400 sq.ft. crawl space, 300 sq.ft. unfinished basement, 1800 sq.ft. finished basement, 2800 sq.ft. main floor, 2100 sq.ft. second floor, 1000 sq.ft. third floor, 600 sq.ft. for three decks, 700

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,112,800	2,020,000	3,132,800			1,662,527C
2025	1,059,800	1,937,400	2,997,200			1,618,819C
2024	1,031,600	1,968,200	2,999,800			1,570,145C
2023	868,700	1,486,800	2,355,500			1,495,377C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2015	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1806 S.F.
Crawl: 637 S.F.
Slab: 136 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

993	Recreation	SF
1558	Living	SF
3	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
7	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: A
Effec. Age: 10
Floor Area: 4,686
Total Base New : 1,638,970 E.C.F.
Total Depr Cost: 1,475,070 X 2.700
Estimated T.C.V: 3,982,689

(16) Porches/Decks

Area	Type
538	WPP
136	WPP

(17) Garage

Year Built: 2012
Car Capacity:
Class: A
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 745
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

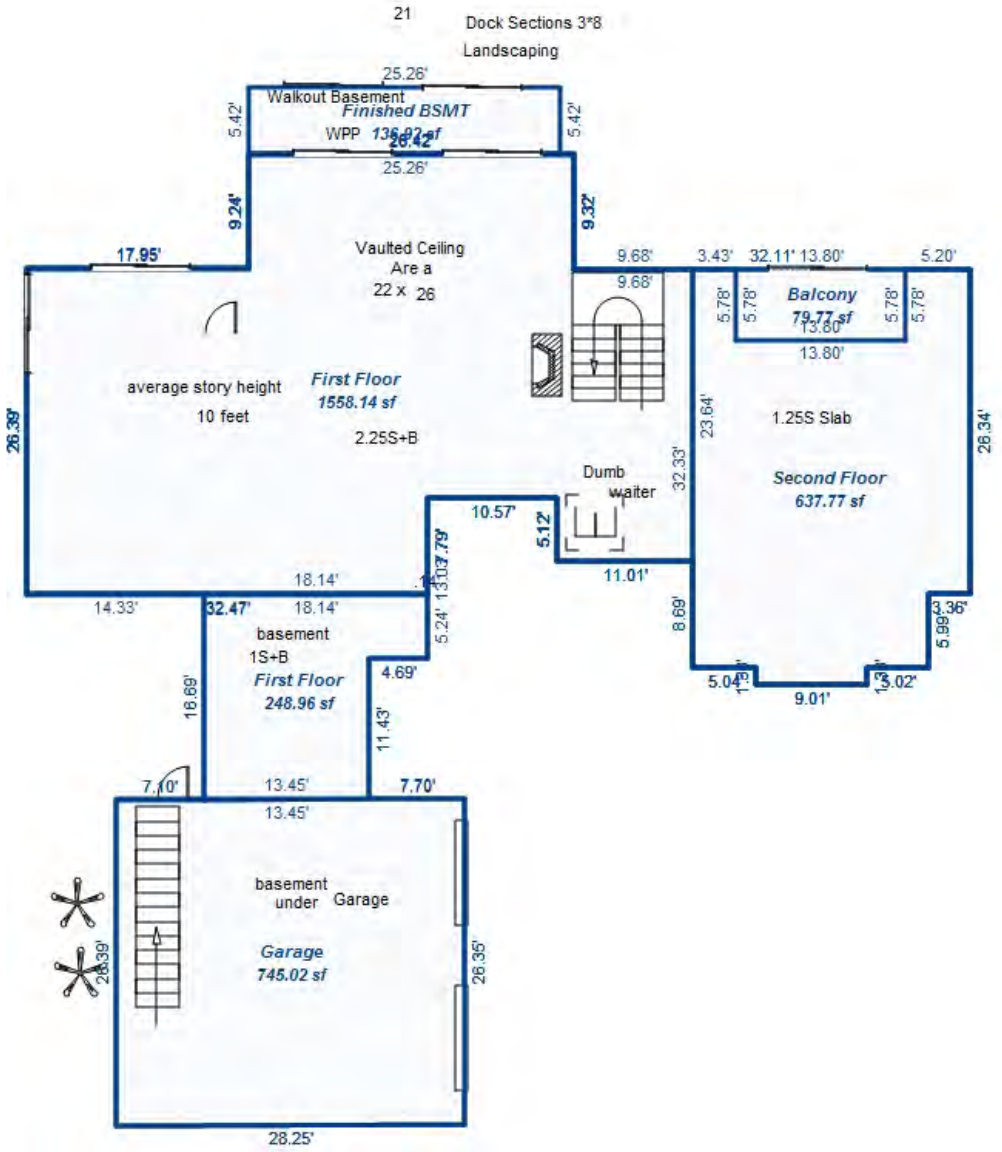
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls A Blt 2015
(11) Heating System: Forced Heat & Cool
Ground Area = 2579 SF Floor Area = 4686 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,558		
1.25 Story	Siding	Crawl Space	637		
1 Story	Siding	Basement	248		
1 Story	Siding	Slab	136		
1 Story	Block	Overhang	390		
			Total:	1,213,621	1,092,257
Other Additions/Adjustments					
Recreation Room			993	35,271	31,744
Basement Living Area			1558	108,920	98,028
Basement, Outside Entrance, Below Grade			3	16,377	14,739
Plumbing					
Average Fixture(s)			1	4,029	3,626
3 Fixture Bath			6	76,157	68,541
Water/Sewer					
2000 Gal Septic			1	12,827	11,544
Water Well, 100 Feet			1	7,582	6,824
Porches					
WPP			538	16,135	14,521
WPP			136	6,096	5,486
Garages					
Class: A Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			745	68,898	62,008
Common Wall: 1 Wall			1	-4,206	-3,785
Door Opener			2	1,692	1,523

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

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



Sketch by Apex Sketch

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

Parcel Number: 45-006-700-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEADEN THOMAS F ET AL	COOK DOUGLAS M TRUST	1,625,000	11/05/2015	WD	03-ARM'S LENGTH	1245P63	PROPERTY TRANSFER	100.0

Property Address

6653 S SUNSET DR

Owner's Name/Address

COOK DOUGLAS M TRUST
1025 STARR RD
WINNETKA IL 60093

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2026 Est TCV 5,297,800 TCV/TFA: 1002.6

Building Permit(s)	Date	Number	Status
BOAT HOUSE	09/30/2017	LU17-38	100% FINIS
Electrical	02/02/2017	PE17-0060	
Mechanical	01/27/2017	PM17-0072	
Electrical	01/20/2017	PE17-0037	

Tax Description

L253 P726/85 L601 P702/01 N 1/2 OF LOT 10 & ALL OF LOT 11 PLAT OF GLENWOOD SEC 27 T29N R14W.

Comments/Influences

COMBINED 2016 PRIOR YEAR 75% INT SPLIT

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County of Leelanau, Michigan

X	Improved		Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/03/2017	INSPECTED
TPC	11/01/2016	INSPECTED
TPC	05/10/2016	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front Depth	Depth Rate	Rate	%Adj.	Reason	Value
GROUP A 21000	147.67	151.92	0.9630	0.6825	21000	100		2,038,268
148 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	2,038,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	55.62	175	50	4,867
D/W/P: Patio Blocks	21.35	80	0	0
D/W/P: Crushed Rock	2.67	1760	0	0
Wood Frame	39.22	160	50	3,137

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	5	100	50,000
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				58,004

Work Description for Permit LU17-38, Issued 09/30/2017: BOAT HOUSE 10'X16'X14'H = 160 SF 1 STORY.
Work Description for Permit PE17-0060, Issued 02/02/2017: Electrical New Single Family Dwelling - Install alarm panel with smokes using IP & Cell. PB16-0189
Work Description for Permit PM17-0072, Issued 01/27/2017: Mechanical New Single Family Dwelling - Install Natural Gas DV Fireplace and Flue. PB16-0189 3-30-17. Added for one additonal fireplace.
Work Description for Permit PE17-0037, Issued 01/20/2017: Electrical New Single

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,019,100	1,629,800	2,648,900			1,530,279C
2025	970,600	1,550,000	2,520,600			1,490,048C
2024	944,800	1,540,400	2,485,200			1,445,246C
2023	795,600	1,165,300	1,960,900			1,376,425C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
2018	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 2403 S.F.
Crawl: 1180 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

1940	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
7	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: B +10
Effec. Age: 6
Floor Area: 5,284
Total Base New : 1,261,442 E.C.F.
Total Depr Cost: 1,185,751 X 2.700
Estimated T.C.V: 3,201,528

(16) Porches/Decks

Area	Type
1145	CPP
29	CCP (1 Story)
38	CCP (1 Story)
307	WGEP (1 Story)

(17) Garage

Year Built: 2016
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 812
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

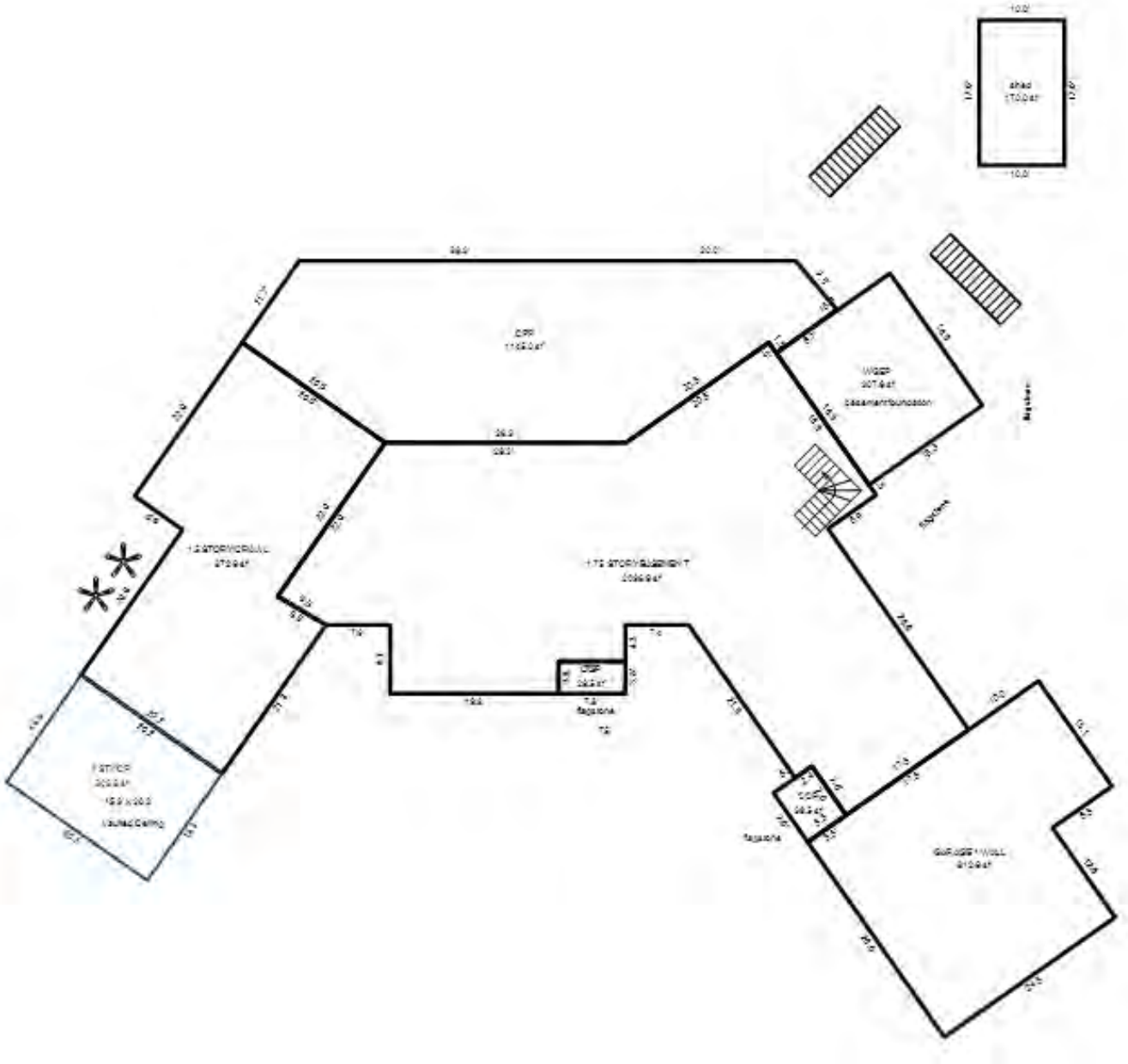
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B 10 Blt 2018
(11) Heating System: Forced Air w/ Ducts
Ground Area = 3276 SF Floor Area = 5284 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Basement	2,096			
1.5 Story	Siding	Crawl Space	872			
1 Story	Siding	Crawl Space	308			
			Total:	1,012,720	951,952	
Other Additions/Adjustments						
Recreation Room			1940	58,763	55,237	
Basement, Outside Entrance, Below Grade			1	4,609	4,332	
Plumbing						
Average Fixture(s)			1	3,257	3,062	
3 Fixture Bath			6	61,651	57,952	
Porches						
CCP (1 Story)			29	1,427	1,341	
CCP (1 Story)			38	1,807	1,699	
WGEP (1 Story)			307	30,669	28,829	
Foundation: Basement			307	9,870	9,278	
CPP			1145	23,301	21,903	
Garages						
Class: B Exterior: Siding Foundation: 42 Inch (Finished)						
Base Cost			812	56,199	52,827	
Common Wall: 1 Wall			1	-3,584	-3,369	
Door Opener			1	752	707	
Local Cost Items						
GENERATOR			1	1	1	*1
			Totals:	1,261,442	1,185,751	

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

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



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

Parcel Number: 45-006-700-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ASTLEY THOMS R TRUST	HEIDRICK LINDSAY T TRUST	1,125,000	09/24/2014	WD	03-ARM'S LENGTH	1210P728	PROPERTY TRANSFER	100.0
FOLKERS FERN M RESTATED TR	ASTLEY THOMS R TRUST	0	10/01/2007	WD	03-ARM'S LENGTH	955/906	DEED	100.0
FOLKERS FERN M RESTATED TR	ASTLEY THOMAS R TRUST	0	09/28/2007	WD	03-ARM'S LENGTH	955:906	OTHER	100.0
	FOLKERS	1,325,000	03/15/2002	MLC	16-LC PAYOFF		OTHER	0.0

Property Address

6641 S SUNSET DR

Owner's Name/Address

HEIDRICK LINDSAY T TRUST
GARRISON LINDSAY T TRUSTEE
861 BRYANT AVE
WINNETKA IL 60093

Tax Description

L700 P4/03 LOT 12 & SLY 1/2 LOT 13 PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 55

2026 Est TCV 5,288,873 TCV/TFA: 997.34

Building Permit(s)	Date	Number	Status
Mechanical	08/31/2015	PM15-0413	
Plumbing	08/05/2015	PP15-0180	
Res. Single Family Dwellin	06/05/2015	PB15-0165	100% FINIS
HOUSE	06/03/2015	LU15-11	100% FINIS

X	Improved		Vacant

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

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

Who	When	What
TPC	11/13/2017	INSPECTED
TPC	11/01/2016	INSPECTED
TPC	12/31/2015	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	150.00	190.79	0.9592	0.7225	21000	100		2,183,257
150 Actual Front Feet, 0.66 Total Acres							Total Est. Land Value =	2,183,257

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	29.98	2000	0	0
D/W/P: Crushed Rock	2.67	1000	0	0
Wood Frame	42.76	103	95	4,184

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	5	100	50,000
Total Estimated Land Improvements True Cash Value =				54,184

Work Description for Permit PM15-0413, Issued 08/31/2015: Residential Mechanical for single family home:PB15-0165 11-18-16. REVISED: Added gas opening for Outdoor Fire Pit.
Work Description for Permit PP15-0180, Issued 08/05/2015: Residential Plumbing for single family dwelling:PB15-0165
Work Description for Permit PB15-0165, Issued 06/05/2015: New SFD, 102 sq ft unfinished basement, 1909 sq ft finished basement, 2011 sq ft main floor, 2356 sq ft second floor, 315 sq ft covered porch, 490 sq ft finished enclosed porch, 742 sq ft deck, 754 sq ft finished garage 03/31/16 REVISED permit to add bedroom over garage and adjust difference in square footage. See plans

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,091,600	1,552,800	2,644,400			1,333,831C
2025	1,039,600	1,487,700	2,527,300			1,298,765C
2024	1,012,000	1,510,500	2,522,500			1,259,714C
2023	852,200	1,142,500	1,994,700			1,199,728C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2016	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 2023 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

1900	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
4	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: B +10
Effec. Age: 9
Floor Area: 5,303
Total Base New : 1,241,921 E.C.F.
Total Depr Cost: 1,130,160 X 2.700
Estimated T.C.V: 3,051,432

(16) Porches/Decks

Area	Type
56	CCP (1 Story)
31	CCP (1 Story)
123	CPP
477	CPP
903	WPP
312	WPP

(17) Garage

Year Built: 2015
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 754
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 10 Blt 2016
(11) Heating System: Forced Heat & Cool
Ground Area = 2023 SF Floor Area = 5303 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	2,023		
1 Story	Siding	Overhang	477		
1 Story	Siding	Overhang	780		
			Total:	994,454	904,966
Other Additions/Adjustments					
Recreation Room			1900	57,551	52,371
Basement, Outside Entrance, Below Grade			1	4,609	4,194
Plumbing					
Average Fixture(s)			1	3,257	2,964
3 Fixture Bath			3	30,826	28,052
2 Fixture Bath			1	6,850	6,233
Separate Shower			1	3,123	2,842
Water/Sewer					
2000 Gal Septic			1	11,719	10,664
Water Well, 100 Feet			1	6,941	6,316
Porches					
CCP (1 Story)			56	2,521	2,294
CCP (1 Story)			31	1,514	1,378
CPP			123	3,681	3,350
CPP			477	11,653	10,604
WPP			312	8,274	7,529
WPP			903	21,040	19,146

Garages
Class: B Exterior: Siding Foundation: 42 Inch (Finished)
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

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

Parcel Number: 45-006-700-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

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

Property Address

6617 S SUNSET DR

Owner's Name/Address

GLEN LAKE YACHT CLUB
P O BOX 463
GLEN ARBOR MI 49636-0463

Tax Description

NLY 1/2 LOT 13 & ALL LOT 14 PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences

GLEN LAKE YACHT CLUB

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

Class: COMMERCIAL-IMPROVE Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2026 Est TCV 3,055,045 TCV/TFA: 1531.3

Building Permit(s)	Date	Number	Status
Electrical	04/21/2009	PE09-0073	
Commercial, Add/Alter/Repa	05/05/2008	PB08-0116	100% FINIS

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	11/13/2017	INSPECTED
TPC	05/14/2015	INSPECTED
WAS	01/23/2009	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	150.00	215.00	0.9592 0.7444	21000	100		2,249,437
150 Actual Front Feet, 0.74 Total Acres						Total Est. Land Value =	2,249,437

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	47.90	840	50	20,118
D/W/P: Crushed Rock	2.31	13686	50	15,807
Wood Frame	22.99	500	85	9,771

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WATER WELL 4"-6"	0.00	1	50		100	0
SEPTIC TANK 1000 GAL	0.00	1	50		100	0
DRAIN FIELD	0.00	1	50		100	0
WOOD DECKS	5.25	323	50		100	848
Total Estimated Land Improvements True Cash Value =						56,544

Work Description for Permit PE09-0073, Issued 04/21/2009: Commercial alteration to Glen Lake Yacht Club - changing incoming service from overhead to underground - CONSUMERS ENERGY
Work Description for Permit PB08-0116, Issued 05/05/2008: Commercial alteration

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,124,700	402,800	1,527,500			312,133C
2025	1,071,200	336,400	1,407,600			303,927C
2024	1,042,700	358,600	1,401,300			294,789C
2023	878,100	332,600	1,210,700			280,752C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2014	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

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

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 12
Floor Area: 0
Total Base New : 54,164 E.C.F.
Total Depr Cost: 47,664 X 2.000
Estimated T.C.V: 95,328

(16) Porches/Decks

Area	Type
840	WPP
440	WPP
170	WPP
1040	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2014
(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories Exterior Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,451	1,277
Water/Sewer			
1000 Gal Septic	1	4,782	4,208
Water Well, 100 Feet	1	5,847	5,145
Porches			
WPP	440	7,986	7,028
WPP	170	4,507	3,966
WPP	840	13,314	11,716
Built-Ins			
Appliance Allow.	1	2,767	2,435
Deck			
Treated Wood	1040	13,510	11,889
	Totals:	54,164	47,664

Notes:

ECF (2201 COMMERCIAL) 2.000 => TCV: 95,328

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

Desc. of Bldg/Section:
Calculator Occupancy: Community Recreation Centers

Class: D
Floor Area: 1,995
Gross Bldg Area: 1,995
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 8
Physical %Good: 85
Func. %Good : 100
Economic %Good: 100

1984 Year Built Remodeled

8 Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Heat Pump System 100%
Heat#2: Heat Pump System 0%
Ave. SqFt/Story: 1995
Ave. Perimeter: 242
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

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

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 12 Perimeter: 242
Overall Building Height: 8

Base Rate for Upper Floors = 170.66

(10) Heating system: Heat Pump System Cost/SqFt: 39.49 100%
Adjusted Square Foot Cost for Upper Floors = 210.15

Total Floor Area: 1,995 Base Cost New of Upper Floors = 419,250

Reproduction/Replacement Cost = 419,250
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0
Total Depreciated Cost = 356,363

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ADDFFA	17201.00	1	1.00	100	17,201

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 653,736
Replacement Cost/Floor Area= 218.77 Est. TCV/Floor Area= 327.69

(1) Excavation/Site Prep:

(2) Foundation:
	Footings	X	Poured Conc.		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:
	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:
	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

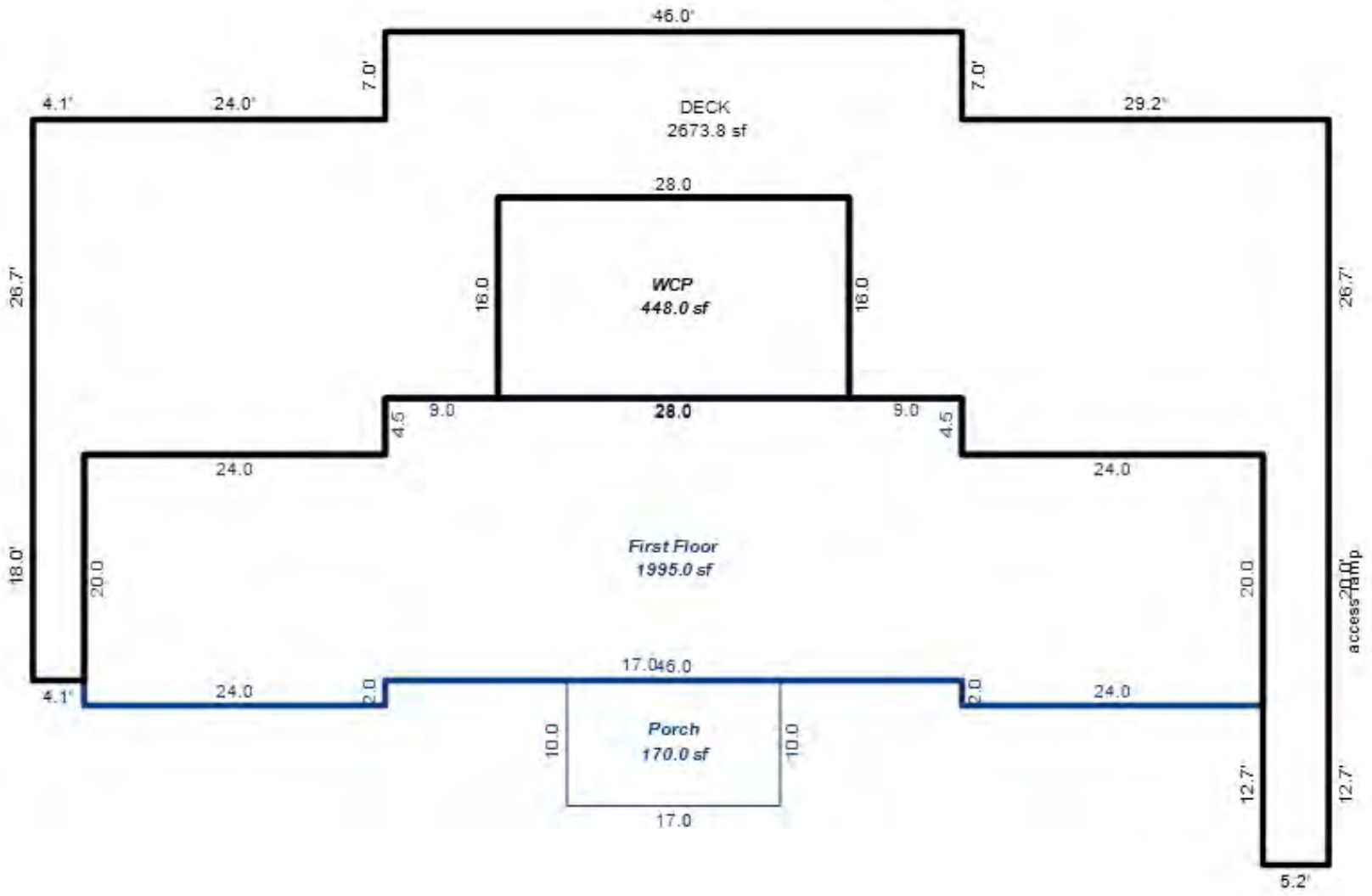
(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:
	Thickness		Bsmnt Insul.

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



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

Parcel Number: 45-006-700-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TERRY SHEILA S TRUST &	BIG GLEN OVERLOOK LLC	2,350,000	10/16/2023	WD	19-MULTI PARCEL ARM'S LEN	2023004584	PROPERTY TRANSFER	100.0
TERRY SHEILA SUZANNE &	TERRY SHEILA S TRUST	0	10/10/2013	WD	03-ARM'S LENGTH	1181P621	DEED	0.0
TERRY SHEILA SUZANNE A SIN	TERRY SHEILA S & GIEGERICH	0	10/25/1986	QC	09-FAMILY/RELATED ENTITY	271P276	OTHER	0.0

Property Address

6607 S SUNSET DR

Owner's Name/Address

BIG GLEN OVERLOOK LLC
592 WILLOUGHBY RD
MASON MI 48854

Tax Description

L271 P276/86 LOT 15 PLAT OF GLENWOOD. SEC 27 T29N R14W.

Comments/Influences

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

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 55
2026 Est TCV 2,347,510 TCV/TFA: 1173.7

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/17/2017	PB17-0119	100% FINIS
SHED	10/02/1997	97000535	100% FINIS

X	Improved		Vacant

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

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

Who	When	What
TPC	09/28/2023	INSPECTED
TPC	11/13/2017	INSPECTED
TPC	05/14/2015	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	120.00	205.00	1.0000	0.7356	21000	100		1,853,807
120 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	1,853,807

Land Improvement Cost Estimates

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

Work Description for Permit PB17-0119, Issued 04/17/2017: RESIDENTIAL Alteration/Repair - Re-Roof of one story, wood frame building 3000 sq. ft.
Work Description for Permit 97000535, Issued 10/02/1997: NEW STORAGE BLDG 234 SQFT. 1STORY FRAME CONSTRUCITON. ON SLAB

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	926,900	246,900	1,173,800			1,149,213C
2025	882,800	236,200	1,119,000			1,119,000S
2024	871,600	232,400	1,104,000			1,104,000S
2023	734,000	175,300	909,300			297,599C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1957	1960

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2000 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 40
Floor Area: 2,000
Total Base New : 301,667 E.C.F.
Total Depr Cost: 181,001 X 2.700
Estimated T.C.V: 488,703

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1997
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 180
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

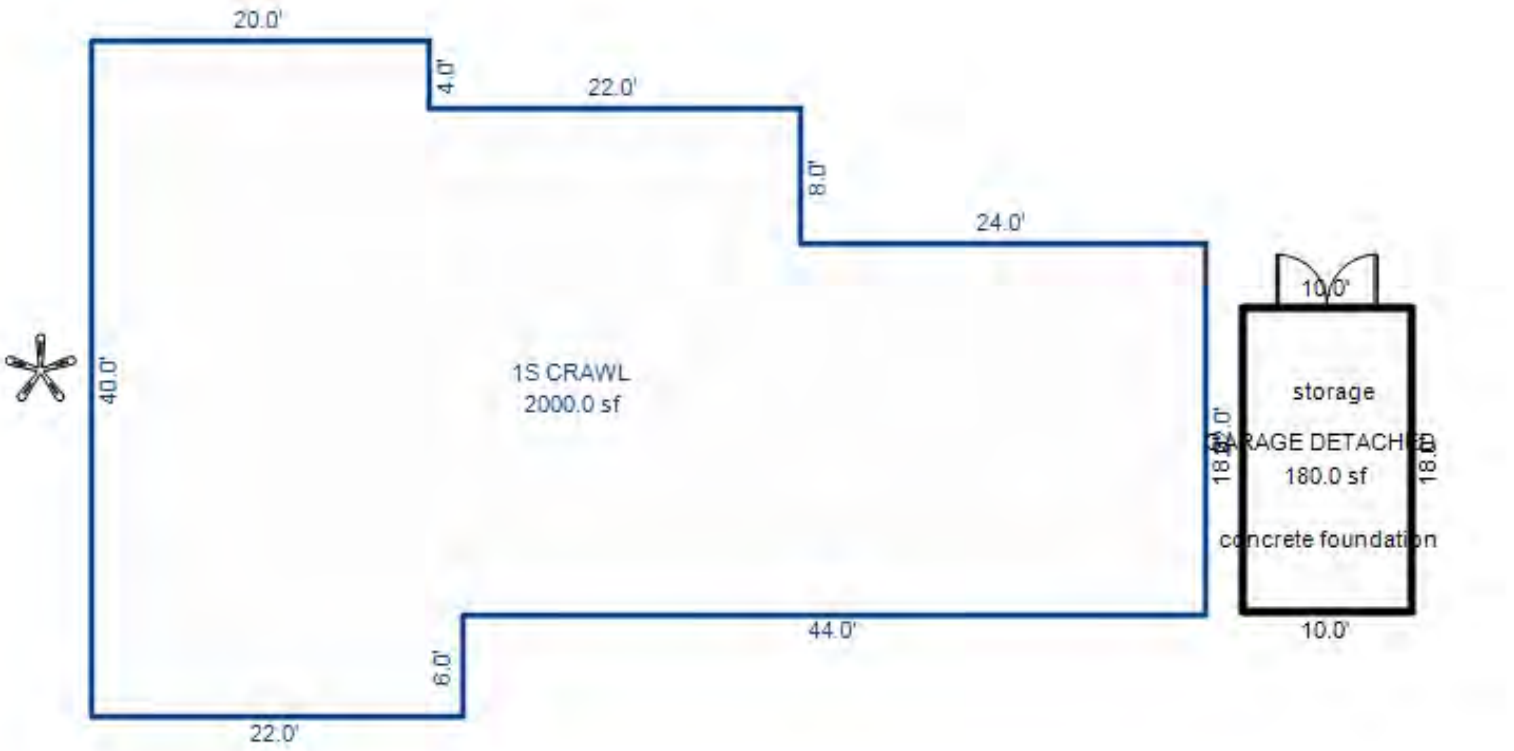
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1957
(11) Heating System: Forced Heat & Cool
Ground Area = 2000 SF Floor Area = 2000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	2,000			
			Total:	268,212	160,927	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,451	871	
2 Fixture Bath			1	3,056	1,834	
Water/Sewer						
1000 Gal Septic			1	4,782	2,869	
Water Well, 100 Feet			1	5,847	3,508	
Built-Ins						
Appliance Allow.			1	2,767	1,660	
Fireplaces						
Interior 1 Story			1	5,338	3,203	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			180	10,213	6,128	
Local Cost Items						
GENERATOR			1	1	1	*9
			Totals:	301,667	181,001	

Notes: YEAR OF ADDITION TO NORTH SIDE OF HOUSE UNKNOWN.
ECF (4080 BIG GLEN) 2.700 => TCV: 488,703

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



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

Parcel Number: 45-006-705-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STANDER DAVID M & MARY E	CLAYPOOL PHILIP C & DEKKEF	250,000	08/09/2018	WD	03-ARM'S LENGTH	1337P979	PROPERTY TRANSFER	100.0

Property Address

1 GREAT LKS

Owner's Name/Address

CLAYPOOL PHILIP C & DEKKER KATHLEEN
6619 CHEVY WAY
TALLAHASSEE FL 32317--741

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 685,693 TCV/TFA: 772.18

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$340			1 Units	350000.00000		100		350,00

0.00 Total Acres Total Est. Land Value = 350,000

Public Improvements

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

Topography of Site

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

Tax Description

L271 P377/86 APARTMENT 1 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST LEVEL "A" UNIT TYPE 2BDRM 2BATH
2 BED / 2 BATH 1ST LEVEL
END UNIT 882 SQ FT
2.786 % OF VALUE

Who	When	What
TPC	04/20/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	175,000	167,800	342,800			148,685C
2025	150,000	192,000	342,000			144,777C
2024	125,000	170,700	295,700			140,424C
2023	75,000	159,000	234,000			133,738C

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County of Leelanau, Michigan

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 25
Floor Area: 888
Total Base New : 144,397 E.C.F.
Total Depr Cost: 108,288 X 3.100
Estimated T.C.V: 335,693

(16) Porches/Decks

Area	Type
76	Treated Wood
125	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

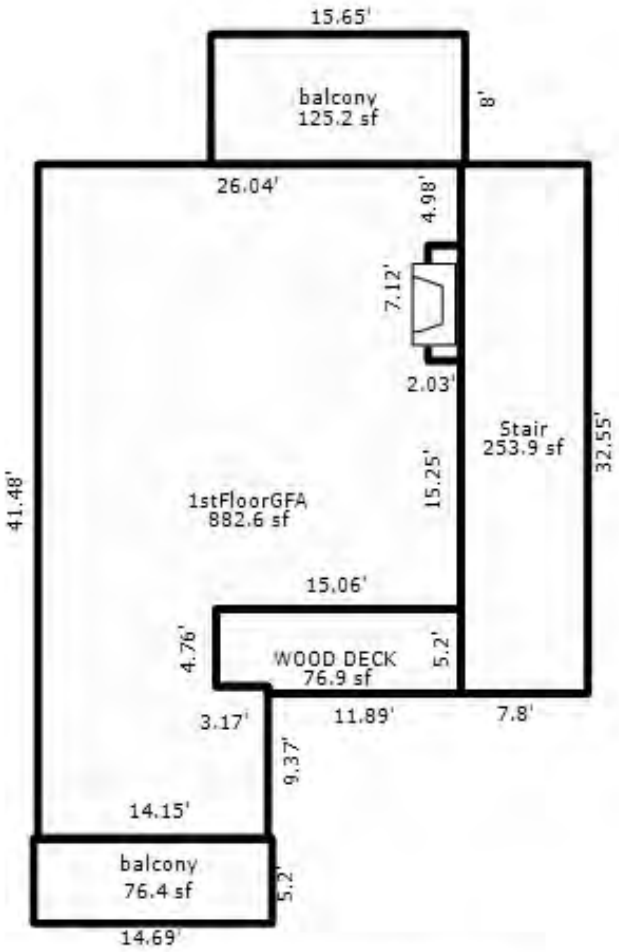
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	118,498	88,866
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			1	4,567	3,425
Deck					
Treated Wood			76	2,155	1,616
Balcony					
Wood Balcony			125	5,473	4,105
Wood Balcony			76	3,327	2,495
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
Lump Sum Items					
END UNIT			1	1	1
			Totals:	144,397	108,288

Notes: 1ST LEVEL "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 335,693

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

BUILDING A



Recorded in master deed as amount 888.20 SQ FT

UNIT 1

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

Parcel Number: 45-006-705-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETRAUSKAS RAYMOND & HELEN	GAFFKE BRADLEY ANTON & LEA	450,000	10/05/2018	WD	03-ARM'S LENGTH	1343P460	PROPERTY TRANSFER	100.0
NORWOOD/CRUZ ET AL	PETRAUSKAS RAYMOND & HELEN	620,000	08/09/2004	WD	03-ARM'S LENGTH	817:245	OTHER	100.0

Property Address

3 GREAT LKS

Owner's Name/Address

GAFFKE BRADLEY ANTON & LEAH ANN
5147 HARVEY LAKE RD
HIGHLAND MI 48356

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 867,564 TCV/TFA: 767.76

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units	450000.00000		100	2ND & 3RD	450,00

0.00 Total Acres Total Est. Land Value = 450,000

Public Improvements

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

Topography of Site

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

Tax Description

L271 P588 L272 P203 L307 P934 L490 P457 L817 P245/04 APARTMENT 2 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2ND & MEZZ "D" UNIT TYPE
3 BED 2ND & MEZZ. / 3 BATH
1131 SQ FT
3.982 % OF VALUE
$600,000 1817482 WHOLE OWNERSHIP. THIS UPPER LEVEL END UNIT WITH LESS THAN 10 STEPS TO THE ENTRY DOORS HAS SOME OF THE BEST VIEWS IN THE RESORT. VIEW BOTH MANITOU ISLANDS, SLEEPING BEAR POINT, AND

E. THE NCE TO THE FLOWS RIGHT G, AND R THE RIVER LAKE HED.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	208,800	433,800			262,404C
2025	155,000	243,100	398,100			255,506C
2024	150,000	216,100	366,100			247,824C
2023	100,000	201,500	301,500			236,023C

Who	When	What
TPC	04/20/2017	INSPECTED
WAS	12/23/2007	INSPECTED

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2001

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 20
Floor Area: 1,130
Total Base New : 168,384 E.C.F.
Total Depr Cost: 134,698 X 3.100
Estimated T.C.V: 417,564

(16) Porches/Decks

Area	Type
71	Treated Wood
131	Wood Balcony
125	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

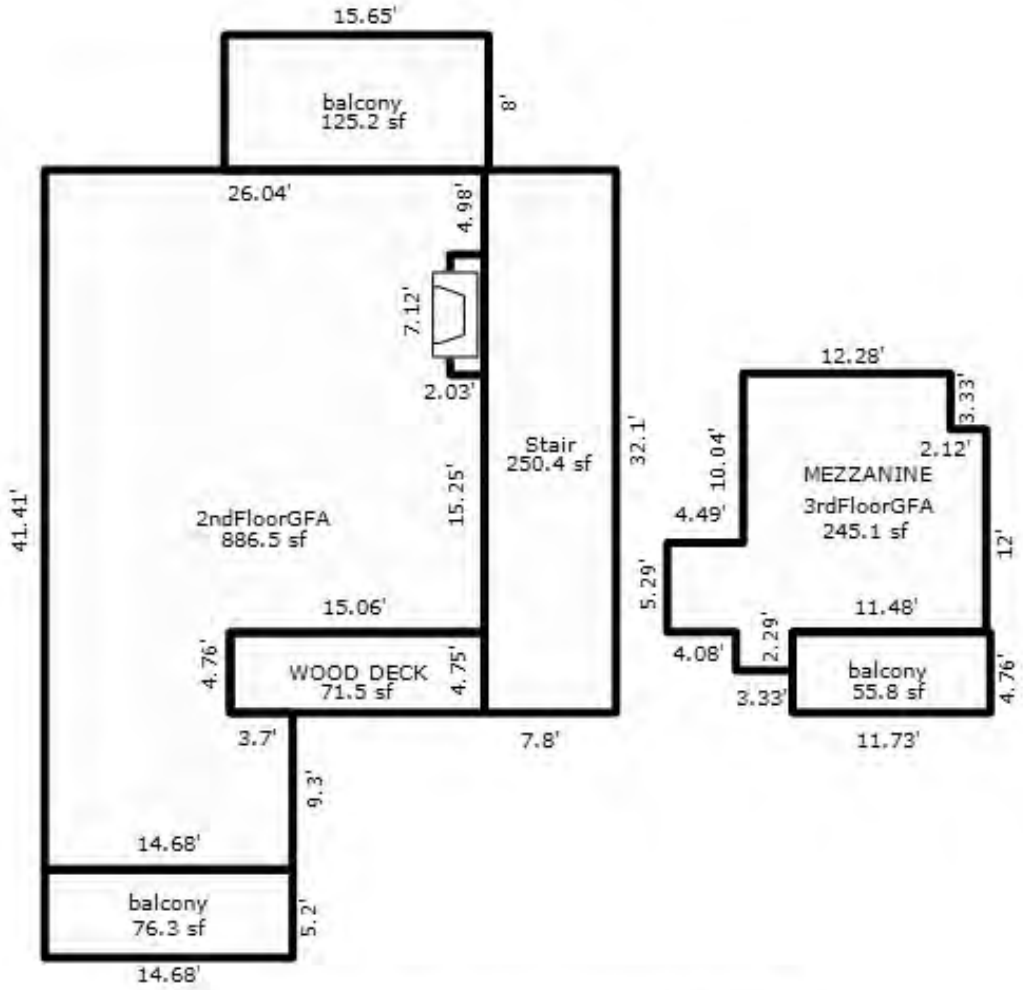
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	130,577	104,453
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,161
3 Fixture Bath			2	9,133	7,306
Deck					
Treated Wood			71	2,090	1,672
Balcony					
Wood Balcony			131	5,735	4,588
Wood Balcony			125	5,473	4,378
Water/Sewer					
Public Water			1	1,494	1,195
Public Sewer			1	1,494	1,195
Built-Ins					
Appliance Allow.			1	2,767	2,214
Fireplaces					
Prefab 2 Story			1	3,170	2,536
Lump Sum Items					
END UNIT UPPER				5,000	4,000
			Totals:	168,384	134,698

Notes: 2ND & MEZZ "D" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 417,564

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 2

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

Parcel Number: 45-006-705-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOBBS JAMES C & CUNDARI-HO	GROSS CATHERYN & ANNA	240,000	02/14/2020	WD	03-ARM'S LENGTH	2020001021	PROPERTY TRANSFER	100.0
KRAFT GERALD ET AL	HOBBS JAMES C &	295,000	11/01/2006	WD	03-ARM'S LENGTH	919:874	OTHER	100.0
DONOGHUE MARTHA J	KRAFT GERALD ET AL	275,000	09/02/2005	WD	03-ARM'S LENGTH	869:826	OTHER	100.0
MUELLER	DONOGHUE	220,000	06/14/2002	WD	03-ARM'S LENGTH	649:861	OTHER	0.0

Property Address

5 GREAT LKS

Owner's Name/Address

GROSS CATHERYN & ANNA
1713 SAYRE ST
MIDLAND MI 48640

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 481,502 TCV/TFA: 798.51

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1 Units		240000.00000	100		240,00
			0.00 Total Acres		Total Est. Land Value =			240,000

Public Improvements

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

Topography of Site

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

Tax Description

L423 P472/96 L649 P861/02 L707 P839/03 L869 P826/05 L919 P874/06 APARTMENT 3 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST LEVEL "B REV" UNIT TYPE
1 BED / 1 BATH 1ST LEVEL
603 SQ FT
2.174 % OF VALUE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	120,000	120,800	240,800			121,068C
2025	100,000	134,700	234,700			117,886C
2024	90,000	119,800	209,800			114,342C
2023	50,000	111,600	161,600			108,898C

Who When What

TPC 04/20/2017 INSPECTED
WAS 12/23/2007 INSPECTED

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County of Leelanau, Michigan

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 603 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 20
Floor Area: 603
Total Base New : 97,381 E.C.F.
Total Depr Cost: 77,904 X 3.100
Estimated T.C.V: 241,502

(16) Porches/Decks

Area	Type
90	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

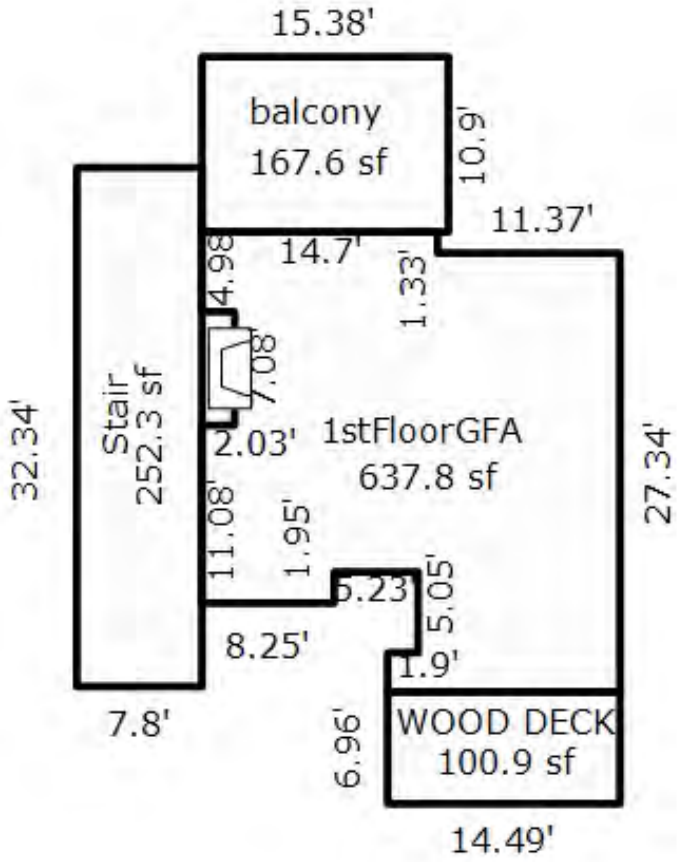
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 603 SF Floor Area = 603 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	603		
			Total:	84,624	67,698
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,161
Deck					
Treated Wood			90	2,381	1,905
Water/Sewer					
Public Water			1	1,494	1,195
Public Sewer			1	1,494	1,195
Built-Ins					
Appliance Allow.			1	2,767	2,214
Fireplaces					
Prefab 2 Story			1	3,170	2,536
			Totals:	97,381	77,904

Notes: 1ST LEVEL "B REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 241,502

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

BUILDING A



Recorded in master deed as amount 602.70 SQ FT

UNIT 3

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

Parcel Number: 45-006-705-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LARIVIERE STEPHEN M &	SAMEROFF ARNOLD J &	545,000	03/04/2005	WD	03-ARM'S LENGTH	845:599	OTHER	100.0
KUTSCHE	LARIVIERE	250,000	09/15/1998	WD	03-ARM'S LENGTH	487:303	PROPERTY TRANSFER	0.0
SIRNA	KUTSCHE	185,000	08/25/1995	WD	03-ARM'S LENGTH	409:327	OTHER	0.0

Property Address

7 GREAT LKS

Owner's Name/Address

SAMEROFF ARNOLD J &
MCDONOUGH SUSAN C
6000 PELICAN BAY BLVD APT 101
NAPLES FL 34108

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 890,132 TCV/TFA: 787.73

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units	450000.00000		100		450,00

0.00 Total Acres Total Est. Land Value = 450,000

Public Improvements

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

Topography of Site

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

Tax Description

L240 P226 L284 P703 L409 P327 L487 P303 L845 P599/05 APARTMENT 4 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST & 2ND "C REV" UNIT TYPE
3BED 1ST & 2ND / 3 BATH
1131 SQ FT
3.715 % OF VALUE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	220,100	445,100			268,640C
2025	155,000	254,400	409,400			261,578C
2024	150,000	226,300	376,300			253,713C
2023	100,000	210,700	310,700			241,632C

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

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County of Leelanau, Michigan

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2000

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 565 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 20
Floor Area: 1,130
Total Base New : 177,485 E.C.F.
Total Depr Cost: 141,978 X 3.100
Estimated T.C.V: 440,132

(16) Porches/Decks

Area	Type
71	Treated Wood
73	Treated Wood
167	Wood Balcony
159	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

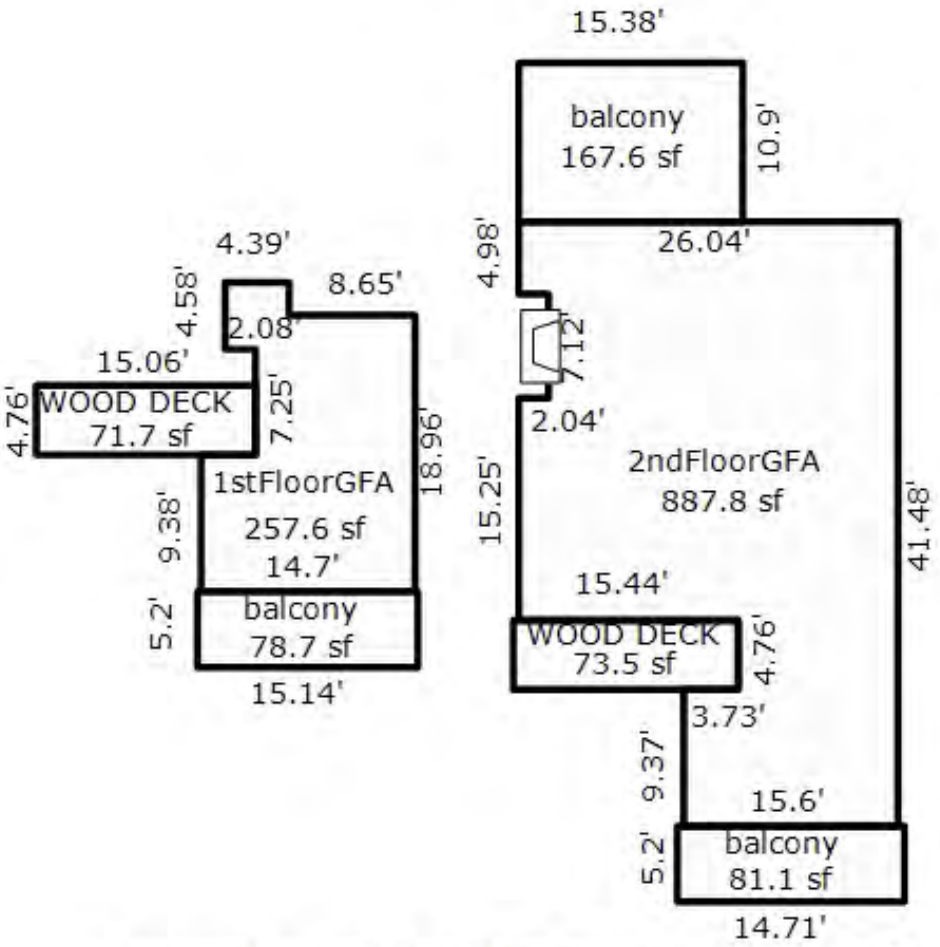
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 565 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	565		
			Total:	139,499	111,589
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,161
3 Fixture Bath			2	9,133	7,306
Deck					
Treated Wood			71	2,090	1,672
Treated Wood			73	2,115	1,692
Balcony					
Wood Balcony			167	7,311	5,849
Wood Balcony			159	6,961	5,569
Water/Sewer					
Public Water			1	1,494	1,195
Public Sewer			1	1,494	1,195
Built-Ins					
Appliance Allow.			1	2,767	2,214
Fireplaces					
Prefab 2 Story			1	3,170	2,536
			Totals:	177,485	141,978

Notes: 1ST & 2ND "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 440,132

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 4

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

Parcel Number: 45-006-705-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLEMIN VELVA TRUST	WILLEMIN VELVA GST TRUST	0	06/17/2022	WD	21-NOT USED/OTHER	2022003888	DEED	100.0
WILLEMIN VELVA TRUST	WILLEMIN VELVA TRUST	0	01/20/2016	QC	09-FAMILY/RELATED ENTITY	1253P573	OTHER	0.0
WILLEMIN VELVA TRUST	WILLEMIN VELVA TRUST	0	05/12/2014	OTH	07-DEATH CERTIFICATE	1253P571	OTHER	100.0
QUARDERER GEORGE J & CAROL	WILLEMIN VELVA TRUST	265,000	08/30/1996	WD	03-ARM'S LENGTH	429:268	OTHER	0.0

Property Address

9 GREAT LKS

Owner's Name/Address

WILLEMIN VELVA GST TRUST
FBO STEVENS DIANE WILLEMIN
4312 PINE MEADOWS TRL
TRAVERSE CITY MI 49685

Class: RESIDENTIAL CONDOM Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2026 Est TCV 829,691 TCV/TFA: 734.24

Building Permit(s)	Date	Number	Status
Commercial/Residential	05/02/2016	PB16-0110	100% FINIS
Plumbing	04/27/2016	PP16-0084	
Mechanical	04/27/2016	PM16-0250	
Electrical	04/27/2016	PE16-0164	

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units		450000.00000	100		450,00

0.00 Total Acres Total Est. Land Value = 450,000

Public Improvements

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

Topography of Site

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

Work Description for Permit PB16-0110, Issued 05/02/2016: Interior atleration to kitchen and bathroom, 190 sq.ft.
Work Description for Permit PP16-0084, Issued 04/27/2016: Plumbing alterations to kitchen and bathroom; PB16-0110.
Work Description for Permit PM16-0250, Issued 04/27/2016: Mechanical alterations; replace bath exhaust fan. PB16-0110.
Work Description for Permit PE16-0164, Issued 04/27/2016: Electrical alterations to kitchen and bathroom; PB16-0110.

Tax Description

L267 P113/86 L429 P268/96 APARTMENT 5 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

3RD & MEZZ "C REV" UNIT TYPE
3 BED 3RD & MEZZ. / 3 BATH
1130 SQ FT
3.843 % OF VALUE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	189,800	414,800			315,522C
2025	155,000	222,000	377,000			307,227C
2024	150,000	197,400	347,400			297,990C
2023	100,000	183,800	283,800			283,800S

Who	When	What
TPC	04/24/2017	INSPECTED
TPC	10/19/2016	INSPECTED
WAS	12/23/2007	INSPECTED

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

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 25
Floor Area: 1,130
Total Base New : 163,340 E.C.F.
Total Depr Cost: 122,481 X 3.100
Estimated T.C.V: 379,691

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

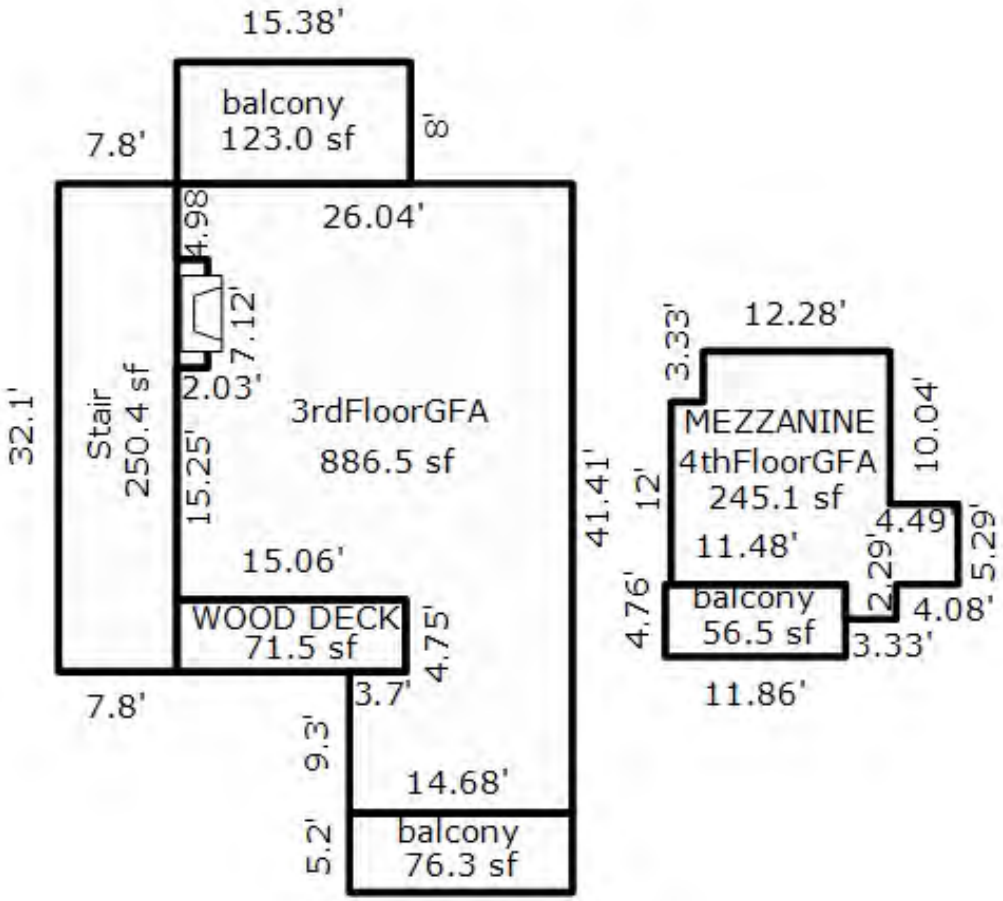
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	130,577	97,911
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			2	9,133	6,850
Deck					
Treated Wood			71	2,090	1,567
Balcony					
Wood Balcony			123	5,385	4,039
Wood Balcony			132	5,779	4,334
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
			Totals:	163,340	122,481

Notes: 3RD & MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 379,691

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 5

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

Parcel Number: 45-006-705-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DERSHEM ARIC S & MARIE	FOR-REST LLC	725,000	02/20/2025	WD	03-ARM'S LENGTH	2025000780	PROPERTY TRANSFER	100.0
ROEHLING CILIBERTI TRUST	DERSHEM ARIC S & MARIE	322,000	08/28/2020	WD	03-ARM'S LENGTH	20200005663	PROPERTY TRANSFER	100.0
SCHULD MARY JO TRUST	ROEHLING CILIBERTI TRUST	250,000	07/02/2018	WD	03-ARM'S LENGTH	1333P772	PROPERTY TRANSFER	100.0
GREENE BONNIE M TRUST	SCHULD MARY JO TRUST	339,900	09/20/2013	WD	03-ARM'S LENGTH	1179P80	PROPERTY TRANSFER	100.0

Property Address

11 GREAT LKS

Owner's Name/Address

FOR-REST LLC
8459 TIPSICO TRAIL
HOLLY MI 48442

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 707,858 TCV/TFA: 797.14

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

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

Topography of Site

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

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$340			1 Units	350000.00000		100		350,00

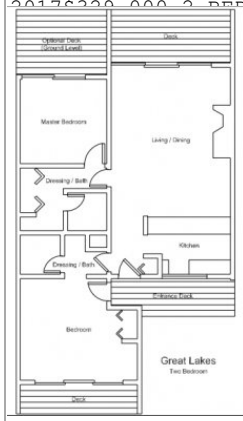
0.00 Total Acres Total Est. Land Value = 350,000

Tax Description

L265 P89 L394 P758 L413 P847/95 L887 P226&228/05 APARTMENT 6 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST LEVEL "A" UNIT TYPE
2BED / 2 BATH 1ST LEVEL
882 SQ FT
2.747 % OF VALUE
2017$320,000 2 BEDROOM(S), WHOLE LAKEFRONT



THE CRYSTAL RIVER AND JUST A QUICK WALK TO
IS TWO BEDROOM, TWO
S OUT TO A WIDE GRASSY
O THE CRYSTAL RIVER
THAT CONNECTS YOU WITH
IS FULLY FURNISHED UNIT
ITCHEN, GRANITE
ATE FLOORING, AND
THIS IS A PERFECT UNIT
CHILDREN TO CALL THEIR
HOME", WITH EASY
R AND BEACH BEYOND. IT
BLE AND READY FOR YOU
OWN MEMORIES. IDEAL FOR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	175,000	178,900	353,900			353,900S
2025	150,000	191,800	341,800			155,461C
2024	125,000	170,600	295,600			150,787C
2023	75,000	158,900	233,900			143,607C

Who	When	What
TPC	02/20/2025	INSPECTED
TPC	05/12/2020	INSPECTED
TPC	04/20/2017	INSPECTED

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County of Leelanau, Michigan

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2005 2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 20
Floor Area: 888
Total Base New : 144,308 E.C.F.
Total Depr Cost: 115,438 X 3.100
Estimated T.C.V: 357,858

(16) Porches/Decks

Area	Type
76	Treated Wood
76	Wood Balcony
123	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

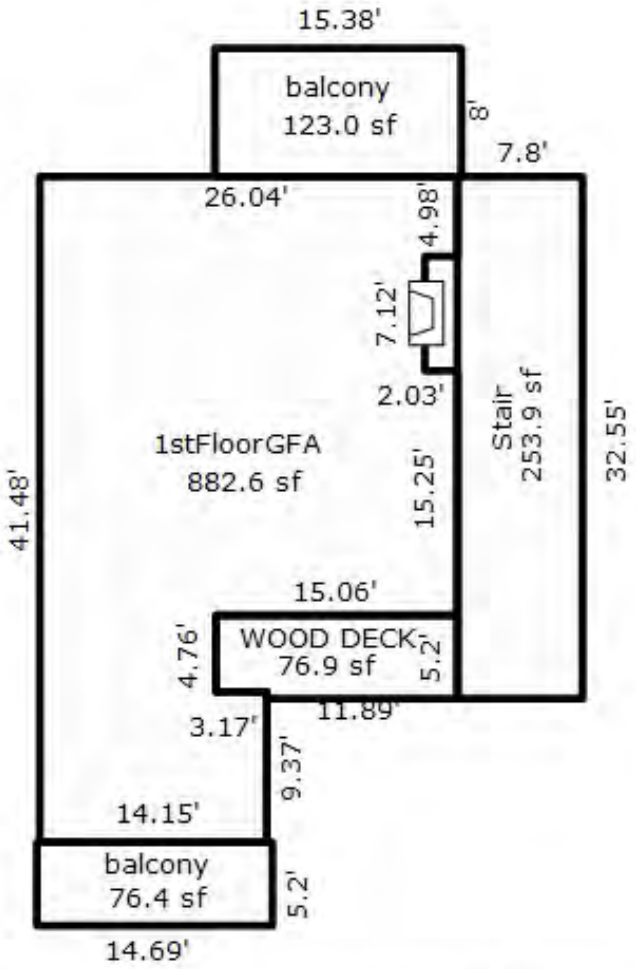
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	118,498	94,789
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,161
3 Fixture Bath			1	4,567	3,654
Deck					
Treated Wood			76	2,155	1,724
Balcony					
Wood Balcony			76	3,327	2,662
Wood Balcony			123	5,385	4,308
Water/Sewer					
Public Water			1	1,494	1,195
Public Sewer			1	1,494	1,195
Built-Ins					
Appliance Allow.			1	2,767	2,214
Fireplaces					
Prefab 2 Story			1	3,170	2,536
			Totals:	144,308	115,438

Notes: 1ST LEVEL "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 357,858

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

BUILDING A



Recorded in master deed as amount 888.20 SQ FT

UNIT 6

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

Parcel Number: 45-006-705-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NILES DOLLY SHIINA TRUST	SUKOSKY DAVID D & JANE	749,000	07/15/2024	WD	03-ARM'S LENGTH	2024003550	PROPERTY TRANSFER	100.0
DRAPER DAVID L & LINDA S T	NILES DOLLY S TRUST	300,000	12/22/2016	WD	03-ARM'S LENGTH	1283P667	PROPERTY TRANSFER	100.0
DRAPER TRUST	DRAPER DAVID L & LINDA S	1	03/02/2012	QC	09-FAMILY/RELATED ENTITY	1115P680	DEED	0.0
DRAPER DAVID L & LINDA S	DRAPER DAVID L & LINDA S T	1	03/02/2012	QC	09-FAMILY/RELATED ENTITY	1115P705	OTHER	0.0

Property Address

13 GREAT LKS

Owner's Name/Address

SUKOSKY DAVID D & JANE
3417 LAKEWOOD SHORES DR
HOWELL MI 48843

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 730,212 TCV/TFA: 822.31

Building Permit(s)	Date	Number	Status
Electrical	05/21/2018	PE18-0258	100% FINIS
Mechanical	02/12/2018	PM18-0118	100% FINIS
Plumbing	02/12/2018	PP18-0041	100% FINIS
Commercial/Residential	02/09/2018	PB18-0069	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$340			1 Units	350000.00000		100		350,00

0.00 Total Acres Total Est. Land Value = 350,000

Public Improvements

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

Topography of Site

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

Work Description for Permit PE18-0258, Issued 05/21/2018: Electrical for Commercial/Residential Master Bath Alteration. PB18-0069
Work Description for Permit PM18-0118, Issued 02/12/2018: Mechanical for Commercial/Residential Master Bath Alteration. PB18-0069
Work Description for Permit PP18-0041, Issued 02/12/2018: Plumbing for Commercial/Residential Master Bath Alteration. PB18-0069
Work Description for Permit PB18-0069, Issued 02/09/2018: Commercial/Residential Master Bath Alteration - 25 sq. ft.
Work Description for Permit PP17-0076, Issued 03/27/2017: Plumbing Commercial/Residential Alteration - Kitchen Remodel. PB17-0053
Work Description for Permit PB17-0053, Issued 03/16/2017: Commercial/Residential - interior kitchen alteration and install Light-Crete floor product for fire separation to lower unit
Work Description for Permit PE17-0110, Issued 03/06/2017: Commercial Electrical for Kitchen Alteration:PB17-0053

Tax Description

L423 P371/96 L599 P694 & 699 L599 P704/01 L705 P695/03 L820 P69/04 APARTMENT 7 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2 BATH, 2ND FLOOR "A" UNIT TYPE
2BED/ 2 BATH 2ND LEVEL
873 SQ FT
2.974 % OF VALUE
$489,000 MLS 1678952

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	175,000	190,100	365,100			365,100S
2025	150,000	217,400	367,400			367,400S
2024	125,000	193,400	318,400			156,015C
2023	75,000	180,000	255,000			148,586C

Who	When	What
TPC	05/30/2024	INSPECTED
TPC	10/17/2018	INSPECTED
TPC	11/14/2017	INSPECTED

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2003 2017

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 15
Floor Area: 888
Total Base New : 144,308 E.C.F.
Total Depr Cost: 122,649 X 3.100
Estimated T.C.V: 380,212

(16) Porches/Decks

Area	Type
76	Treated Wood
76	Wood Balcony
123	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

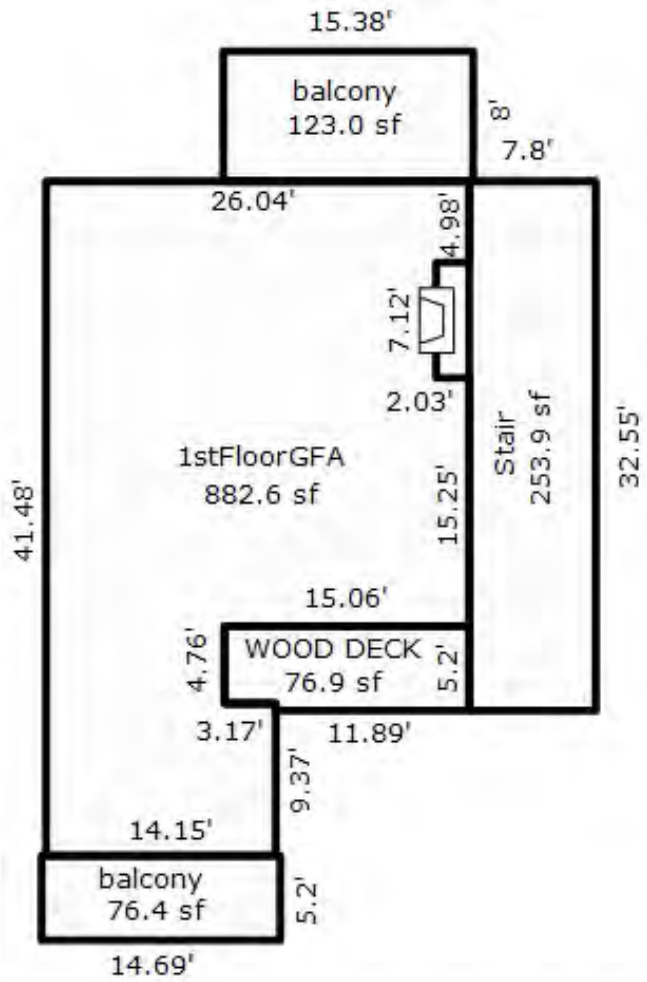
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	118,498	100,711
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Deck					
Treated Wood			76	2,155	1,832
Balcony					
Wood Balcony			76	3,327	2,828
Wood Balcony			123	5,385	4,577
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Prefab 2 Story			1	3,170	2,694
			Totals:	144,308	122,649

Notes: 2ND "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 380,212

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

BUILDING A



Recorded in master deed as amount 888.20 SQ FT

UNIT 7

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

Parcel Number: 45-006-705-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHESTERFIELD LINDA & DAVID	CAHILL LESLIE A LIVING TRU	515,000	08/07/2009	WD	03-ARM'S LENGTH	2009 1024-355WI	DEED	100.0
CHESTERFIELD		0	08/07/2009	QC	03-ARM'S LENGTH	2009 1024-352TI	DEED	0.0
CHESTERFIELD DAVID L & LIN	CHESTERFIELD LINDA & DAVII	0	04/15/2004	QC	09-FAMILY/RELATED ENTITY	801:129	OTHER	0.0
ARMSTRONG-MICH	CHESTERFIELD	625,000	09/27/2002	WD	03-ARM'S LENGTH	670:315	PROPERTY TRANSFER	0.0

Property Address

15 GREAT LKS

Owner's Name/Address

CAHILL LESLIE A LIVING TRUST
3251 HANOVER CT
MILFORD MI 48380

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 893,514 TCV/TFA: 790.72

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units		450000.00000	100		450,00

0.00 Total Acres Total Est. Land Value = 450,000

Public Improvements

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

Topography of Site

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

Tax Description

L330 P173 L585 P142 L595 P795&800&805&810 L670 P313/02 L801 P129/04 APARTMENT 8 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

3RD & MEZZ "C REV" UNIT DOOR15/16
4 BED / 3 BATH 3RD LEVEL & MEZZ.
1131 SQ FT
3.863 OF VALUE

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	05/20/2009	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	221,800	446,800			272,308C
2025	155,000	258,200	413,200			265,149C
2024	150,000	229,500	379,500			257,177C
2023	100,000	214,100	314,100			244,931C

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County of Leelanau, Michigan

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2001

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 15
Floor Area: 1,130
Total Base New : 168,340 E.C.F.
Total Depr Cost: 143,069 X 3.100
Estimated T.C.V: 443,514

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

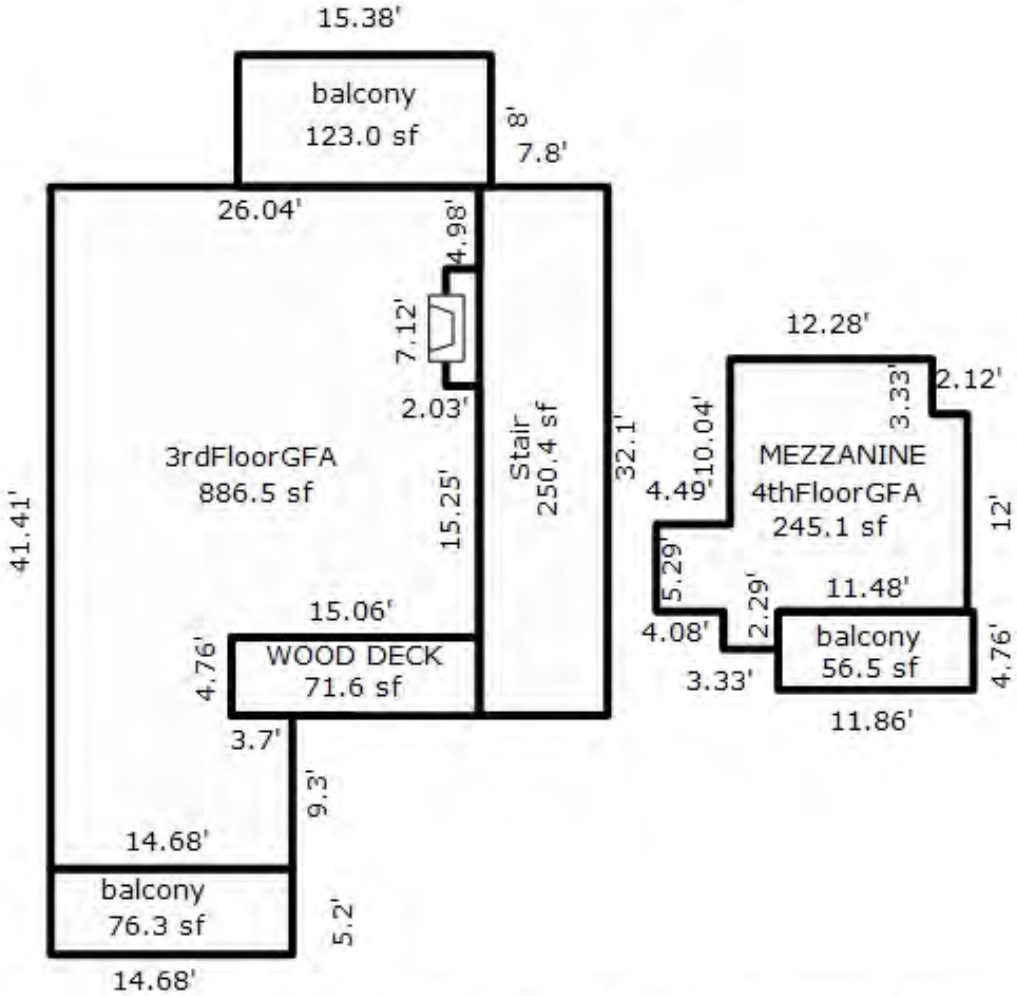
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	130,577	110,972
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			2	9,133	7,763
Deck					
Treated Wood			71	2,090	1,776
Balcony					
Wood Balcony			123	5,385	4,577
Wood Balcony			132	5,779	4,912
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Prefab 2 Story			1	3,170	2,694
Lump Sum Items					
END UNIT UPPER				5,000	4,250
			Totals:	168,340	143,069

Notes: 3RD & MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 443,514

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 8

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

Parcel Number: 45-006-705-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PIERSON DANIEL J & MARY M	PLAIN BRADLEY D & LAUREN	725,000	06/30/2025	WD	03-ARM'S LENGTH	2025002942	PROPERTY TRANSFER	100.0
PIERSON DANIEL J & M MARGA	PIERSON DANIEL J & MARY M	725,000	01/14/2013	WD	03-ARM'S LENGTH	1154P635	PROPERTY TRANSFER	0.0
ECKERTY DALE E & LYN P	PIERSON DANIEL J & M MARGA	335,000	05/01/2003	WD	03-ARM'S LENGTH	726:647	OTHER	100.0

Property Address

17 GREAT LKS

Owner's Name/Address

PLAIN BRADLEY D & LAUREN
6 MOUNTIAN WILL DR
LITTLETON CO 80127

Tax Description

L279 P781/87 L726 P647/03 APARTMENT 9 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST LEVEL "A" UNIT TYPE

Class: RESIDENTIAL CONDOM Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2026 Est TCV 730,503 TCV/TFA: 830.12

Building Permit(s)	Date	Number	Status
Mechanical	01/12/2026	PM26-0010	
Plumbing	01/12/2026	PP26-0007	
Electrical	01/07/2026	PE26-0009	
Alteration/Repair	12/11/2025	PB25-0696	0%

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	06/04/2025	INSPECTED
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$340			1 Units	350000.00000		100		350,00

0.00 Total Acres Total Est. Land Value = 350,000

Work Description for Permit PM26-0010, Issued 01/12/2026: Mechanical for Residential Alteration; PB25-0696
Work Description for Permit PP26-0007, Issued 01/12/2026: Plumbing for Residential Alteration; PB25-0696
Work Description for Permit PE26-0009, Issued 01/07/2026: Electrical for Residential Alteration; PB25-0696. Consumers
Work Description for Permit PB25-0696, Issued 12/11/2025: Residential interior alterations to main floor, 214 sq.ft.
Work Description for Permit PE24-0689, Issued 09/27/2024: Electrical for SERVICE ONLY- Disconnect/Reconnect for Homestead condo Bldg D. Consumers

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	175,000	190,300	365,300			365,300S
2025	150,000	221,400	371,400			165,614C
2024	125,000	196,700	321,700			160,635C
2023	75,000	183,900	258,900			152,986C

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

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2001 2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 880 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 20
Floor Area: 880
Total Base New : 153,420 E.C.F.
Total Depr Cost: 122,743 X 3.100
Estimated T.C.V: 380,503

(16) Porches/Decks

Area	Type
76	Treated Wood
123	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

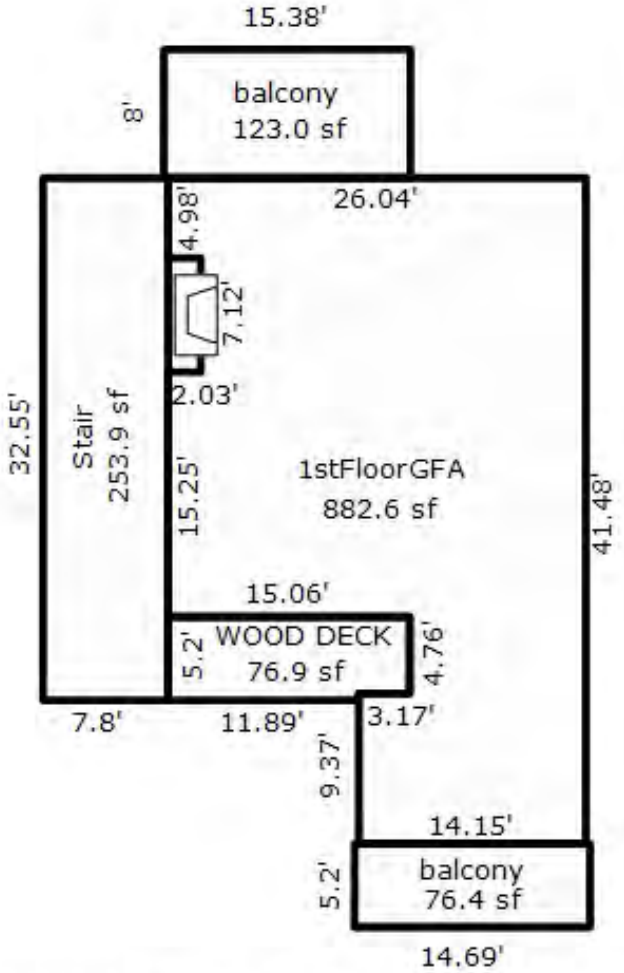
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	117,610	94,094
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,161
3 Fixture Bath			1	4,567	3,654
Deck					
Treated Wood			76	2,155	1,724
Balcony					
Wood Balcony			123	5,385	4,308
Wood Balcony			76	3,327	2,662
Water/Sewer					
Public Water			1	1,494	1,195
Public Sewer			1	1,494	1,195
Built-Ins					
Appliance Allow.			1	2,767	2,214
Fireplaces					
Prefab 2 Story			1	3,170	2,536
Lump Sum Items					
END UNIT				10,000	8,000
			Totals:	153,420	122,743

Notes: 1ST LEVEL "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 380,503

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

BUILDING A



Recorded in master deed as amount 880.20 SQ FT

UNIT 9

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

Parcel Number: 45-006-705-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUTCHER DONALD E & SUSAN O	SORG DONALD A & AMY A	749,900	07/16/2025	WD	03-ARM'S LENGTH	2025003242	PROPERTY TRANSFER	100.0
SORG DONALD A & AMY A	NOBLE SHOT LLC	0	07/16/2025	QC	21-NOT USED/OTHER	2025003937	DEED	0.0
BRUCE THOMAS & SUSAN TRUST	BUTCHER DONALD E & SUSAN C	665,000	11/14/2023	WD	03-ARM'S LENGTH	2023005009	PROPERTY TRANSFER	100.0
BRUCE THOMAS A & SUSAN C	BRUCE THOMAS & SUSAN TRUST	0	12/03/2009	WD	03-ARM'S LENGTH	2009 1034-867WI	DEED	100.0

Property Address

19 GREAT LKS

Owner's Name/Address

NOBLE SHOT LLC
1594 ROSEWOOD TERRACE
BALLWIN MO 63021

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 730,503 TCV/TFA: 830.12

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$340			1 Units	350000.00000		100		350,00

0.00 Total Acres Total Est. Land Value = 350,000

Public Improvements

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

Topography of Site

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

Tax Description

L246 P748/84 L299 P209/89 L428 P700/96 L836 P255/04 APARTMENT 10 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2ND "A REV" UNIT TYPE
2 BED / 2 BATH 2ND LEVEL
MINI SPLIT A/C

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County of Leelanau, Michigan

Who	When	What
TPC	05/28/2025	INSPECTED
TPC	10/12/2023	INSPECTED
TPC	04/24/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	175,000	190,300	365,300			365,300S
2025	150,000	221,100	371,100			331,363C
2024	125,000	196,400	321,400			321,400S
2023	75,000	179,200	254,200			149,686C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2001 2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 880 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 20
Floor Area: 880
Total Base New : 153,420 E.C.F.
Total Depr Cost: 122,743 X 3.100
Estimated T.C.V: 380,503

(16) Porches/Decks

Area	Type
76	Treated Wood
123	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

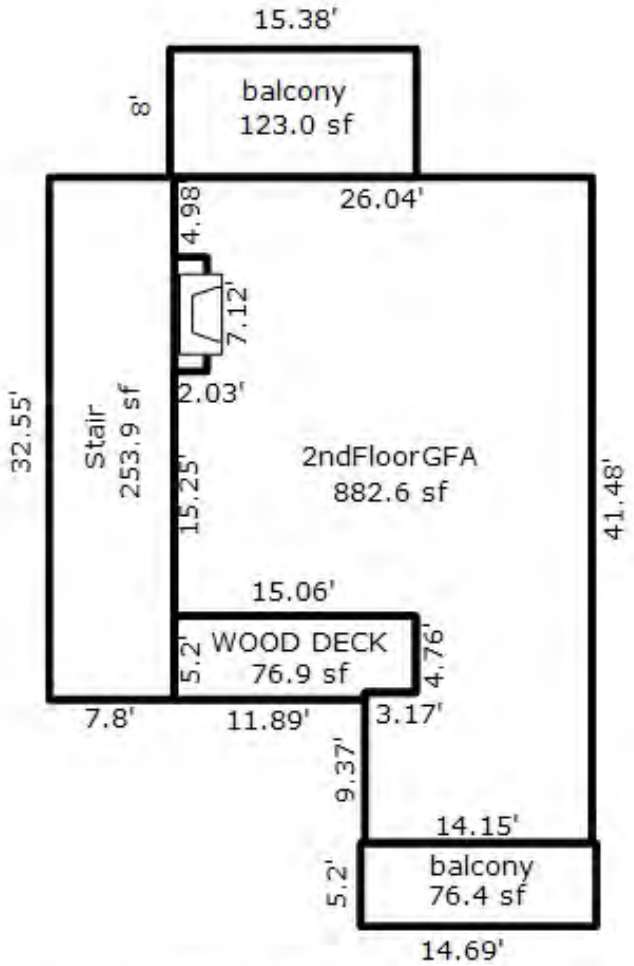
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	117,610	94,094
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,161
3 Fixture Bath			1	4,567	3,654
Deck					
Treated Wood			76	2,155	1,724
Balcony					
Wood Balcony			123	5,385	4,308
Wood Balcony			76	3,327	2,662
Water/Sewer					
Public Water			1	1,494	1,195
Public Sewer			1	1,494	1,195
Built-Ins					
Appliance Allow.			1	2,767	2,214
Fireplaces					
Prefab 2 Story			1	3,170	2,536
Lump Sum Items					
END UNIT				10,000	8,000
			Totals:	153,420	122,743

Notes: 2ND "A REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 380,503

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

BUILDING A



Recorded in master deed as amount 880.20 SQ FT

UNIT 10

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

Parcel Number: 45-006-705-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BATTISTA JOHN ARTHUR JR &	NILES DOLLY S TRUST	1,025,000	07/15/2024	WD	03-ARM'S LENGTH	2024003308	PROPERTY TRANSFER	100.0
BUCKMAN MARY ANNE TRUST	BATTISTA JOHN ARTHUR JR &	616,000	10/23/2017	WD	03-ARM'S LENGTH	1310P539	PROPERTY TRANSFER	100.0

Property Address

21 GREAT LKS

Owner's Name/Address

NILES DOLLY S TRUST
2702 WALNUT LAKE RD
WEST BLOOMFIELD MI 48323

Class: RESIDENTIAL CONDOM Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2026 Est TCV 1,024,389 TCV/TFA: 811.72

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/09/2018	PB18-0055	100% FINIS
Electrical	02/07/2018	PE18-0055	100% FINIS
Plumbing	01/25/2018	PP18-0020	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1273 SQFT $510K			1 Units	510000.00000		100		510,00

0.00 Total Acres Total Est. Land Value = 510,000

Work Description for Permit PB18-0055, Issued 03/09/2018: Residential interior alterations to main floor 600 sq.ft. and second floor 100 sq.ft.
Work Description for Permit PE18-0055, Issued 02/07/2018: Electrical for Residential Interior Alterations. Consumers. PB18-0055
Work Description for Permit PP18-0020, Issued 01/25/2018: RESIDENTIAL PLUMBING - ADDING WASHING MACHINE

Public Improvements

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

Topography of Site

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

Tax Description

L278 P367 L458 P052/97 APARTMENT 11 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

3RD & MEZZ "C REV" UNIT TYPE + LOFT BDRM
3 BED / 2 BATH 3RD LEVEL & MEZZ. + LOFT BDRM IN ATTIC 132SQFT
1130+132 SQ FT
3.863 % OF VALUE

Who	When	What
TPC	07/15/2024	INSPECTED
TPC	10/17/2018	INSPECTED
TPC	04/24/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	255,000	257,200	512,200			512,200S
2025	155,000	358,700	513,700			513,700S
2024	150,000	318,900	468,900			318,615C
2023	100,000	297,300	397,300			303,443C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2018

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid		X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:
1

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 15
Floor Area: 1,262
Total Base New : 195,229 E.C.F.
Total Depr Cost: 165,932 X 3.100
Estimated T.C.V: 514,389

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

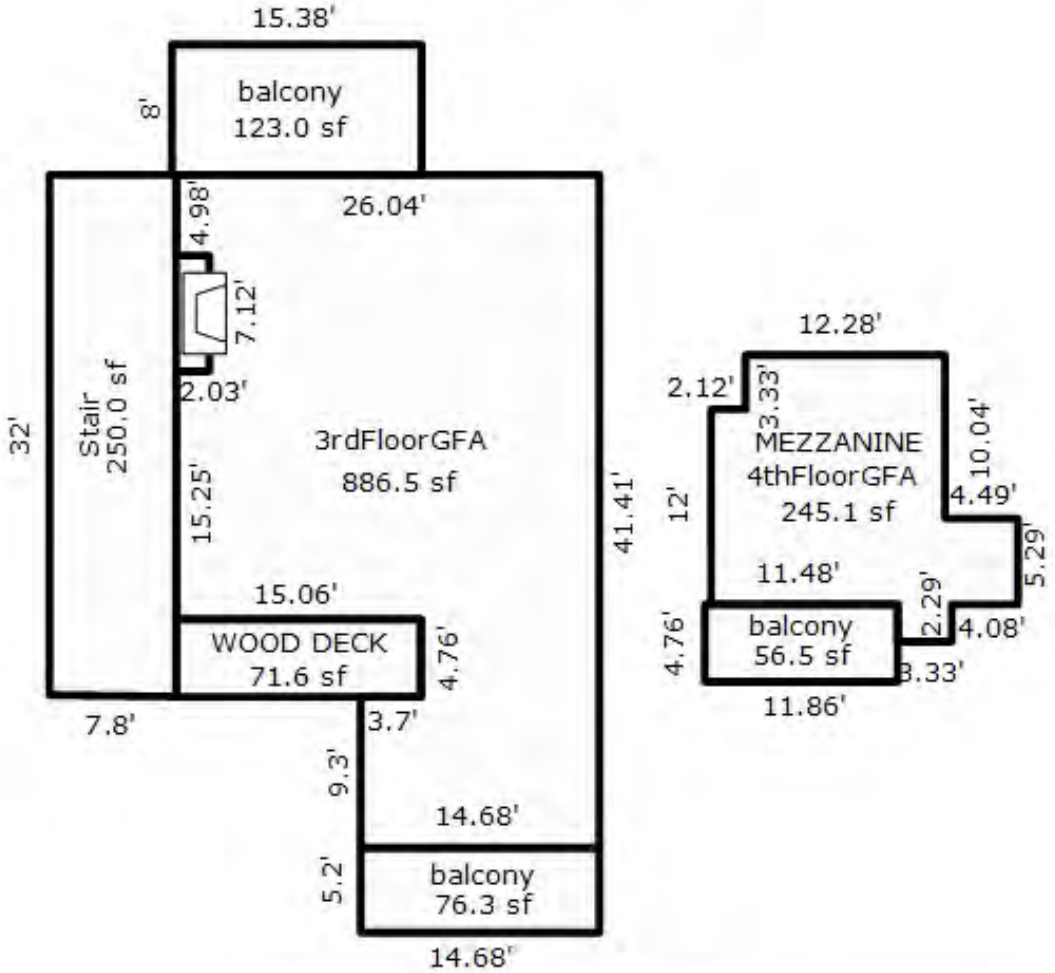
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 753 SF Floor Area = 1262 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
1 Story	Siding	Overhang	132		
			Total:	152,899	129,953
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			3	13,700	11,645
Deck					
Treated Wood			71	2,090	1,776
Balcony					
Wood Balcony			123	5,385	4,577
Wood Balcony			132	5,779	4,912
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Prefab 2 Story			1	3,170	2,694
Lump Sum Items					
END UNIT UPPER				5,000	4,250
			Totals:	195,229	165,932

Notes: 3RD & MEZZ "C REV" UNIT TYPE
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 11

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

Parcel Number: 45-006-705-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAGNER MARK & LINDA	WAGNER MARK & LINDA TRUST	1	12/12/2011	QC	09-FAMILY/RELATED ENTITY	2011 1110-1	PROPERTY TRANSFER	0.0
WAGNER MARK & LINDA TRUST	WAGNER MARK & LINDA	1	12/11/2011	QC	09-FAMILY/RELATED ENTITY	2011 1109-985	DEED	0.0
WAGNER MARK & LINDA	WAGNER MARK & LINDA TRUST	1	02/08/2011	WD	03-ARM'S LENGTH	2011 1079-86	DEED	0.0
BLAIR	WAGNER	139,500	03/21/1997	WD	03-ARM'S LENGTH	441:50	OTHER	0.0

Property Address

23 GREAT LKS

Owner's Name/Address

WAGNER MARK & LINDA TRUST
WAGNER MARK & LINDA TTEES
681 SCIO CHURCH RD
ANN ARBOR MI 48103

Tax Description

L275 P610 L441 P050/97 APARTMENT 12 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST LEVEL "A" UNIT TYPE
2 BED / 2 BATH 1ST LEVEL
882 SQ FT
2.747 % OF VALUE

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

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 683,433 TCV/TFA: 776.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$340			1 Units	350000.00000		100		350,00

0.00 Total Acres Total Est. Land Value = 350,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	175,000	166,700	341,700			131,560C
2025	150,000	182,600	332,600			128,102C
2024	125,000	162,400	287,400			124,251C
2023	75,000	151,200	226,200			118,335C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 880 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 25
Floor Area: 880
Total Base New : 143,420 E.C.F.
Total Depr Cost: 107,559 X 3.100
Estimated T.C.V: 333,433

(16) Porches/Decks

Area	Type
76	Treated Wood
123	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

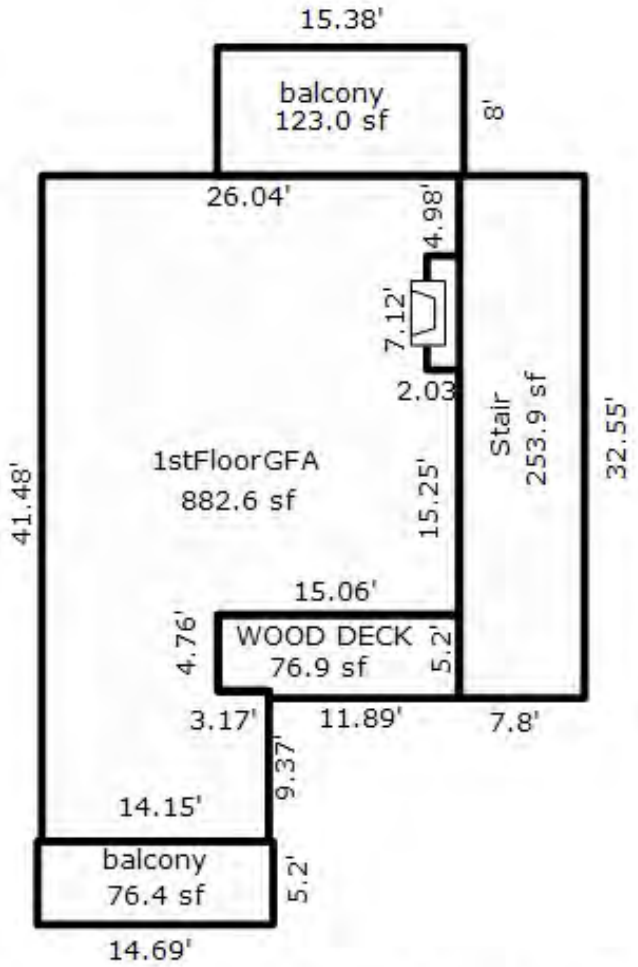
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	117,610	88,204
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			1	4,567	3,425
Deck					
Treated Wood			76	2,155	1,616
Balcony					
Wood Balcony			123	5,385	4,039
Wood Balcony			76	3,327	2,495
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
			Totals:	143,420	107,559

Notes: 1ST LEVEL "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 333,433

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

BUILDING A



Recorded in master deed as amount 880.20 SQ FT

UNIT 12

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

Parcel Number: 45-006-705-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSEN BETTIE J QUAL PERS T	HOMESTEAD TRUST	0	11/16/2005	QC	09-FAMILY/RELATED ENTITY	895:810	OTHER	100.0
DICKERSON	OLSEN	180,000	01/16/1997	WD	03-ARM'S LENGTH	437:566	OTHER	0.0

Property Address

25 GREAT LKS

Owner's Name/Address

HOMESTEAD TRUST
C/O BARNOWSKI CHRISTINE
26432 TAYLOR ST
BARRINGTON IL 60010

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 683,433 TCV/TFA: 776.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$340			1 Units	350000.00000		100		350,00

0.00 Total Acres Total Est. Land Value = 350,000

Tax Description

L381 P747 L403 P861 L437 P566/97 L607 P490/01 L895 P810/06 APARTMENT 13 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2ND "A " UNIT TYPE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	175,000	166,700	341,700			142,456C
2025	150,000	190,600	340,600			138,711C
2024	125,000	169,500	294,500			134,541C
2023	75,000	157,800	232,800			128,135C

Who When What

WAS 12/23/2007 INSPECTED

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

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min	

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 880 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 25
Floor Area: 880
Total Base New : 143,420 E.C.F.
Total Depr Cost: 107,559 X 3.100
Estimated T.C.V: 333,433

(16) Porches/Decks

Area	Type
76	Treated Wood
123	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

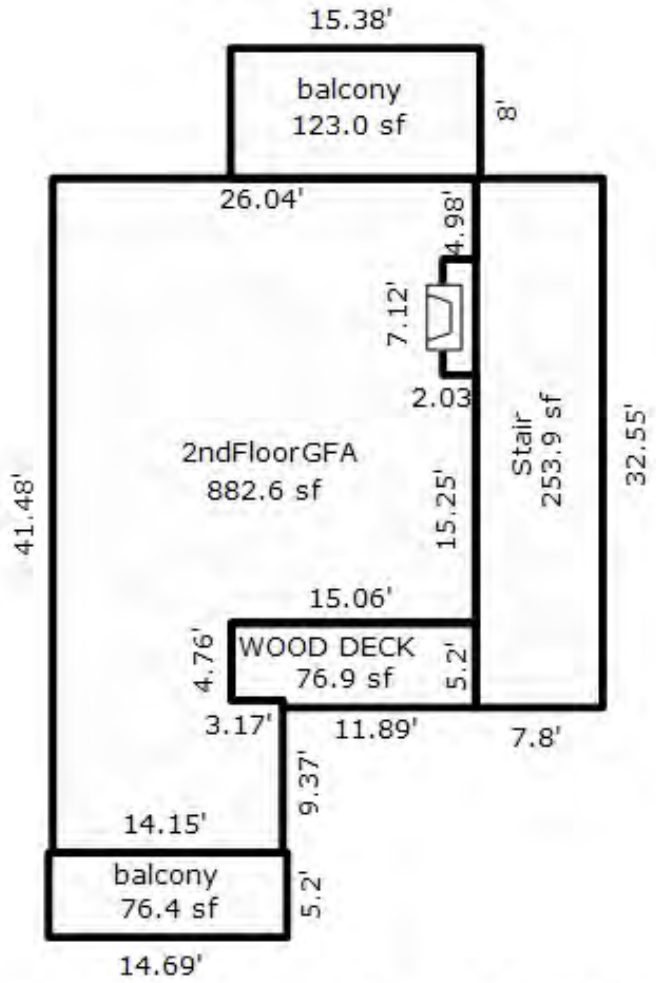
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	117,610	88,204
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			1	4,567	3,425
Deck					
Treated Wood			76	2,155	1,616
Balcony					
Wood Balcony			123	5,385	4,039
Wood Balcony			76	3,327	2,495
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
			Totals:	143,420	107,559

Notes: 2ND "A " UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 333,433

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

BUILDING A



Recorded in master deed as amount 880.20 SQ FT

UNIT 13

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

Parcel Number: 45-006-705-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER REED P & SUSAN J	BARTON BRUCE D & CARYL A	330,175	02/11/2022	WD	21-NOT USED/OTHER	20220012567	DEED	50.0
SUAREZ	BARTON & MILLER	464,000	01/30/2001	WD	03-ARM'S LENGTH	567:375	PROPERTY TRANSFER	0.0

Property Address

27 GREAT LKS

Owner's Name/Address

BARTON BRUCE D & CARYL A
77001 REID CHAPPEL HILL
CHAPEL HILL NC 27517

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 829,691 TCV/TFA: 734.24

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units	450000.00000		100		450,00

0.00 Total Acres Total Est. Land Value = 450,000

Public Improvements

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

Topography of Site

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

Tax Description

L266 P155/86 L310 P950/90 L567 P375/01 APARTMENT 14 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

3RD & MEZZ "C REV" UNIT TYPE
3 BED / 3 BATH 3RD LEVEL & MEZZ.
1131 SQ FT
3.972 % OF VALUE

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	189,800	414,800			250,361C
2025	155,000	222,000	377,000			243,779C
2024	150,000	197,400	347,400			236,450C
2023	100,000	183,800	283,800			225,191C

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County of Leelanau, Michigan

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 25
Floor Area: 1,130
Total Base New : 163,340 E.C.F.
Total Depr Cost: 122,481 X 3.100
Estimated T.C.V: 379,691

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

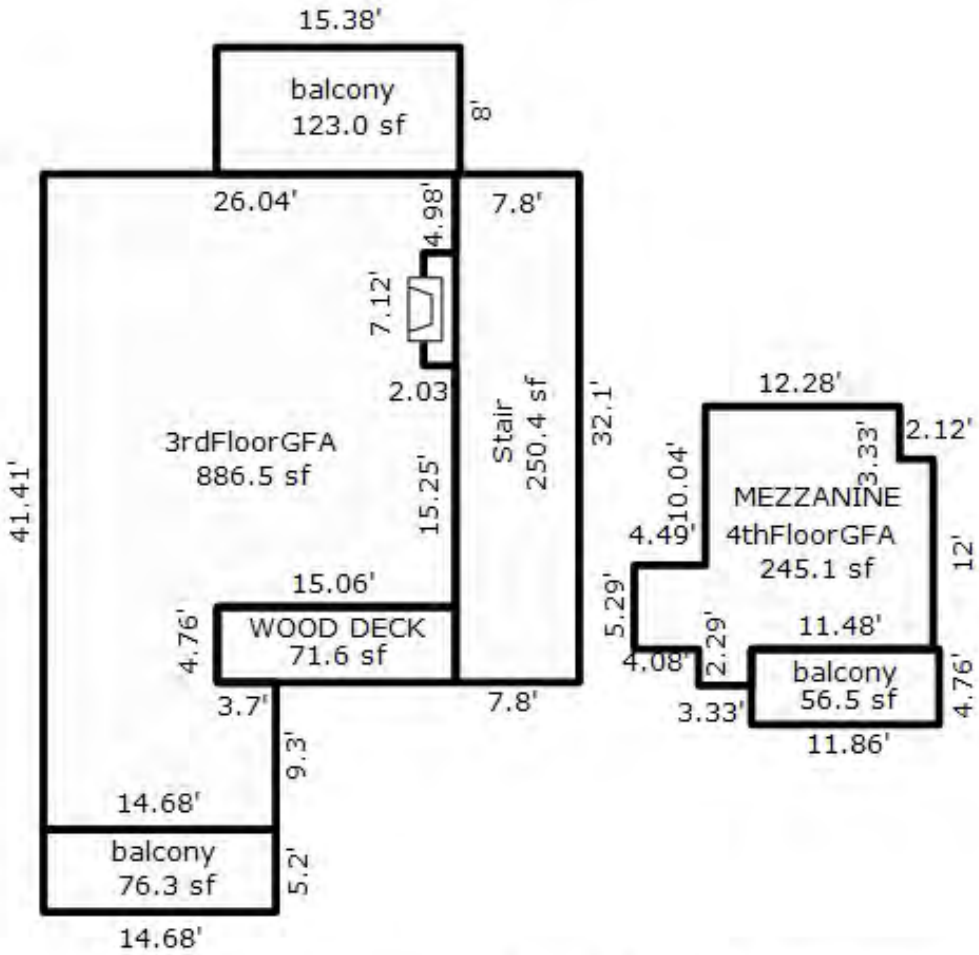
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	130,577	97,911
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			2	9,133	6,850
Deck					
Treated Wood			71	2,090	1,567
Balcony					
Wood Balcony			123	5,385	4,039
Wood Balcony			132	5,779	4,334
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
			Totals:	163,340	122,481

Notes: 3RD & MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 379,691

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 14

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

Parcel Number: 45-006-705-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAGMAN JAMES & WAGMAN-ISCO	MYKALA JOHN F & KAY M	225,000	04/17/2020	WD	03-ARM'S LENGTH	2020002355	PROPERTY TRANSFER	100.0
ROXBURGH LTD	WAGMAN JAMES & WAGMAN-ISC	200,000	04/09/2020	QC	09-FAMILY/RELATED ENTITY	2020002354	PROPERTY TRANSFER	100.0
ROXBURGH LTD	WAGMAN JAMES & WAGMAN-ISC	200,000	01/01/2018	PTA	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	100.0
WAGMAN JAMES & KENDRIGAN M	ROXBURGH LTD	80,000	10/08/1994	QC	05-CORRECTING TITLE	395P329	PROPERTY TRANSFER	0.0

Property Address

29 GREAT LKS

Owner's Name/Address

MYKALA JOHN F & KAY M
8050 STONY LAKE RD
JACKSON MI 49201

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 483,366 TCV/TFA: 802.93

Building Permit(s)	Date	Number	Status
REPAIR	05/12/2015	PB15-0116	100% FINIS

X Improved Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1 Units	240000.00000		100		240,00

0.00 Total Acres Total Est. Land Value = 240,000

Work Description for Permit PB15-0116, Issued 05/12/2015: DECK REPAIR & SIDING ALTERATOINS TO: 705-015-00, 016-00, 071-00 & 017-01.

Public Improvements

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

Topography of Site

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

Tax Description

L287 P256 L308 P980 L395 P329/94 APARTMENT 15 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST LEVEL "B REV" UNIT TYPE
1BED / 1 BATH 1ST
602 SQ FT
2.164 % OF VALUE

Who	When	What
TPC	04/24/2017	INSPECTED
TPC	09/24/2015	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	120,000	121,700	241,700			121,913C
2025	100,000	135,900	235,900			118,708C
2024	90,000	120,900	210,900			115,139C
2023	50,000	112,600	162,600			109,657C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 602 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 25
Floor Area: 602
Total Base New : 104,690 E.C.F.
Total Depr Cost: 78,505 X 3.100
Estimated T.C.V: 243,366

(16) Porches/Decks

Area	Type
100	Treated Wood
167	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

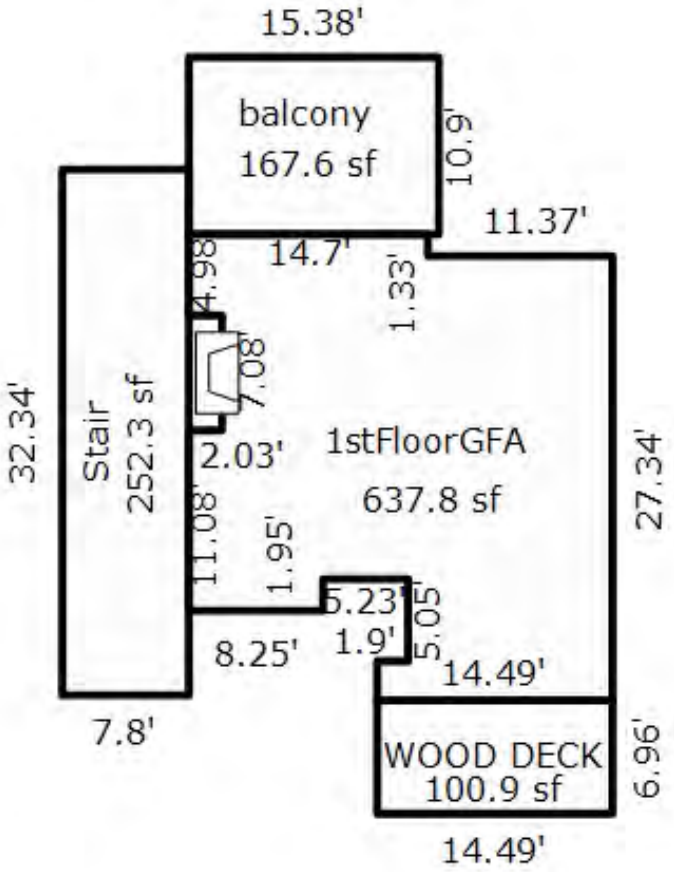
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 602 SF Floor Area = 602 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	602		
			Total:	84,493	63,360
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
Deck					
Treated Wood			100	2,510	1,882
Balcony					
Wood Balcony			167	7,311	5,483
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
			Totals:	104,690	78,505

Notes: 1ST LEVEL "B REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 243,366

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

BUILDING A



Recorded in master deed as amount 602.70 SQ FT

UNIT 15

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

Parcel Number: 45-006-705-016-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AUSTON CYNTHIA ANN TRUST	AUSTIN CYNTHIA A	0	09/20/2016	QC	09-FAMILY/RELATED ENTITY	1276P725	PROPERTY TRANSFER	0.0
AUSTIN CYNTHIA A	CAPA LLC	0	09/20/2016	QC	09-FAMILY/RELATED ENTITY	1278P265	OTHER	0.0
AUSTIN CYNAHIA ANN	AUSTON CYNTHIA ANN TRUST	0	04/15/2016	WD	09-FAMILY/RELATED ENTITY	1260P325	DEED	0.0
AUSTIN BRIAN C	AUSTIN CYNAHIA ANN	0	09/22/2015	QC	06-COURT JUDGEMENT	1243P644	DEED	0.0

Property Address

30 GREAT LKS

Owner's Name/Address

CAPA LLC
528 OAK ST
ROCHESTER MI 48307

Tax Description

L400 P598/95 L628 P545/02 L632 P230/02 APARTMENT 16 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2013$478K HOMESTEAD REALTY RIVER & LAKE
1ST & 2ND "C REV" UNIT TYPE
3 BED / 3 BATH 1ST & 2ND
1131 SQ FT
3.814 % OF VALUE

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

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 857,452 TCV/TFA: 758.81

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
TPC	04/24/2017	INSPECTED
TPC	01/30/2013	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units	450000.00000		100		450,00

0.00 Total Acres Total Est. Land Value = 450,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	203,700	428,700			256,535C
2025	155,000	235,700	390,700			249,791C
2024	150,000	209,600	359,600			242,281C
2023	100,000	195,100	295,100			230,744C

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 565 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 25
Floor Area: 1,130
Total Base New : 175,251 E.C.F.
Total Depr Cost: 131,436 X 3.100
Estimated T.C.V: 407,452

(16) Porches/Decks

Area	Type
78	Treated Wood
167	Wood Balcony
154	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

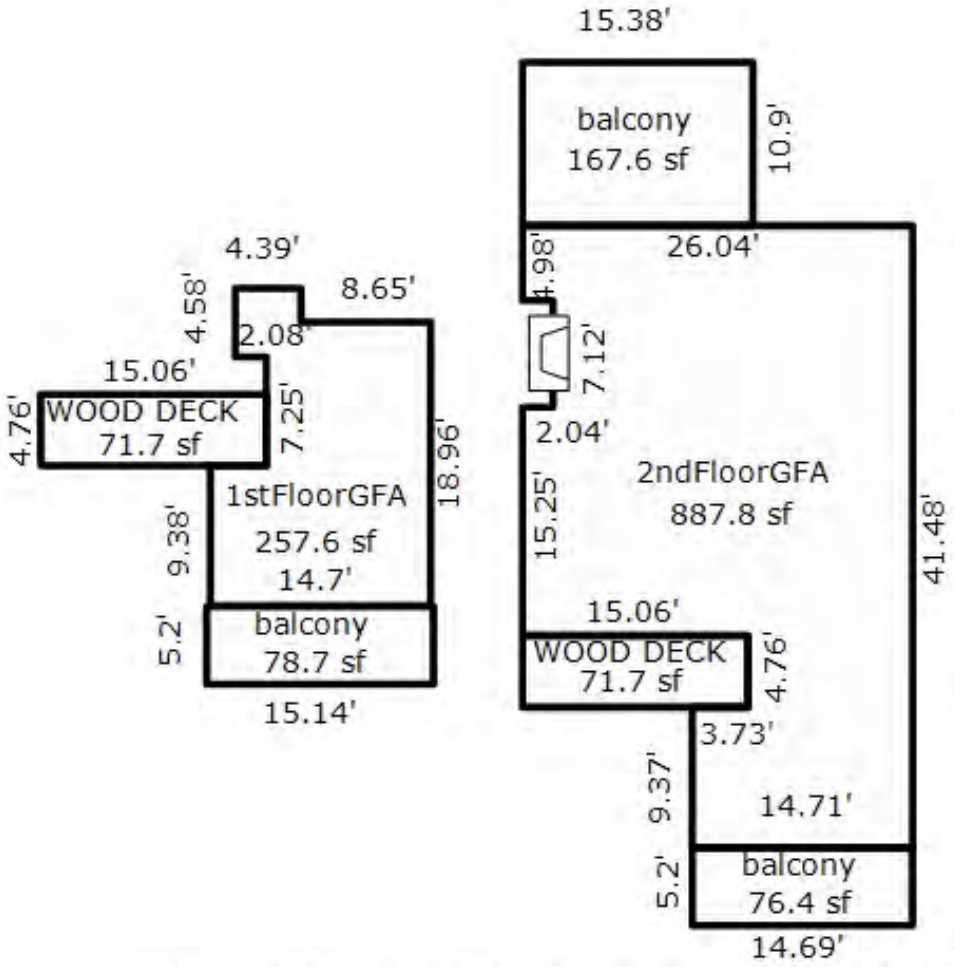
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 565 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	565		
			Total:	139,499	104,625
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			2	9,133	6,850
Deck					
Treated Wood			78	2,190	1,642
Balcony					
Wood Balcony			167	7,311	5,483
Wood Balcony			154	6,742	5,056
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
			Totals:	175,251	131,436

Notes: 1ST & 2ND "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 407,452

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

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 16

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

Parcel Number: 45-006-705-017-02 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

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

Property Address	Class: RESIDENTIAL CONDOM	Zoning: RESORT	Building Permit(s)	Date	Number	Status
33 GREAT LKS	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17					
CHESTERFIELD JOHN L ET AL C/O CHESTERFIELD JAMES S 822 E 79TH ST INDIANAPOLIS IN 46240	2026 Est TCV 829,691 TCV/TFA: 734.24					

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units		450000.00000	100		450,00
			0.00 Total Acres		Total Est. Land Value =			450,000

Public Improvements

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

Topography of Site

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

Tax Description

UNIT 17 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W. DESIGNATED AS LEELANAU COUNTY SUBDIVISION PLAN NO 6, TOGETHER WITH ALL RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AS DESCRIBED IN ACT 229 OF THE PUBLIC ACTS OF 1963, AS AMENDED COMBINED INTEREST SPLITS ON 01/26/2021 FROM 006-705-017-00, 006-705-017-01;

Comments/Influences

4 BED / 3 BATH 3RD LEVEL & MEZZ.
1131 SQ FT
3.972 % OF VALUE

leted
;
00,
2;

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	189,800	414,800			201,189C
2025	155,000	222,000	377,000			195,900C
2024	150,000	197,400	347,400			190,010C
2023	100,000	183,800	283,800			180,962C

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

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

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

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 25
Floor Area: 1,130
Total Base New : 163,340 E.C.F.
Total Depr Cost: 122,481 X 3.100
Estimated T.C.V: 379,691

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	130,577	97,911
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			2	9,133	6,850
Deck					
Treated Wood			71	2,090	1,567
Balcony					
Wood Balcony			123	5,385	4,039
Wood Balcony			132	5,779	4,334
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
			Totals:	163,340	122,481

Notes: 3RD & MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 379,691

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-705-018-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHANHALS	MYKALA	300,000	05/03/2002	WD	03-ARM'S LENGTH	643:829	OTHER	0.0

Property Address

35 GREAT LKS

Owner's Name/Address

MYKALA JON S & MICHELLE
20200 LINDLEY RD
CHELSEA MI 48118

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 708,004 TCV/TFA: 797.30

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

TPC 04/24/2017 INSPECTED
WAS 12/23/2007 INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$340			1 Units	350000.00000		100		350,00

0.00 Total Acres Total Est. Land Value = 350,000

Tax Description

L232 P528/82 L335 P397/92 L643 P829/02 APARTMENT 18 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST LEVEL "A" UNIT TYPE
2 BED / 2 BATH 1ST LEVEL
882 SQ FT
2.757 % OF VALUE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	175,000	179,000	354,000			138,983C
2025	150,000	201,400	351,400			135,330C
2024	125,000	179,100	304,100			131,261C
2023	75,000	166,700	241,700			125,011C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 25
Floor Area: 888
Total Base New : 153,997 E.C.F.
Total Depr Cost: 115,485 X 3.100
Estimated T.C.V: 358,004

(16) Porches/Decks

Area	Type
76	Treated Wood
123	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

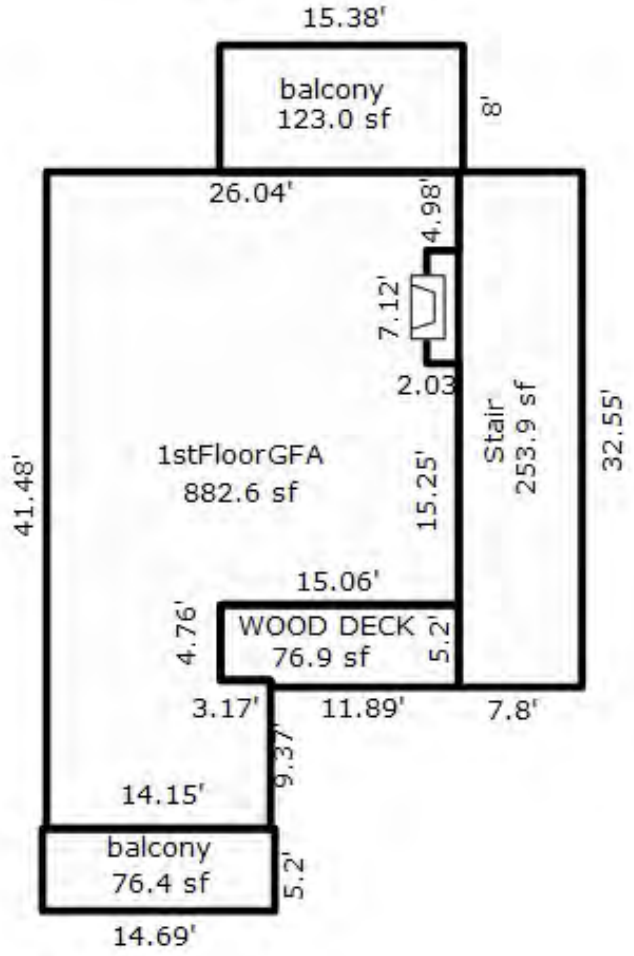
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	128,186	96,129
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			1	4,567	3,425
Deck					
Treated Wood			76	2,155	1,616
Balcony					
Wood Balcony			123	5,385	4,039
Wood Balcony			76	3,327	2,495
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
Lump Sum Items					
END UNIT			1	1	1
			Totals:	153,997	115,485

Notes: 1ST LEVEL "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 358,004

*** Information herein deemed reliable but not guaranteed***

BUILDING A



Recorded in master deed as amount 888.20 SQ FT

UNIT 18

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-705-019-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DRISCOLL ELIZABETH C	DRISCOLL ELIZABETH C TRUST	0	01/11/2018	QC	09-FAMILY/RELATED ENTITY	1318P698	OTHER	0.0
PATTON GREIG A & MARY L	DRISCOLL ELIZABETH C	330,000	11/20/2015	WD	03-ARM'S LENGTH	1247P1	PROPERTY TRANSFER	100.0
DOWDY	PATTON	405,000	10/11/2002	WD	03-ARM'S LENGTH	674:865	PROPERTY TRANSFER	0.0
DOSTER	DOWDY	400,000	08/07/2001	WD	03-ARM'S LENGTH	595:417	PROPERTY TRANSFER	0.0

Property Address

37 GREAT LKS

Owner's Name/Address

DRISCOLL ELIZABETH C TRUST
1225 TANNEHILL LN
CINCINNATI OH 45208

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 755,759 TCV/TFA: 851.08

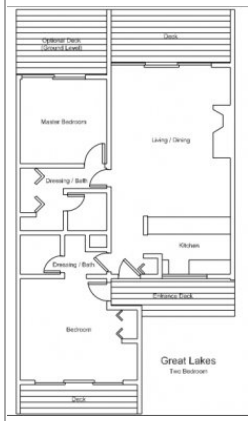
Building Permit(s)	Date	Number	Status
Mechanical	02/23/2024	PM24-0154	100% FINIS
Electrical	01/08/2024	PE24-0020	100% FINIS
Mechanical	12/18/2023	PM23-1185	100% FINIS
Plumbing	11/30/2023	PP23-0376	100% FINIS

Tax Description

L300 P215 L362 P895 L386 P207/94 L595 P417/01 L674 P865/02 L731 P599/03 APARTMENT 19 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2ND "A" UNIT TYPE, END UNIT
2 BED / 2 BATH 2ND
873 SQ FT
2.984 % OF VALUE



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County of Leelanau, Michigan

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$340			1 Units	350000.00000		100		350,00

0.00 Total Acres Total Est. Land Value = 350,000

Work Description for Permit PM24-0154, Issued 02/23/2024: Mechanical - remove and replace wood fireplace for Residential Alteration; PB23-0531
Work Description for Permit PE24-0020, Issued 01/08/2024: Electrical for Residential Alteration - Total rewire. PB23-0531
Work Description for Permit PM23-1185, Issued 12/18/2023: Residential Alteration - Bath remodel. PB23-0531.
Work Description for Permit PP23-0376, Issued 11/30/2023: Plumbing replace fixtures in bath, kitchen and laundry - Residential Addition/Alteration: PB23-0531
Work Description for Permit PB23-0531, Issued 11/21/2023: Residential interior alterations to main floor, 426 sq.ft.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	175,000	202,900	377,900			172,164C
2025	150,000	228,200	378,200			167,638C
2024	125,000	203,000	328,000			162,598C
2023	75,000	189,000	264,000			154,856C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 888
Total Base New : 153,997 E.C.F.
Total Depr Cost: 130,890 X 3.100
Estimated T.C.V: 405,759

(16) Porches/Decks

Area	Type
76	Treated Wood
123	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	128,186	108,951
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Deck					
Treated Wood			76	2,155	1,832
Balcony					
Wood Balcony			123	5,385	4,577
Wood Balcony			76	3,327	2,828
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Prefab 2 Story			1	3,170	2,694
Lump Sum Items					
END UNIT			1	1	1
			Totals:	153,997	130,890

Notes: 2ND "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 405,759

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-705-020-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOROK STEVEN A & JANET M	LEWRY THOMAS A & RITA D	572,500	01/17/2008	WD	03-ARM'S LENGTH	965/955	DEED	100.0
TRENTA	TOROK	269,000	01/17/1997	WD	03-ARM'S LENGTH	437:647	OTHER	0.0

Property Address

39 GREAT LKS

Owner's Name/Address

LEWRY THOMAS A & RITA D
PO BOX 15392280
SIOUX FALLS SD 57186

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 867,455 TCV/TFA: 767.66

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units		450000.00000	100		450,00

0.00 Total Acres Total Est. Land Value = 450,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L258 P638 L437 P647-649/97 APARTMENT 20 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

3RD & MEZZ "C REV" UNIT TYPE
MLS 1685520 $595,000
2008 - HOMESTEAD INFO
GREAT LAKES 39/40
$595,000

SOLD
WHOLE OWNERSHIP CONDOMINIUM
WATERFRONT PROPERTIES

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	208,700	433,700			262,404C
2025	155,000	243,000	398,000			255,506C
2024	150,000	216,000	366,000			247,824C
2023	100,000	201,500	301,500			236,023C

Who When What

TPC 04/24/2017 INSPECTED
WAS 12/23/2007 INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	1998 2004

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 20
Floor Area: 1,130
Total Base New : 168,340 E.C.F.
Total Depr Cost: 134,663 X 3.100
Estimated T.C.V: 417,455

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

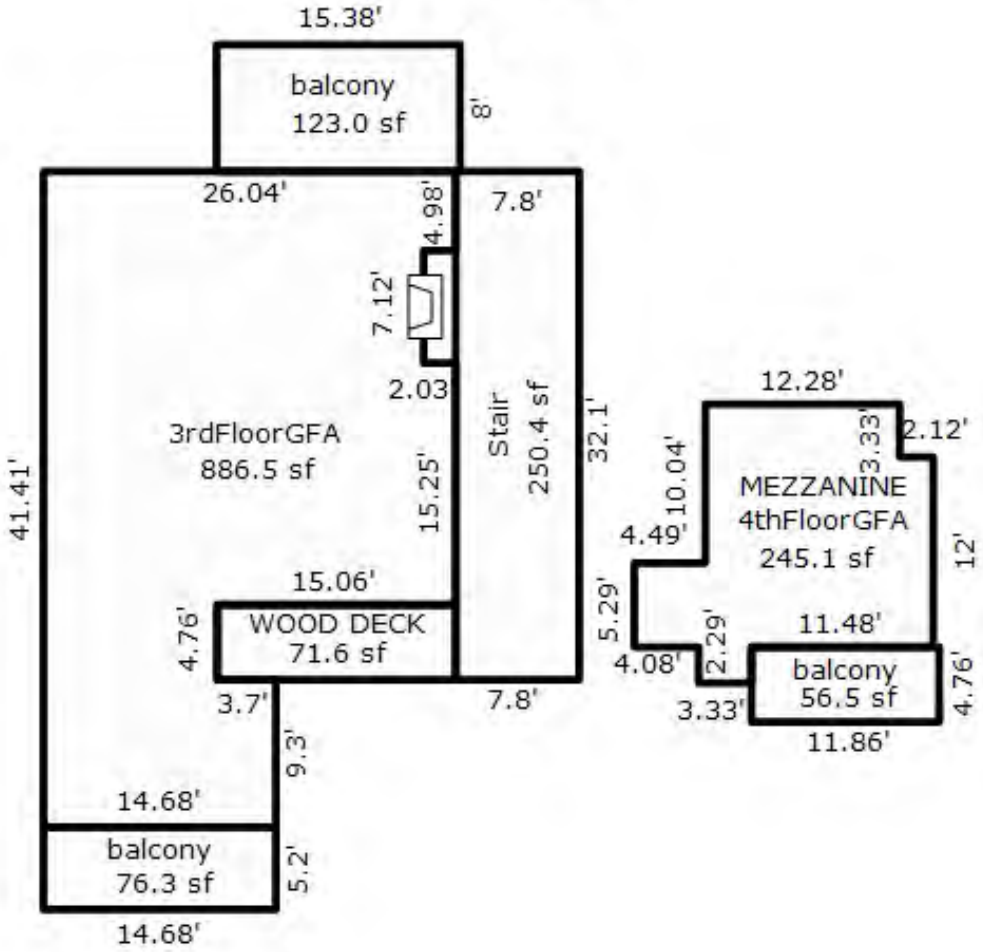
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	130,577	104,453
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,161
3 Fixture Bath			2	9,133	7,306
Deck					
Treated Wood			71	2,090	1,672
Balcony					
Wood Balcony			123	5,385	4,308
Wood Balcony			132	5,779	4,623
Water/Sewer					
Public Water			1	1,494	1,195
Public Sewer			1	1,494	1,195
Built-Ins					
Appliance Allow.			1	2,767	2,214
Fireplaces					
Prefab 2 Story			1	3,170	2,536
Lump Sum Items					
END UNIT UPPER				5,000	4,000
			Totals:	168,340	134,663

Notes: 3RD & MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 417,455

*** Information herein deemed reliable but not guaranteed***

BUILDING A



Recorded in master deed as amount 1130.76 SQ FT

UNIT 20

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-705-021-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREAT LAKES 41 LLC	MYKALA MARK & BARTMAN JAMI	700,000	02/15/2025	WD	03-ARM'S LENGTH	2025000732	PROPERTY TRANSFER	100.0
RICE MICHAEL & MANDY	GREAT LAKES 41 LLC	1	05/21/2021	QC	21-NOT USED/OTHER	2021004264	PROPERTY TRANSFER	100.0
MONTEITH SCOTT & KATHRYN	RICE MICHAEL & MANDY	362,000	11/06/2020	WD	03-ARM'S LENGTH	2020007548	PROPERTY TRANSFER	100.0
CARES CHARLES W & MARIAN M	MONTEITH SCOTT & KATHRYN	254,000	01/27/2017	WD	08-ESTATE	1285P875	PROPERTY TRANSFER	100.0

Property Address

41 GREAT LKS

Owner's Name/Address

MYKALA MARK & BARTMAN JAMIE
3395 FOX CHASE
BRISTOL IN 47507

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 708,078 TCV/TFA: 797.39

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$340			1 Units	350000.00000		100		350,00

0.00 Total Acres Total Est. Land Value = 350,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

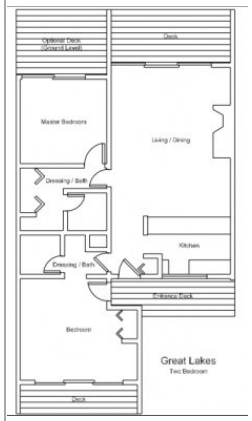
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

APARTMENT 21 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2BATH, 1ST "A" UNIT TYPE BLDG B
2 BED / 2 BATH 1ST LEVEL
882 SQ FT
2.984 % OF VALUE



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	175,000	179,000	354,000			354,000S
2025	150,000	204,800	354,800			180,049C
2024	125,000	182,100	307,100			174,636C
2023	75,000	169,600	244,600			166,320C

Who	When	What
TPC	02/15/2025	INSPECTED
TPC	10/27/2020	INSPECTED
TPC	04/24/2017	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2005 2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 20
Floor Area: 888
Total Base New : 144,397 E.C.F.
Total Depr Cost: 115,509 X 3.100
Estimated T.C.V: 358,078

(16) Porches/Decks

Area	Type
76	Treated Wood
125	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

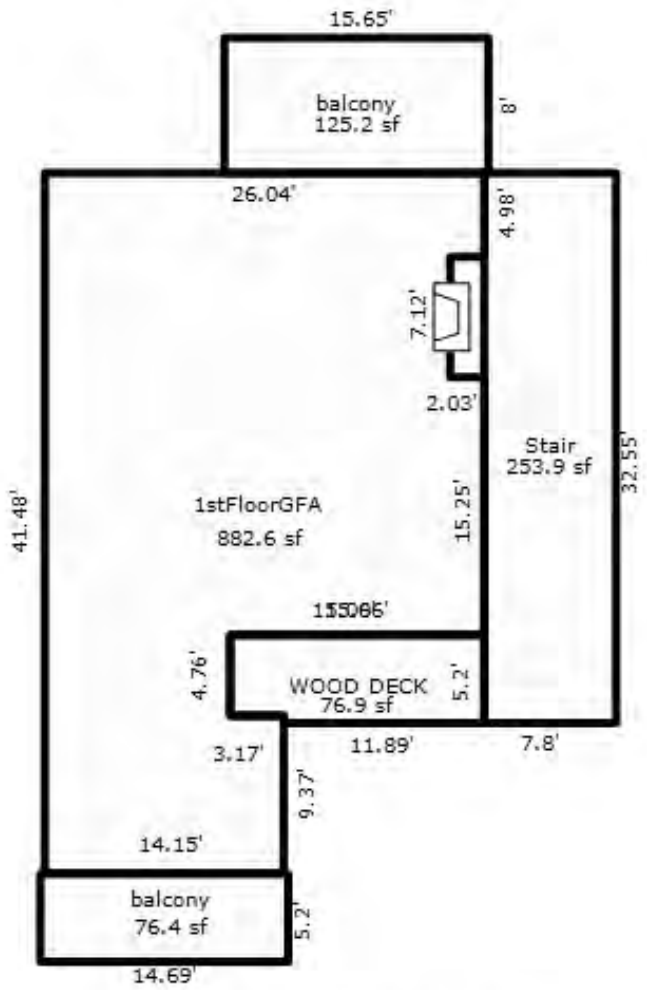
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	118,498	94,789
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,161
3 Fixture Bath			1	4,567	3,654
Deck					
Treated Wood			76	2,155	1,724
Balcony					
Wood Balcony			125	5,473	4,378
Wood Balcony			76	3,327	2,662
Water/Sewer					
Public Water			1	1,494	1,195
Public Sewer			1	1,494	1,195
Built-Ins					
Appliance Allow.			1	2,767	2,214
Fireplaces					
Prefab 2 Story			1	3,170	2,536
Lump Sum Items					
END UNIT				1	1
			Totals:	144,397	115,509

Notes: 1ST "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 358,078

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 888.20 SQ FT

UNIT 21

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-705-022-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICE MANDY S	GREAT LAKES 41 LLC	0	07/09/2025	QC	21-NOT USED/OTHER	2025003539	DEED	0.0
RICE MICHAEL & MANDY SUSAN	RICE MANDY S	0	12/03/2024	QC	09-FAMILY/RELATED ENTITY	2025001368	DEED	0.0
BOBRIN TENA TRUST	RICE MICHAEL & MANDY SUSAN	710,000	06/30/2023	WD	03-ARM'S LENGTH	2023002960	PROPERTY TRANSFER	100.0

Property Address

43 GREAT LKS

Owner's Name/Address

GREAT LAKES 41 LLC
32375 LAHSER RD
BEVERLY HILLS MI 48025

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 841,570 TCV/TFA: 744.75

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units	450000.00000		100		450,00

0.00 Total Acres Total Est. Land Value = 450,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L233 P831/82 APARTMENT 22 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2ND & MEZZ "D" UNIT TYPE
3 BED / 3 BATH 2ND LEVEL & MEZZ.
1131 SQ FT
3.962 % OF VALUE

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	195,800	420,800			373,345C
2025	155,000	228,000	383,000			363,530C
2024	150,000	202,600	352,600			352,600S
2023	100,000	189,000	289,000			128,793C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 25
Floor Area: 1,130
Total Base New : 168,449 E.C.F.
Total Depr Cost: 126,313 X 3.100
Estimated T.C.V: 391,570

(16) Porches/Decks

Area	Type
76	Treated Wood
125	Wood Balcony
131	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

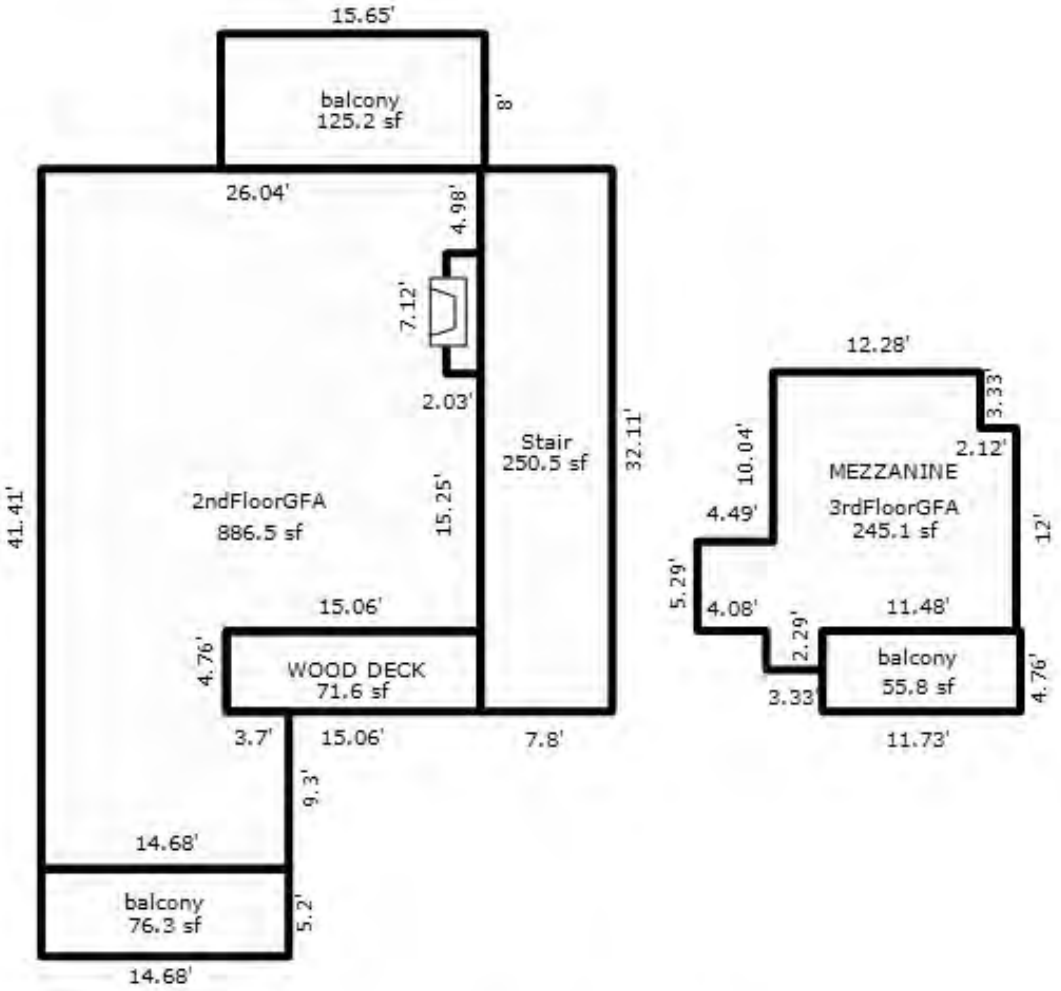
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	130,577	97,911
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			2	9,133	6,850
Deck					
Treated Wood			76	2,155	1,616
Balcony					
Wood Balcony			125	5,473	4,105
Wood Balcony			131	5,735	4,301
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
Lump Sum Items					
END UNIT UPPER				5,000	3,750
			Totals:	168,449	126,313

Notes: 2ND & MEZZ "D" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 391,570

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 1130.76 SQ FT

UNIT 22

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-705-023-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS LYNDA M	COLLINS LYNDA M TRUST	1	04/03/2015	QC	09-FAMILY/RELATED ENTITY	1257P765	OTHER	0.0
HALL CLARK W & JOYCE E	COLLINS LYNDA M	240,000	12/28/2007	WD	03-ARM'S LENGTH	964:511	PROPERTY TRANSFER	100.0

Property Address

45 GREAT LKS

Owner's Name/Address

COLLINS LYNDA M TRUST
20311 ISLAND LAKE DR
CHELSEA MI 48118

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 483,669 TCV/TFA: 802.10

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1 Units		240000.00000	100		240,00
			0.00 Total Acres		Total Est. Land Value =			240,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L282 P268/87 APARTMENT 23 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST "B REV" UNIT TYPE
1 BED / 1 BATH 1ST LEVEL
603 SQ FT
2.282 % OF VALUE

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County of Leelanau, Michigan

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	120,000	121,800	241,800			112,614C
2025	100,000	136,100	236,100			109,654C
2024	90,000	121,100	211,100			106,357C
2023	50,000	112,700	162,700			101,293C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 603 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 25
Floor Area: 603
Total Base New : 104,821 E.C.F.
Total Depr Cost: 78,603 X 3.100
Estimated T.C.V: 243,669

(16) Porches/Decks

Area	Type
100	Treated Wood
167	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

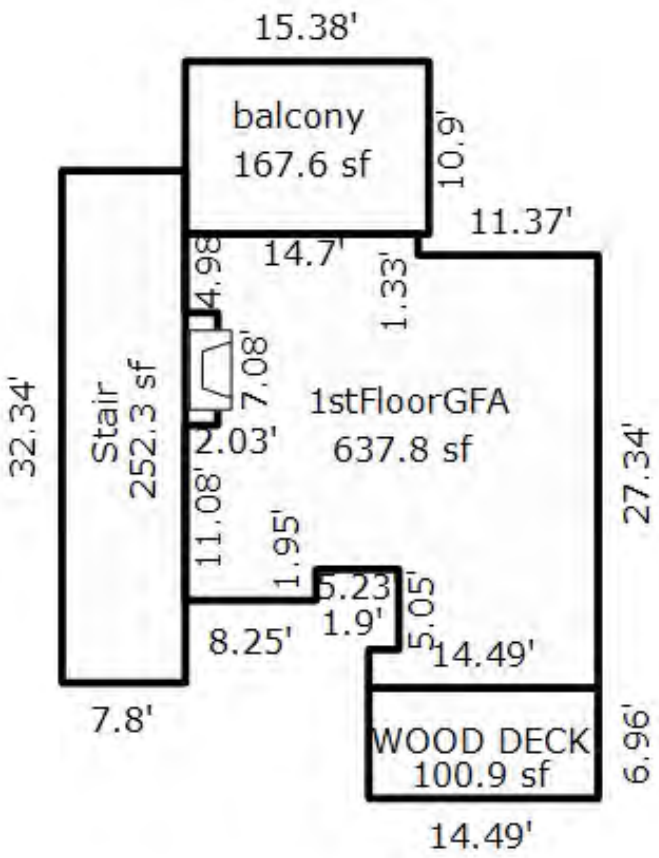
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 603 SF Floor Area = 603 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	603		
			Total:	84,624	63,458
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
Deck					
Treated Wood			100	2,510	1,882
Balcony					
Wood Balcony			167	7,311	5,483
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
			Totals:	104,821	78,603

Notes: 1ST "B REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 243,669

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 602.70 SQ FT

UNIT 23

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-705-024-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK DONALD F & CAROL A	CLARK DONALD F & CAROL A	0	07/07/2023	WD	09-FAMILY/RELATED ENTITY	2023003574	PROPERTY TRANSFER	0.0

Property Address

46 GREAT LKS

Owner's Name/Address

CLARK DONALD F & CAROL A
880 MARKWOOD
OXFORD MI 48370

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 862,077 TCV/TFA: 762.90

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units		450000.00000	100		450,00

0.00 Total Acres Total Est. Land Value = 450,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L219 P753/80 L286 P788/88 APARTMENT 24 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST & 2ND "C REV" UNIT TYPE
3BED / 3 BATH 1ST & 2ND
1131 SQ FT
3.814 % OF VALUE

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	206,000	431,000			163,427C
2025	155,000	238,200	393,200			159,131C
2024	150,000	211,800	361,800			154,347C
2023	100,000	197,200	297,200			146,998C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 565 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 25
Floor Area: 1,130
Total Base New : 177,241 E.C.F.
Total Depr Cost: 132,928 X 3.100
Estimated T.C.V: 412,077

(16) Porches/Decks

Area	Type
71	Treated Wood
71	Treated Wood
167	Wood Balcony
154	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

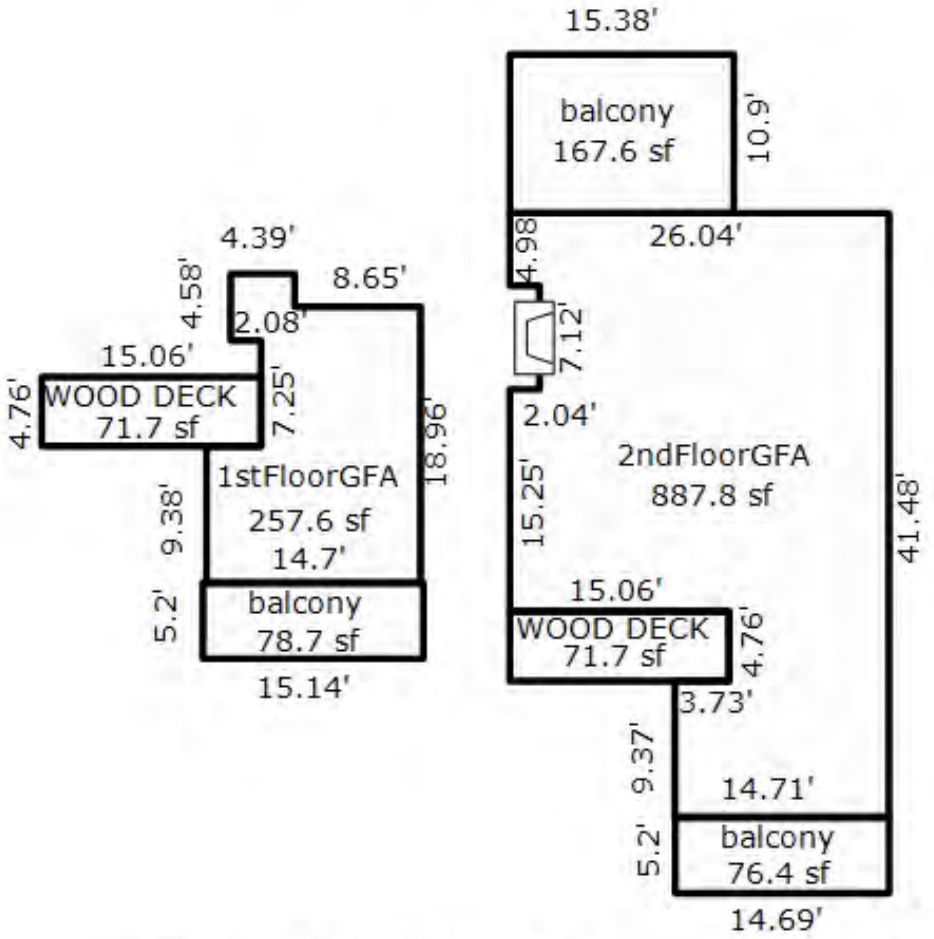
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 565 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	565		
			Total:	139,499	104,625
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			2	9,133	6,850
Deck					
Treated Wood			71	2,090	1,567
Treated Wood			71	2,090	1,567
Balcony					
Wood Balcony			167	7,311	5,483
Wood Balcony			154	6,742	5,056
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
			Totals:	177,241	132,928

Notes: 1ST & 2ND "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 412,077

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 1130.76SQ FT

UNIT 24

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-705-025-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOX	SIMONDS	159,000	07/01/1990	LC	16-LC PAYOFF	312:656	PROPERTY TRANSFER	0.0
TEFERTILLER	FOX	154,000	06/27/1990	WD	03-ARM'S LENGTH	312:656	OTHER	0.0

Property Address

49 GREAT LKS

Owner's Name/Address

SIMONDS RICHARD R & MARTHA S
6274 MEREFORD CT
EAST LANSING MI 48823

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 854,947 TCV/TFA: 756.59

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units	450000.00000		100		450,00

0.00 Total Acres Total Est. Land Value = 450,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L312 P589 L312 P656&657 L339 P105&106/92 APARTMENT 25 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

3RD MEZZ "C REV" UNIT TYPE
3 BED / 2 BATH 2ND & MEZZ.
1131 SQ FT
3.962 % OF VALUE
2008 LISTING - $620,000 MLS 1685672 - SOLD FURNISHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	202,500	427,500			152,874C
2025	155,000	236,700	391,700			148,855C
2024	150,000	210,500	360,500			144,380C
2023	100,000	196,000	296,000			137,505C

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 20
Floor Area: 1,130
Total Base New : 163,296 E.C.F.
Total Depr Cost: 130,628 X 3.100
Estimated T.C.V: 404,947

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
131	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

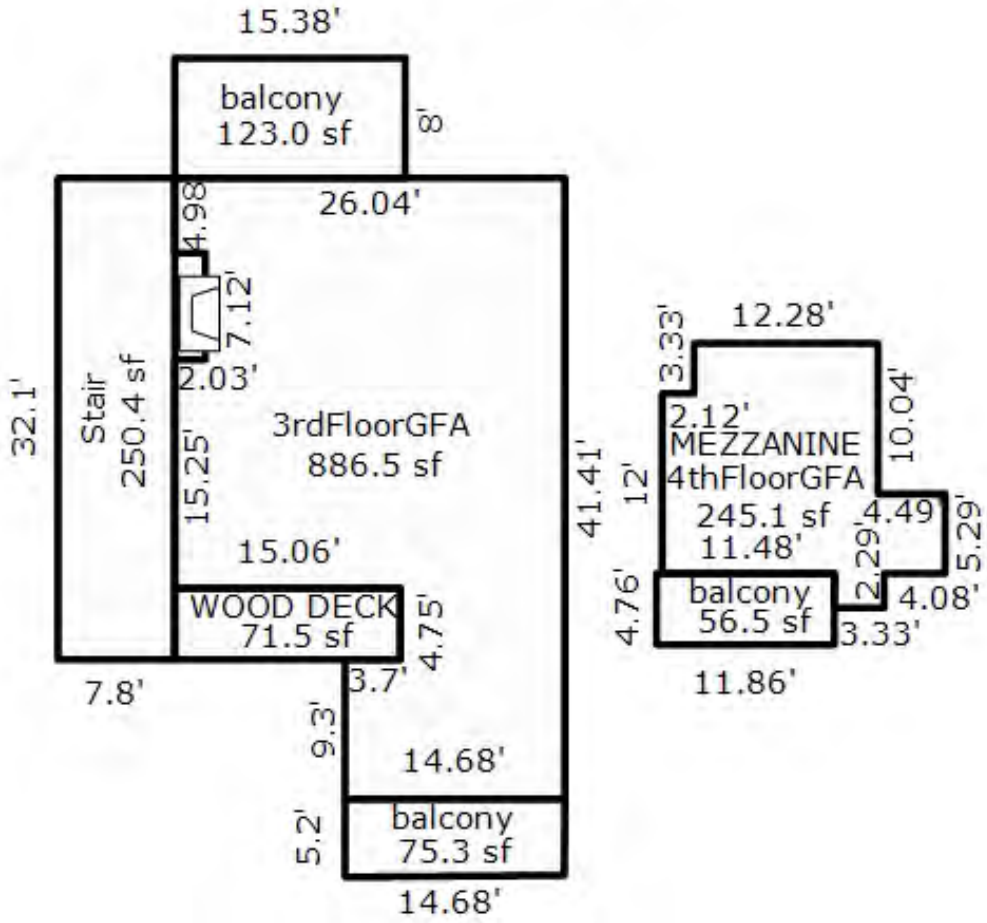
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	130,577	104,453
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,161
3 Fixture Bath			2	9,133	7,306
Deck					
Treated Wood			71	2,090	1,672
Balcony					
Wood Balcony			123	5,385	4,308
Wood Balcony			131	5,735	4,588
Water/Sewer					
Public Water			1	1,494	1,195
Public Sewer			1	1,494	1,195
Built-Ins					
Appliance Allow.			1	2,767	2,214
Fireplaces					
Prefab 2 Story			1	3,170	2,536
			Totals:	163,296	130,628

Notes: 3RD MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 404,947

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 1130.76SQ FT

UNIT 25

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-705-026-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRENTA MARY ANN REVOCABLE	SARKESIAN MATT & LISA	233,000	02/26/2020	WD	03-ARM'S LENGTH	2020005906	PROPERTY TRANSFER	100.0
TRENTA MARY ANN	TRENTA MARY ANN TRUST	0	03/07/2006	QC	09-FAMILY/RELATED ENTITY	893:709	OTHER	0.0
GOODMAN	TRENTA	218,000	06/03/2002	WD	03-ARM'S LENGTH	647:959	PROPERTY TRANSFER	0.0
GOODMAN	TRENTA	218,000	05/30/2002	WD	03-ARM'S LENGTH	647:959	OTHER	0.0

Property Address

51 GREAT LKS

Owner's Name/Address

SARKESIAN MATT & LISA
11128 FELLOWS CREEK DR
PLYMOUTH MI 48170

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 483,669 TCV/TFA: 802.10

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1 Units	240000.00000		100		240,00

0.00 Total Acres Total Est. Land Value = 240,000

Tax Description

L285 P239 L338 P136/92 L647 P959/02 L893 P709/06 APARTMENT 26 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST "B" UNIT TYPE
1 BED / 1 BATH 1ST
603 SQ FT
2.263 % OF VALUE
GREAT LAKES CONDO/BLDG B

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	120,000	121,800	241,800			122,033C
2025	100,000	136,100	236,100			118,825C
2024	90,000	121,100	211,100			115,253C
2023	50,000	112,700	162,700			109,765C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 603 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 25
Floor Area: 603
Total Base New : 104,821 E.C.F.
Total Depr Cost: 78,603 X 3.100
Estimated T.C.V: 243,669

(16) Porches/Decks

Area	Type
100	Treated Wood
167	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

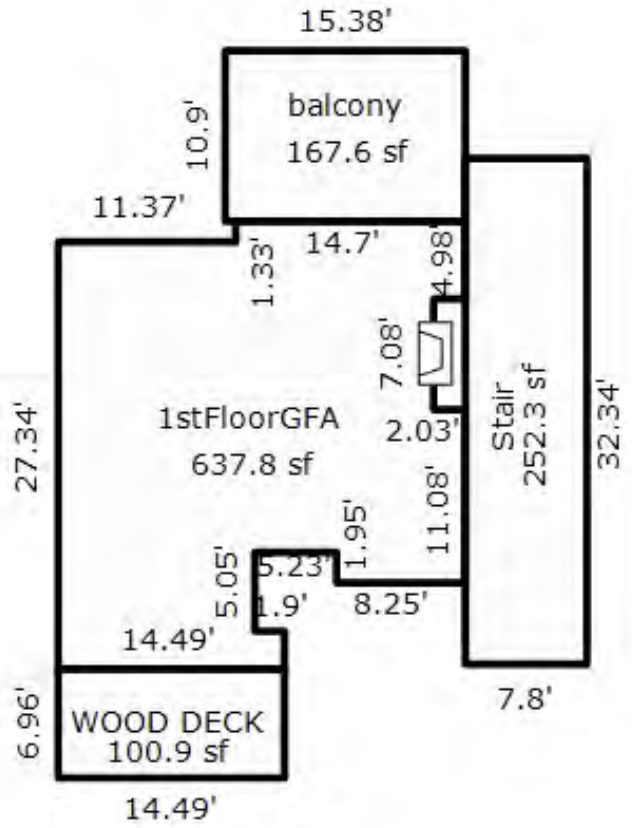
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 603 SF Floor Area = 603 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	603		
			Total:	84,624	63,458
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
Deck					
Treated Wood			100	2,510	1,882
Balcony					
Wood Balcony			167	7,311	5,483
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
			Totals:	104,821	78,603

Notes: 1ST "B" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 243,669

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 602.70 SQ FT

UNIT 26

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-705-027-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DARANY GEORGE G & MARIA V	BUCKLEY BRENDON F & ALICIA	400,000	11/07/2019	WD	03-ARM'S LENGTH	2019006717	PROPERTY TRANSFER	100.0
OBRIEN	DARANY	245,000	09/18/1998	WD	03-ARM'S LENGTH	487:439	OTHER	0.0

Property Address

52 GREAT LKS

Owner's Name/Address

BUCKLEY BRENDON F & ALICIA D
12987 CHEW ST
CARMEL IN 46032

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 862,077 TCV/TFA: 762.90

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units	450000.00000		100		450,00

0.00 Total Acres Total Est. Land Value = 450,000

Tax Description

L284 P430 L487 P439/98 APARTMENT 27 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST & 2ND "C REV" UNIT TYPE
3 BED / 3 BATH 1ST & 2ND
1131 SQ FT
3.814 % OF VALUE
$449,000 2017 GREAT LAKES 52/53/54 3 BEDROOM(S), WHOLE OWNERSHIP, RIVER & LAKEFRONT HERE YOU WILL FIND A WONDERFUL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	206,000	431,000			258,124C
2025	155,000	238,200	393,200			251,338C
2024	150,000	211,800	361,800			243,781C
2023	100,000	197,200	297,200			232,173C

Who	When	What
TPC	06/01/2019	INSPECTED
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 565 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 25
Floor Area: 1,130
Total Base New : 177,241 E.C.F.
Total Depr Cost: 132,928 X 3.100
Estimated T.C.V: 412,077

(16) Porches/Decks

Area	Type
71	Treated Wood
71	Treated Wood
167	Wood Balcony
154	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

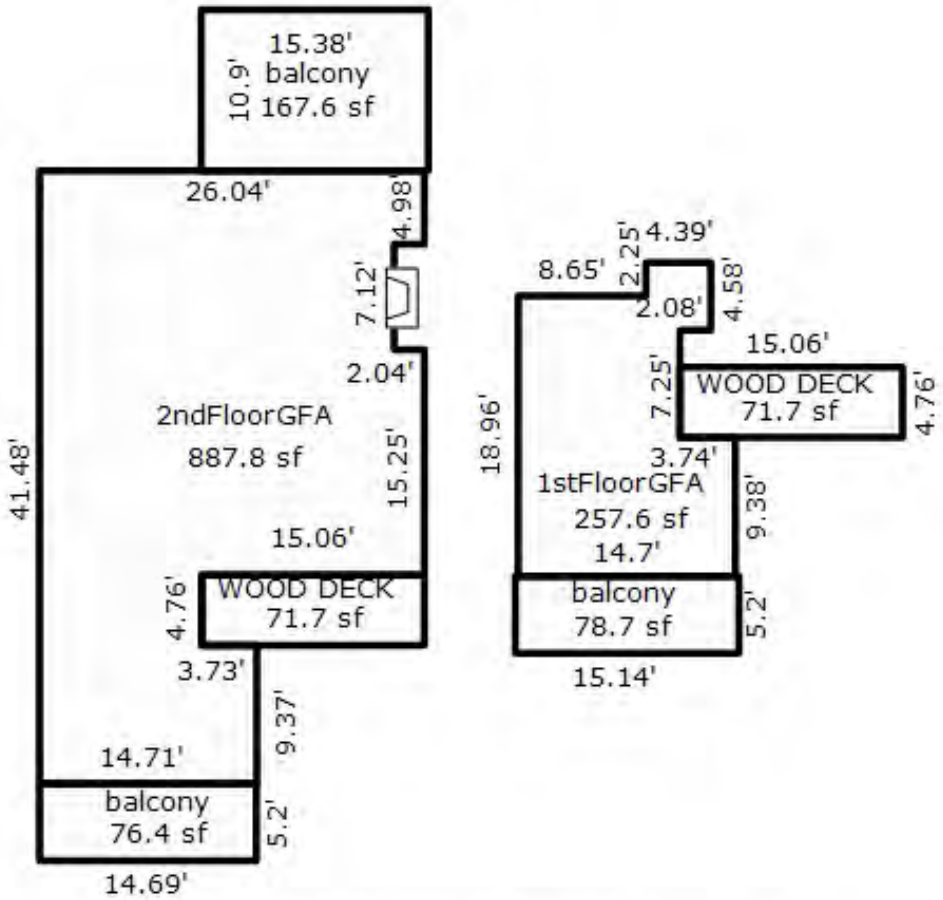
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 565 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	565		
			Total:	139,499	104,625
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			2	9,133	6,850
Deck					
Treated Wood			71	2,090	1,567
Treated Wood			71	2,090	1,567
Balcony					
Wood Balcony			167	7,311	5,483
Wood Balcony			154	6,742	5,056
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
			Totals:	177,241	132,928

Notes: 1ST & 2ND "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 412,077

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 1130.76SQ FT

UNIT 27

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-705-028-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETRAUSKAS LAURA & DIETEZE	DANGELO SCOTT L & ANNE-MAI	455,000	03/10/2017	WD	03-ARM'S LENGTH	1289P779	PROPERTY TRANSFER	100.0
LIPPITT MICHAEL TRUST	PETRAUSKAS LAURA & DIETZE	493,000	08/02/2007	WD	03-ARM'S LENGTH	949:330	PROPERTY TRANSFER	100.0
WEBER	LIPPITT	271,000	09/26/1997	WD	03-ARM'S LENGTH	454:338	OTHER	0.0

Property Address

55 GREAT LKS

Owner's Name/Address

DANGELO SCOTT L & ANNE-MARIE W
925 ASHLAND AVE
WILMETTE IL 60091

Class: RESIDENTIAL CONDOM Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2026 Est TCV 916,916 TCV/TFA: 811.43

Building Permit(s)	Date	Number	Status
Electrical	01/03/2022	PE22-0005	100% FINIS
Mechanical	12/15/2021	PM21-1059	100% FINIS
Plumbing	11/18/2021	PP21-0364	100% FINIS
Res. Add/Alter/Repair	11/08/2021	PB21-0543	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units		450000.00000	100		450,00

0.00 Total Acres Total Est. Land Value = 450,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Work Description for Permit PE22-0005, Issued 01/03/2022: Electrical for Residential Additon/Alteration. Consumers. PB21-0543
Work Description for Permit PM21-1059, Issued 12/15/2021: Mechanical for Residential Alteration; PB21-0543
Work Description for Permit PP21-0364, Issued 11/18/2021: Plumbing for Residential Alteration; PB21-0543
Work Description for Permit PB21-0543, Issued 11/08/2021: Residential interior alterations to main floor kitchen, bathrooms and new stair location 596 sq.ft., second floor bathroom and new stair location 244 sq.ft. and third floor/attic storage area new stair location and wall removal 183 sq.ft. Remodel will eliminate two bedrooms, leaving a total of two.

Tax Description

L454 P338 L454 P355/97 APARTMENT 28 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

3RD MEZZ "C REV" UNIT TYPE
3 BED / 3 BATH 3RD LEVEL & MEZZ.
1131 SQ FT
3.962 % OF VALUE
MLS 1675143 $535,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	233,500	458,500			298,151C
2025	155,000	272,300	427,300			290,313C
2024	150,000	242,200	392,200			281,584C
2023	100,000	225,500	325,500			268,176C

Who	When	What
TPC	08/16/2022	INSPECTED
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	2001 2022

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 10
Floor Area: 1,130
Total Base New : 167,350 E.C.F.
Total Depr Cost: 150,618 X 3.100
Estimated T.C.V: 466,916

(16) Porches/Decks

Area	Type
71	Treated Wood
123	Wood Balcony
132	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

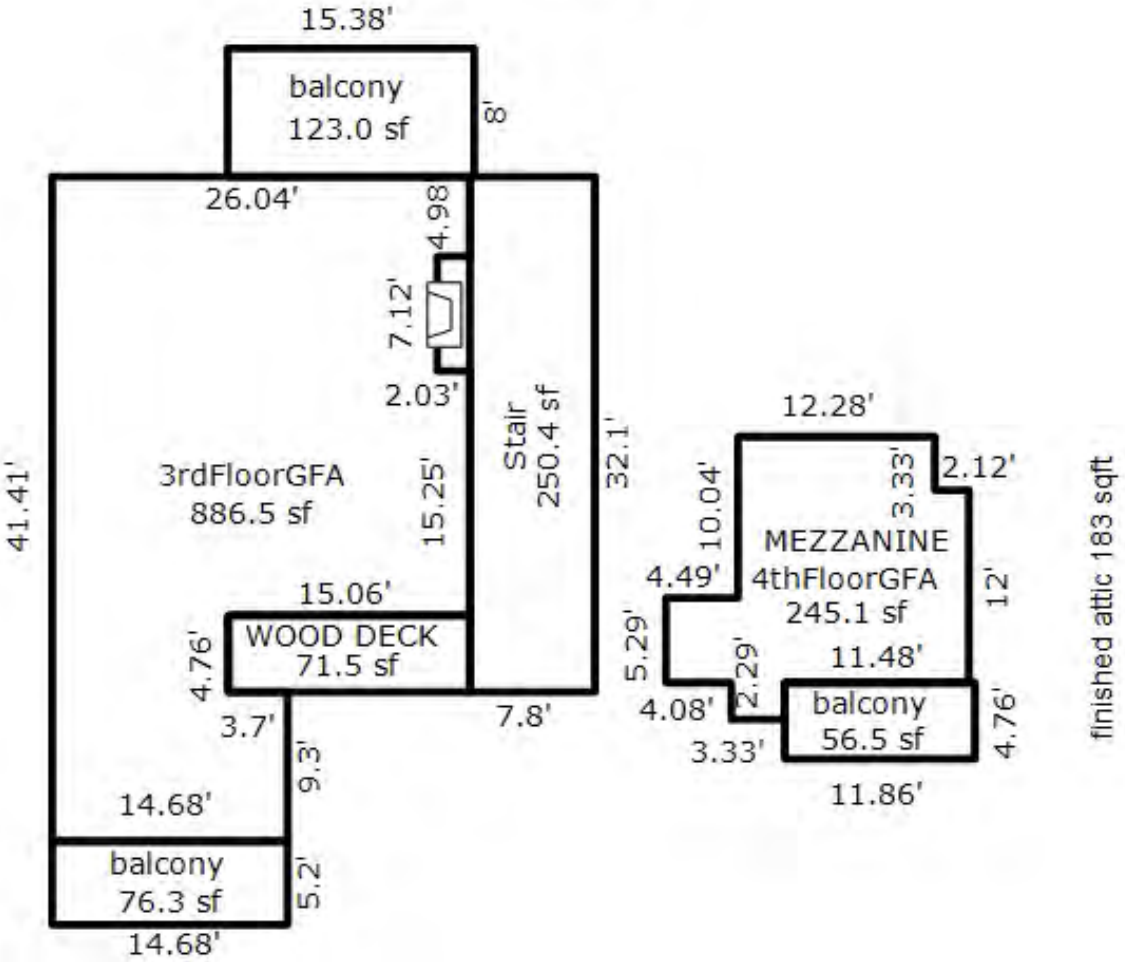
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Heat & Cool
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	136,097	122,491
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,306
3 Fixture Bath			1	4,567	4,110
2 Fixture Bath			1	3,056	2,750
Deck					
Treated Wood			71	2,090	1,881
Balcony					
Wood Balcony			123	5,385	4,846
Wood Balcony			132	5,779	5,201
Water/Sewer					
Public Water			1	1,494	1,345
Public Sewer			1	1,494	1,345
Built-Ins					
Appliance Allow.			1	2,767	2,490
Fireplaces					
Prefab 2 Story			1	3,170	2,853
			Totals:	167,350	150,618

Notes: 3RD MEZZ "C REV" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 466,916

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 1130.76SQ FT

UNIT 28

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-705-029-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL CONDOM	Zoning: RESORT	Building Permit(s)	Date	Number	Status
57 GREAT LKS	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17					
ANN ARBOR HOMESTEAD C/O WEIR GRETCHEN 1152 BALDWIN AVE ANN ARBOR MI 48104	2026 Est TCV 685,773 TCV/TFA: 772.27					

X Improved | Vacant

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$340			1 Units	350000.00000		100		350,00
			0.00 Total Acres		Total Est. Land Value =			350,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L299 P749/89 APARTMENT 29 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

1ST "A" UNIT TYPE
2 BED / 2 BATH 1ST LEVEL
882 SQ FT
2.984 % OF VALUE

Who	When	What
TPC	04/24/2017	INSPECTED
WAS	12/23/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	175,000	167,900	342,900			126,601C
2025	150,000	192,000	342,000			123,273C
2024	125,000	170,800	295,800			119,567C
2023	75,000	159,000	234,000			113,874C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 888 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 25
Floor Area: 888
Total Base New : 144,432 E.C.F.
Total Depr Cost: 108,314 X 3.100
Estimated T.C.V: 335,773

(16) Porches/Decks

Area	Type
78	Treated Wood
125	Wood Balcony
76	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

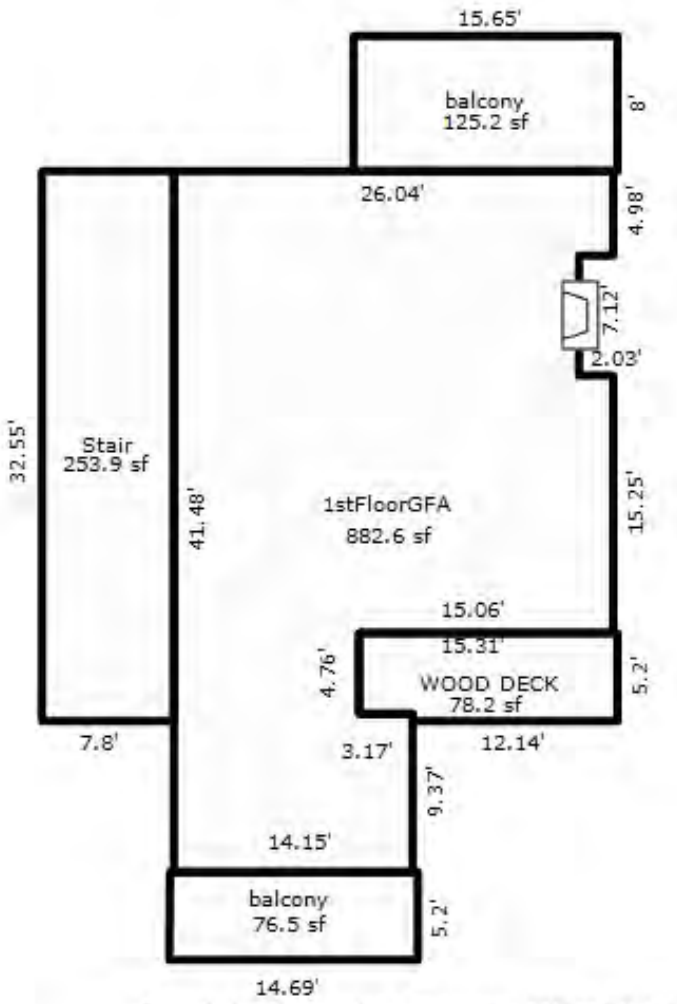
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 888 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	888		
			Total:	118,498	88,866
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			1	4,567	3,425
Deck					
Treated Wood			78	2,190	1,642
Balcony					
Wood Balcony			125	5,473	4,105
Wood Balcony			76	3,327	2,495
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
Lump Sum Items					
END UNIT				1	1
			Totals:	144,432	108,314

Notes: 1ST "A" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 335,773

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 888.20 SQ FT

UNIT 29

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-705-030-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARMSTRONG RICHARD L TRUST	ARMSTRONG RICHARD L FAMILY	0	03/03/2025	QC	14-INTO/OUT OF TRUST	2025000962	PROPERTY TRANSFER	0.0
ARMSTRONG RICHARD L	ARMSTRONG RICHARD L TRUST	1	10/20/2011	QC	09-FAMILY/RELATED ENTITY	1102-614 QCD	DEED	0.0
ARMSTRONG RICHARD TRUST	ARMSTRONG RICHARD L	1	10/19/2011	QC	09-FAMILY/RELATED ENTITY	1102-591 QCD	DEED	0.0
ARMSTRONG RICHARD L REVOCA	ARMSTRONG RICHARD	0	10/16/2009	QC	09-FAMILY/RELATED ENTITY	2009 1030-216QC	DEED	0.0

Property Address

59 GREAT LKS

Owner's Name/Address

ARMSTRONG RICHARD L FAMILY TRUST
C/O WELLS FARGO TRUSTEE
406 MAIN AVE 2N FLOOR
FARGO ND 58102

Tax Description

L399 P228/95 L595 P773&775&780&785&790/01 L810 P966/04 APARTMENT 30 GREAT LAKES CONDOMINIUM REC IN LIBER 180 PAGE 82 L181P521 RESTRICTIONS L272P485 AMEND L272P821 AMEND L897 P966 3RD AMEND L978P185 AMEND 2020008957 5TH AMEND SEC 14 T29N R14W.

Comments/Influences

2ND & MEZZ "D" UNIT TYPE:
3 BED / 3 BATH 2ND 833 SQ FT & 3RD 833 SQ FT & MEZZ 248 SQ FT
5.161 % OF VALUE

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 837,937 TCV/TFA: 741.54

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	04/24/2017	INSPECTED
TPC	09/07/2011	INSPECTED
WAS	12/23/2007	INSPECTED

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $450K			1 Units		450000.00000	100		450,00

0.00 Total Acres Total Est. Land Value = 450,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	225,000	194,000	419,000			192,338C
2025	155,000	225,300	380,300			187,282C
2024	150,000	200,200	350,200			181,651C
2023	100,000	186,800	286,800			173,001C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 753 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 25
Floor Area: 1,130
Total Base New : 166,887 E.C.F.
Total Depr Cost: 125,141 X 3.100
Estimated T.C.V: 387,937

(16) Porches/Decks

Area	Type
72	Treated Wood
125	Wood Balcony
131	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

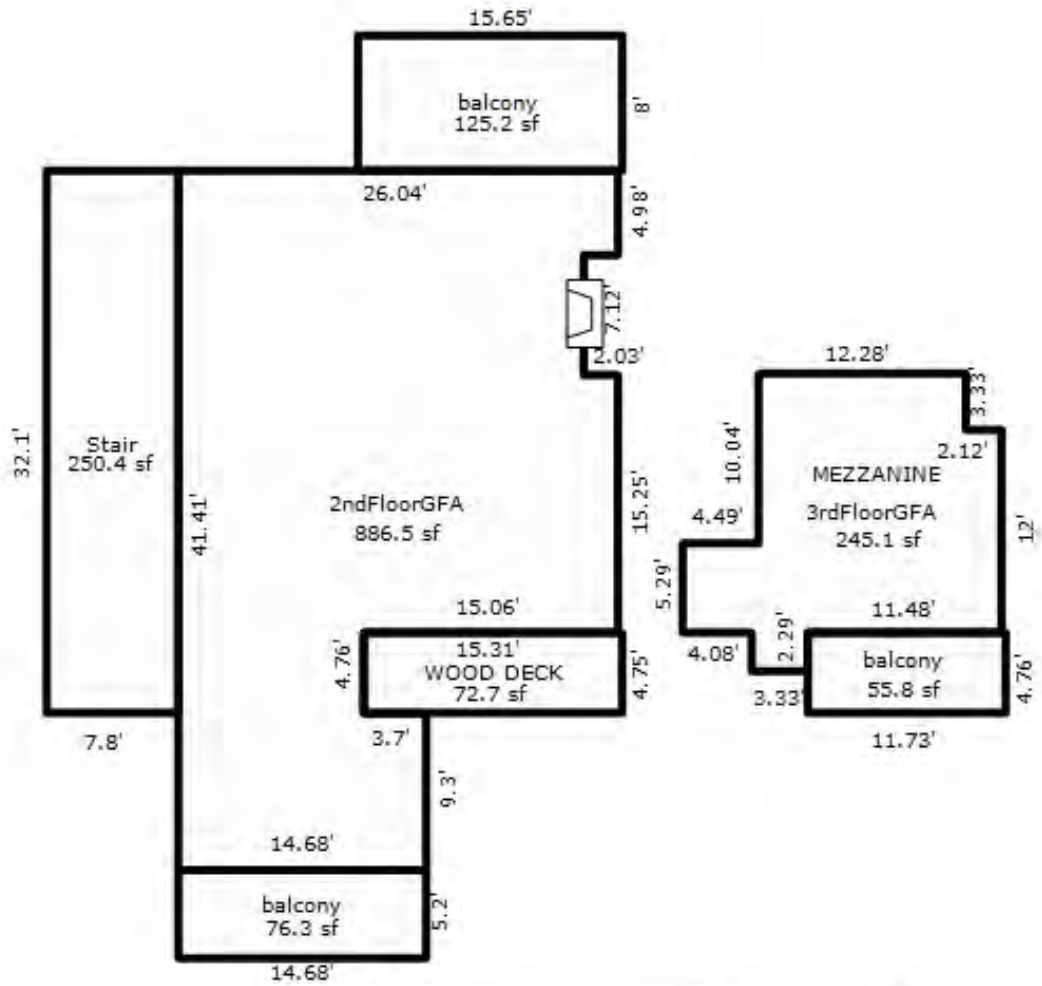
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Electric Baseboard
Ground Area = 753 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	753		
			Total:	130,577	97,911
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			1	4,567	3,425
2 Fixture Bath			1	3,056	2,292
Deck					
Treated Wood			72	2,103	1,577
Balcony					
Wood Balcony			125	5,473	4,105
Wood Balcony			131	5,735	4,301
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Prefab 2 Story			1	3,170	2,377
Lump Sum Items					
END UNIT UPPER				5,000	3,750
			Totals:	166,887	125,141

Notes: 2ND & MEZZ "D" UNIT TYPE
ECF (H705 GREAT LAKES CONDO) 3.100 => TCV: 387,937

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Recorded in master deed as amount 1130.76 SQ FT

UNIT 30

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITESIDE	WINDEMULLER	685,000	06/30/1995	WD	03-ARM'S LENGTH	406:71	OTHER	0.0

Property Address

7528 S BIRCHWAY DR

Owner's Name/Address

WINDEMULLER MARK H & CAROL
7988 KENOWA AVE SW
BYRON CENTER MI 49315

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2026 Est TCV 4,080,961 TCV/TFA: 711.46

Building Permit(s)	Date	Number	Status
Mechanical	07/17/2018	PM18-0429	100% FINIS
Electrical	06/22/2018	PE18-0355	100% FINIS
Mechanical	10/06/2008	PM08-0439	
WELL/SEPTIC	09/02/2008	L08-155	100% FINIS

Tax Description

L979P689 L284 P855 L406 P71&72 L452 P837/97 LOTS 1 & 22 & ALSO PRT OF LOT 21 BEG NE COR LOT 21 TH S 39 DEG 20'36" W 112.07 FT ALG LN COMMON TO LOTS 21 & 22 TH 26.59 FT ALG ARC OF 16.50 FT RADIUS CURVE TO RIGHT CH-N 79 DEG 09'18" W 23.81 FT ALG SLY LN LOT 21 TH N 34 DEG 53'45" W 5.00 FT ALG SWLY LOT LN SD LOT 21 TH N 51 DEG 14'40" E 124.75 FT TO POB HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

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X	Improved		Vacant

Public Improvements

	Dirt Road
X	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
X	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/30/2016	INSPECTED
WAS	01/10/2009	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	200.00	0.9390	0.7311	20000	100	ON CHANEL BROOKS LK	1,373,090
A 100' @ 20000/	52.00	150.00	0.9390	0.6804	20000	100	BROOKS LAKE SITE	664,458

152 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 2,037,548

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	48.91	50	50	1,223

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	2	100	5,000

Total Estimated Land Improvements True Cash Value = 6,223

Work Description for Permit PM18-0429, Issued 07/17/2018: Residential Alteration - Generator & Gas Piping
Work Description for Permit PE18-0355, Issued 06/22/2018: Residential Alteration - install generator with transfer switches at the house and garage. Consumers, UG.
Work Description for Permit PM08-0439, Issued 10/06/2008: Residential alteration - furnace replacement

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,018,800	1,021,700	2,040,500			836,079C
2025	1,018,800	988,700	2,007,500			814,099C
2024	947,100	1,041,400	1,988,500			789,621C
2023	787,800	783,900	1,571,700			752,020C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: LOG

Yr Built	Remodeled
1997	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1271 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 30
Floor Area: 2,542
Total Base New : 514,758 E.C.F.
Total Depr Cost: 360,329 X 2.700
Estimated T.C.V: 972,888

(16) Porches/Decks

Area	Type
743	CCP (1 Story)
372	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

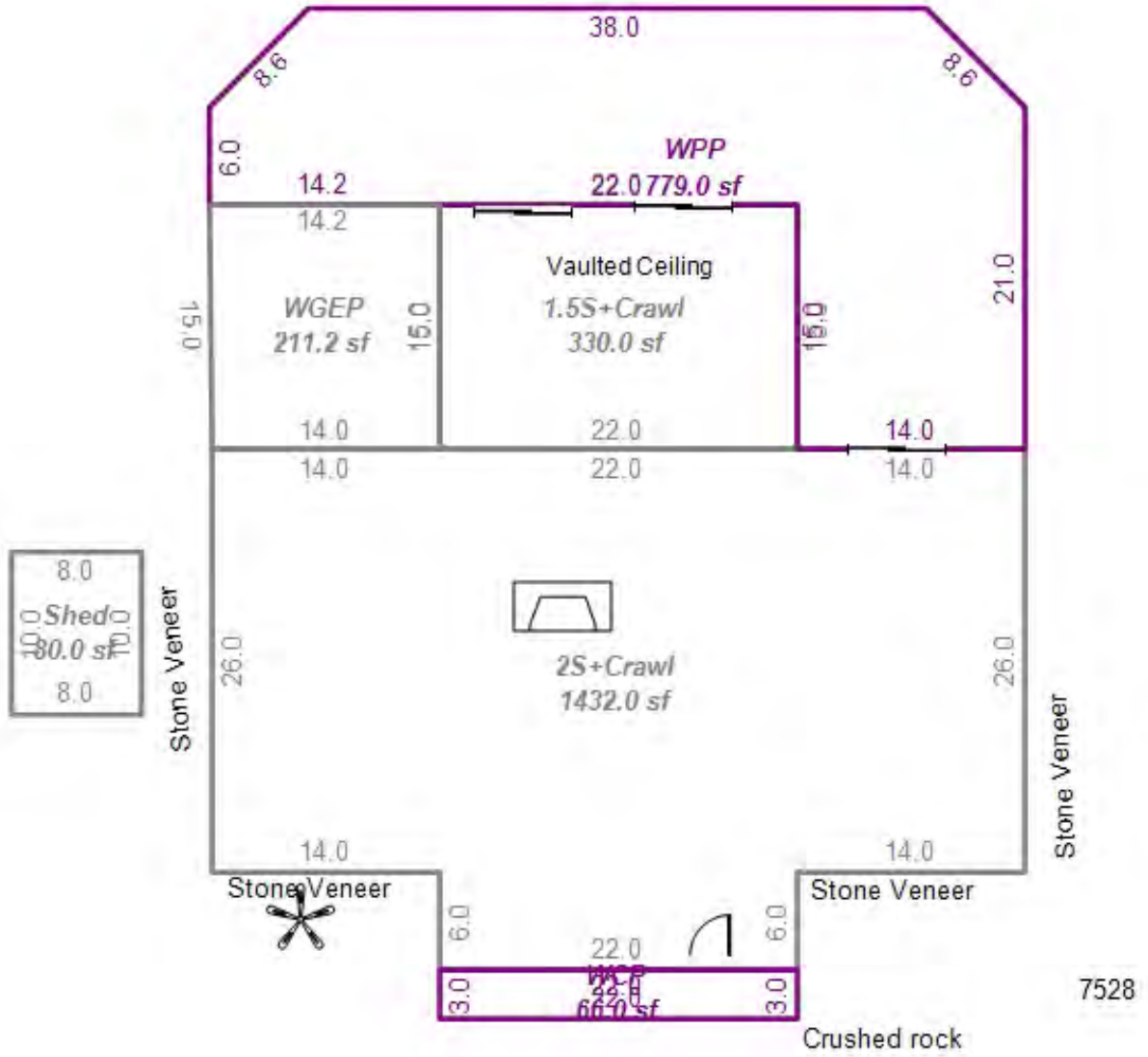
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1997
(11) Heating System: Forced Heat & Cool
Ground Area = 1271 SF Floor Area = 2542 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Pine Logs	Crawl Space	1,271		
			Total:	412,952	289,065
Other Additions/Adjustments					
Exterior					
Stone Veneer			432	19,803	13,862
Plumbing					
Average Fixture(s)			1	2,136	1,495
2 Fixture Bath			1	4,500	3,150
Water/Sewer					
1000 Gal Septic			1	5,541	3,879
Water Well, 100 Feet			1	6,514	4,560
Balcony					
Wood Balcony			372	20,307	14,215
Built-Ins					
Appliance Allow.			1	3,976	2,783
Fireplaces					
Exterior 2 Story			1	10,342	7,239
Porches					
CCP (1 Story)			743	28,687	20,081
			Totals:	514,758	360,329

Notes: 7527 S BIRCHWAY DR FOR GARAGE W SEPARATGE POWER SUPPLY
ECF (4080 BIG GLEN) 2.700 => TCV: 972,888

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: LOG

Yr Built	Remodeled
1989	0

Condition: Average

Room List

	Basement
8	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled	X	Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Wood		

(7) Excavation

Basement: 0 S.F.
Crawl: 1762 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
2	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 30
Floor Area: 3,194
Total Base New : 563,123 E.C.F.
Total Depr Cost: 394,186 X 2.700
Estimated T.C.V: 1,064,302

(16) Porches/Decks

Area	Type
210	WGEP (1 Story)
110	WCP (1 Story)
774	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family LOG Cls BC Blt 1989
(11) Heating System: Forced Heat & Cool
Ground Area = 1762 SF Floor Area = 3194 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Pine Logs	Crawl Space	1,432			
1 Story	Pine Logs	Crawl Space	330			
			Total:	482,346	337,642	
Other Additions/Adjustments						
Exterior						
Stone Veneer			40	1,834	1,284	
Plumbing						
3 Fixture Bath			1	6,716	4,701	
2 Fixture Bath			2	8,999	6,299	
Water/Sewer						
1000 Gal Septic			1	5,541	3,879	
Water Well, 100 Feet			1	6,514	4,560	
Porches						
WGEP (1 Story)			210	20,950	14,665	
WCP (1 Story)			110	7,093	4,965	
Built-Ins						
Appliance Allow.			1	3,976	2,783	
Fireplaces						
Interior 2 Story			1	8,495	5,946	
Deck						
Treated Wood			774	10,658	7,461	
Local Cost Items						
GENERATOR			1	1	1	*1
			Totals:	563,123	394,186	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITESIDE	WESTBAY	416,666	06/13/1996	WD	03-ARM'S LENGTH	425:304	OTHER	0.0

Property Address

7520 S BIRCHWAY DR

Owner's Name/Address

WESTBAY JACQUELYN B
REVOCABLE LIVING TRUST
7520 S BIRCHWAY DR
MAPLE CITY MI 49664

Tax Description

L979P689 L278 P551 L281 P376 L425 P304/96
LOT 2 HARBOR ISLAND SUBDIVISION SEC 31
T29N R13W.

Comments/Influences

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 02/10/2004
MAP #: 5
2026 Est TCV 3,457,596 TCV/TFA: 917.62

Building Permit(s)	Date	Number	Status
Mechanical	08/27/2020	PM20-0510	100% FINIS
Electrical	08/06/2020	PE20-0366	100% FINIS
Mechanical	02/22/2018	PM18-0134	100% FINIS
Electrical	10/09/2017	PE17-0563	100% FINIS

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/04/2020	INSPECTED
TPC	03/26/2018	INSPECTED
TPC	11/16/2017	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	165.00	1.0873 0.6968	20000	100		1,515,157

100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 1,515,157

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	55.62	800	0	0
D/W/P: Crushed Rock	2.67	1200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
BOAT HOIST	2,000.00	1	0	0

Total Estimated Land Improvements True Cash Value = 5,000

Work Description for Permit PM20-0510, Issued 08/27/2020: Residential Add/Alteration - Generator
Work Description for Permit PE20-0366, Issued 08/06/2020: Residential Alteration - Rework existing service and install 22kW generator, Consumers.
Work Description for Permit PM18-0134, Issued 02/22/2018: Residential Alteration - Furnace Replacement
Work Description for Permit PE17-0563, Issued 10/09/2017: Electrical for Residential Addition - wire new screened porch only. Consumers, UG. PB17-0472
Work Description for Permit PB17-0472, Issued 08/23/2017: Single family addition one story wood frame; crawl space 60 sq.ft., main floor dining room 60 sq.ft.,

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	757,600	971,200	1,728,800			695,426C
2025	757,600	938,600	1,696,200			677,144C
2024	843,700	922,900	1,766,600			656,784C
2023	694,800	694,700	1,389,500			625,509C

*** Information herein deemed reliable but not guaranteed***

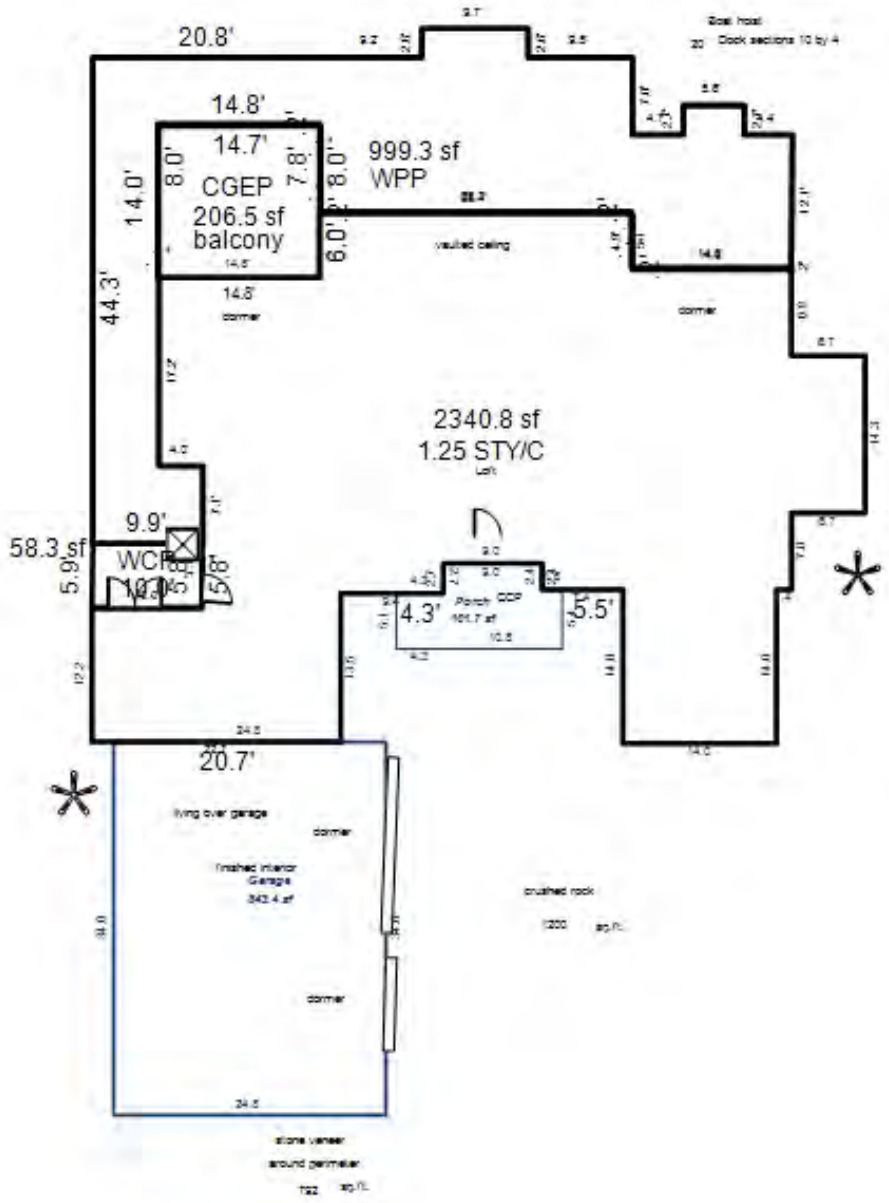
Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Oil Elec. Wood Coal Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story 1 Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type 101 CCP (1 Story) 206 CGEP (1 Story) 58 WCP (1 Story) 999 Treated Wood 206 Wood Balcony	Year Built: 2004 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 884 % Good: 0 Storage Area: 0 No Conc. Floor: 0
Building Style: 1.25 STORY	(4) Interior	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling		Class: B Effec. Age: 15 Floor Area: 3,768 Total Base New : 844,200 E.C.F. Total Depr Cost: 717,570 X 2.700 Estimated T.C.V: 1,937,439		Bsmnt Garage:
Yr Built 2003 Remodeled 2017 0	X Drywall Plaster Paneled Wood T&G					Carport Area: Roof:
Condition: Average	Trim & Decoration Ex X Ord Min					
Room List	Size of Closets Lg X Ord Small					
Basement 8 1st Floor 2 2nd Floor 3 Bedrooms	Doors: Solid X H.C.	Central Air Wood Furnace				
(1) Exterior	(5) Floors	(12) Electric				
X Wood/Shingle Aluminum/Vinyl Brick X Insulation	Kitchen: Hardwood Other: Carpeted Other:	200 Amps Service				
(2) Windows	(6) Ceilings	No./Qual. of Fixtures Ex. X Ord. Min				
X Many Large Avg. X Avg. Few Small	X Drywall	No. of Elec. Outlets Many X Ave. Few				
Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement Double Glass Patio Doors Storms & Screens	(7) Excavation Basement: 0 S.F. Crawl: 2340 S.F. Slab: 0 S.F. Height to Joists: 0.0	(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
(3) Roof	(8) Basement					
X Gable Gambrel Hip Mansard Flat Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				
X Asphalt Shingle	(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:				
Chimney: Brick	(10) Floor Support Joists: 2X10X16 Unsupported Len: Cntr.Sup:					

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2003
(11) Heating System: Forced Heat & Cool
Ground Area = 2340 SF Floor Area = 3768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,340		
1 Story	Siding	Overhang	843		
			Total:	624,700	530,996
Other Additions/Adjustments					
Exterior					
Stone Veneer			700	35,581	30,244
Plumbing					
Average Fixture(s)			1	3,257	2,768
3 Fixture Bath			2	20,550	17,467
2 Fixture Bath			1	6,850	5,822
Separate Shower			1	3,123	2,655
Water/Sewer					
1000 Gal Septic			1	6,011	5,109
Water Well, 200 Feet			1	13,136	11,166
Porches					
CCP (1 Story)			101	4,341	3,690
CGEP (1 Story)			206	20,654	17,556
WCP (1 Story)			58	5,245	4,458
Balcony					
Wood Balcony			206	12,519	10,641
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			884	59,502	50,577
Common Wall: 1 Wall			1	-3,584	-3,046

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NICHOLS RONALD & ELAYNE T	NICHOLS RONALD N & ELAYNE	1	12/17/2014	WD	03-ARM'S LENGTH	1222P877	PROPERTY TRANSFER	0.0
NICHOLS RONALD N & ELAYNE	NICHOLS RONALD N & ELAYNE	0	11/13/2007	QC	09-FAMILY/RELATED ENTITY	961/435	PROPERTY TRANSFER	0.0
NICHOLS RONALD N & ELAYNE	NICHOLS ELAYNE T TRUST	0	08/15/1995	QC	09-FAMILY/RELATED ENTITY	961/434	PROPERTY TRANSFER	0.0

Property Address

7498 S BIRCHWAY DR

Owner's Name/Address

NICHOLS RONALD N & ELAYNE T &
17374 ROLLING WOODS CR DR
NORTHVILLE MI 48167

Tax Description

979P689 L254 P655/85 LOT 3 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2026 Est TCV 3,208,205 TCV/TFA: 849.63

Building Permit(s)	Date	Number	Status
ADDITION/ALTERATION	10/24/1997	97000615	

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/27/2022	INSPECTED
TPC	04/09/2015	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	170.00	1.0873	0.7020	20000	100		1,526,508
100 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	1,526,508

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	21.35	1000	0	0
D/W/P: Asphalt Paving	4.01	2000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	763,300	840,800	1,604,100			455,712C
2025	763,300	804,300	1,567,600			443,732C
2024	850,000	679,800	1,529,800			430,390C
2023	700,000	545,900	1,245,900			409,896C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
1985	1998

Condition: Average

Room List

	Basement
5	1st Floor
2	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord			Min

Size of Closets

	Lg	X	Ord			Small

Doors:		Solid			H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2224 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: B
Effec. Age: 20
Floor Area: 3,776
Total Base New : 775,091 E.C.F.
Total Depr Cost: 620,073 X 2.700
Estimated T.C.V: 1,674,197

(16) Porches/Decks

Area	Type
55	Treated Wood
1593	Treated Wood

(17) Garage

Year Built: 1985
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 552
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

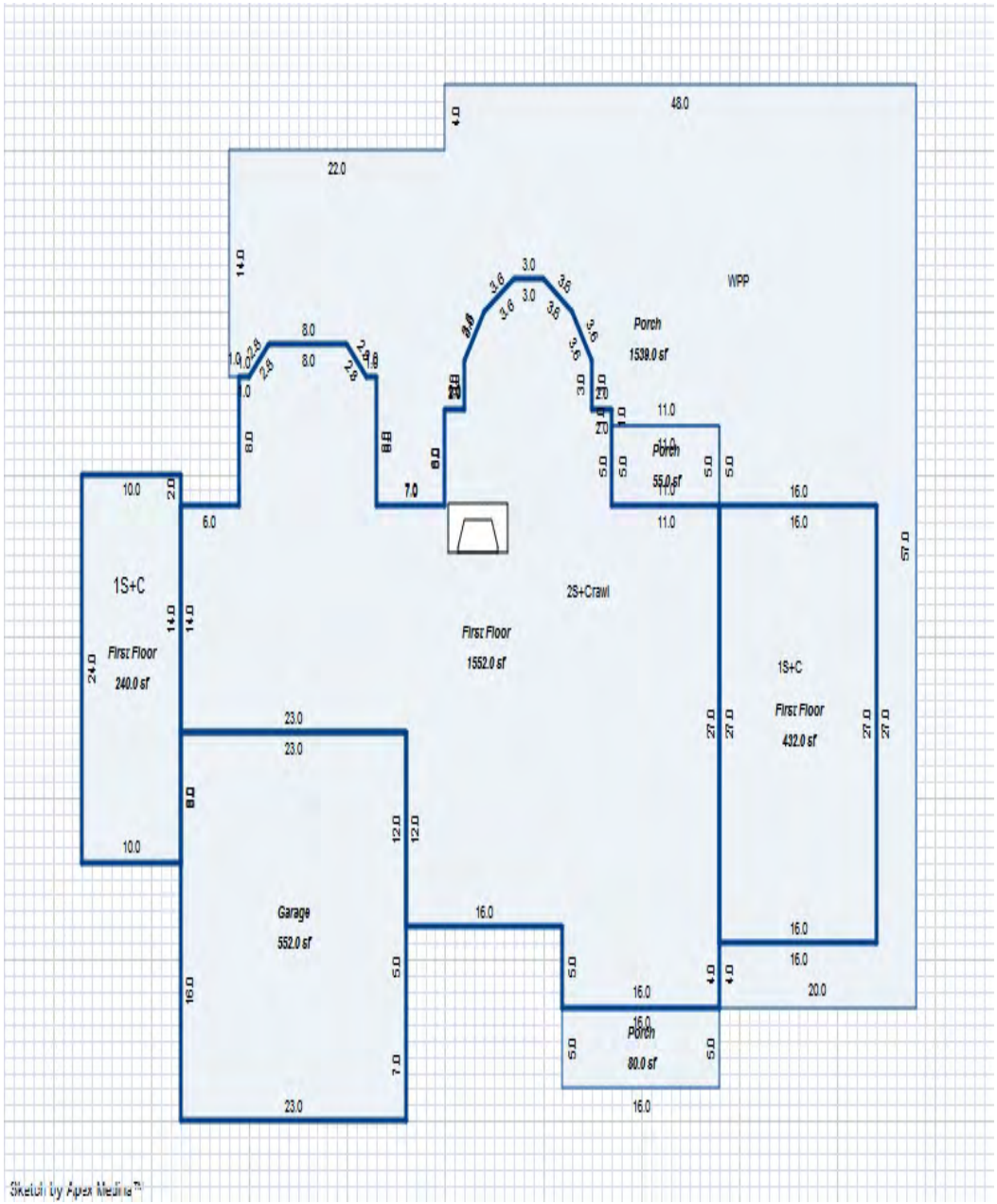
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1985
(11) Heating System: Forced Heat & Cool
Ground Area = 2224 SF Floor Area = 3776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,552		
1 Story	Siding	Crawl Space	432		
1 Story	Siding	Crawl Space	240		
			Total:	657,709	526,167

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	2,606
3 Fixture Bath	2	20,550	16,440
2 Fixture Bath	1	6,850	5,480
Water/Sewer			
1000 Gal Septic	1	6,011	4,809
Water Well, 100 Feet	1	6,941	5,553
Deck			
Treated Wood	55	2,019	1,615
Treated Wood	1593	22,891	18,313
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	552	34,031	27,225
Common Wall: 1 Wall	1	-3,126	-2,501
Door Opener	2	1,504	1,203
Built-Ins			
Appliance Allow.	1	6,850	5,480
Fireplaces			
Interior 2 Story	1	9,604	7,683

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FETZER NICOLE ET AL	BIRCHWAY COMPANY LLC	1	07/09/2004	QC	09-FAMILY/RELATED ENTITY	816:390	OTHER	100.0
FETZER SALLY M REVOCABLE T	FETZER NICOLE ET AL	1	07/01/2004	QC	09-FAMILY/RELATED ENTITY	816:388	OTHER	100.0

Property Address

7476 S BIRCHWAY DR

Owner's Name/Address

BIRCHWAY COMPANY LLC
C/O CORAZZARI AIMEE
2524 BALSAM COVE RD
NAPERVILLE IL 60563

Tax Description

L979P689 L280 P742 L314 P113 L336 P956&960/92 L329 P433&435 L356 P501&502/93 L816 P388 &390/04 DESCR REVISED FOR 2004 & 2005 LOTS 4 & 5 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

DOUBLE LOTS NEAR END OF ROAD

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2026 Est TCV 3,358,174 TCV/TFA: 869.99

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	09/02/2008	L08-152	100% FINIS

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
WAS	11/09/2009	INSPECTED
WAS	01/10/2009	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	2 LOTS 4 & 5 Reason	Value
A 100' @ 20000/	192.09	181.62	0.8652	0.7137	20000	100		2,372,215
192 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	2,372,215

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.31	3135	0	0
Wood Frame	38.37	49	50	940

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,940

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,186,100	493,000	1,679,100			1,232,563C
2025	1,186,100	473,500	1,659,600			1,200,159C
2024	1,410,000	465,800	1,875,800			1,164,073C
2023	1,161,200	350,900	1,512,100			1,108,641C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
1962	1989 2009

Condition: Average

Room List

	Basement
6	1st Floor
4	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min	

Size of Closets

X	Lg		Ord		Small

Doors:	X	Solid		H.C.

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1815 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
2	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 35
Floor Area: 3,860
Total Base New : 558,389 E.C.F.
Total Depr Cost: 362,970 X 2.700
Estimated T.C.V: 980,019

(16) Porches/Decks

Area	Type
295	WSEP (1 Story)
1734	Treated Wood
124	Treated Wood

(17) Garage

Year Built: 1962
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 563
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

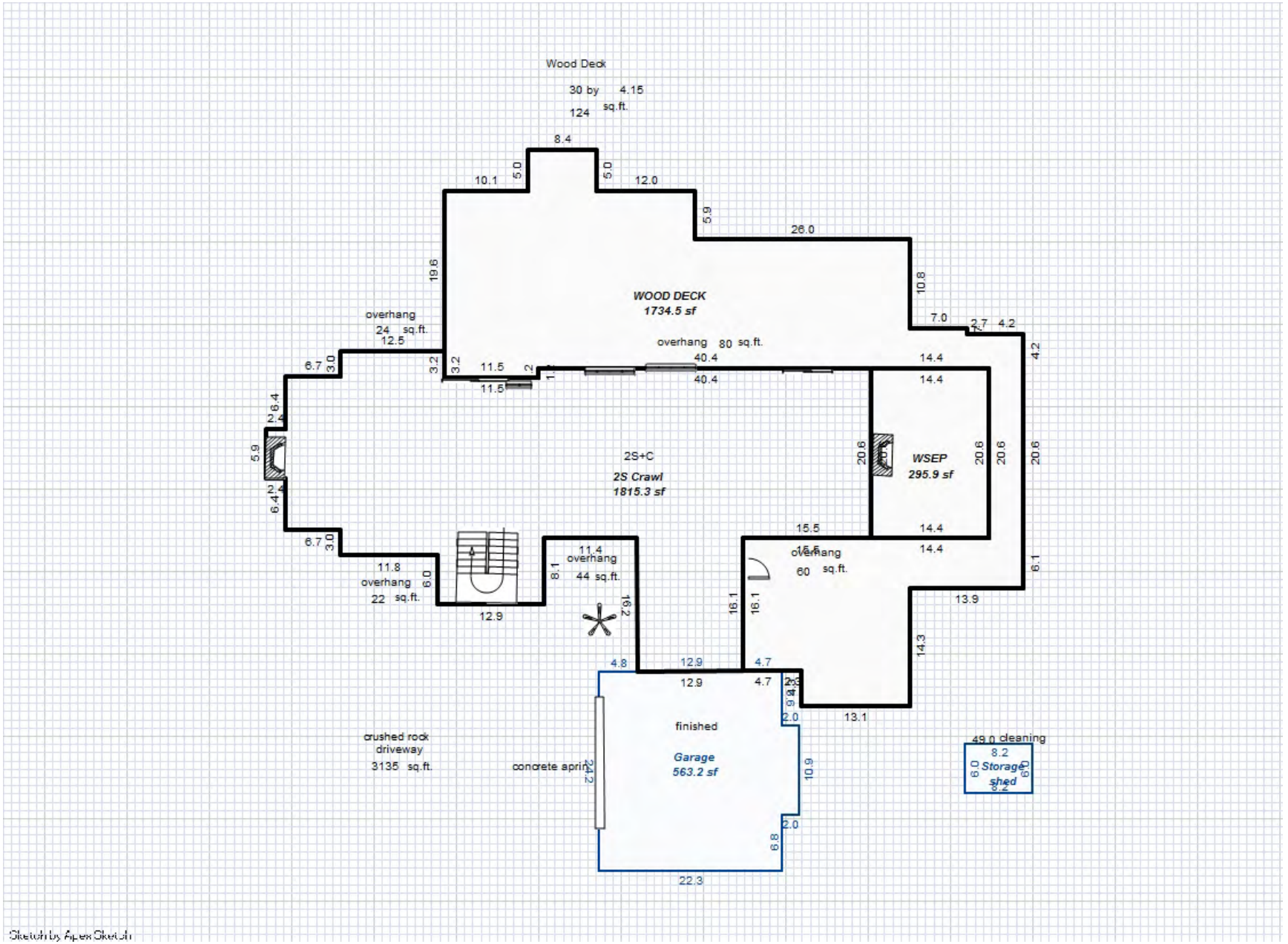
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1962
(11) Heating System: Forced Heat & Cool
Ground Area = 1815 SF Floor Area = 3860 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,815		
1 Story	Siding	Overhang	60		
1 Story	Siding	Overhang	44		
1 Story	Siding	Overhang	22		
1 Story	Siding	Overhang	24		
1 Story	Siding	Overhang	80		
			Total:	450,244	292,676

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,451	943
3 Fixture Bath	2	9,133	5,936
Water/Sewer			
1000 Gal Septic	1	4,782	3,108
Water Well, 100 Feet	1	5,847	3,801
Porches			
WSEP (1 Story)	295	14,517	9,436
Deck			
Treated Wood	124	2,969	1,930
Treated Wood	1734	22,525	14,641
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	563	28,888	18,777
Common Wall: 1/2 Wall	1	-1,320	-858
Door Opener	1	537	349

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
7454 S BIRCHWAY DR

Owner's Name/Address
BOHMER DAVID A TRUST 6839 S GLEN LAKE VIEW DR MAPLE CITY MI 49664

Tax Description
L979P689 L285 P292 L303 P732 L363 P665 L496 P905 LOTS 6 16 & 17 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2026 Est TCV 2,350,579 TCV/TFA: 867.37

Building Permit(s)	Date	Number	Status
Electrical	01/12/2011	PE11-0006	
Mechanical	12/30/2010	PM10-0466	
Plumbing	12/28/2010	PP10-0221	
Res. Add/Alter/Repair	12/08/2010	PB10-0418	100% FINIS

X	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	01/10/2011	INSPECTED
WAS	11/30/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

LOTS 6, 16 & 17

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A	100' @ 20000/ 91.00	168.99	0.7590	0.7010	20000	100		968,232
B	100' @ 2800/ 100.27	166.99	0.7534	1.0646	2800	100	LOT 16	225,199
B	100' @ 2800/ 88.01	147.99	0.7534	1.0329	2800	100	LOT 17	191,783

279 Actual Front Feet, 1.04 Total Acres Total Est. Land Value = 1,385,214

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.58	100	50	1,879

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				5,879

Work Description for Permit PE11-0006, Issued 01/12/2011: Electrical for bathroom addition to single family dwelling, one story wood frame on slab, 48 sq.ft.; PB10-0418
Work Description for Permit PM10-0466, Issued 12/30/2010: Mechanical for bathroom addition to single family dwelling, PB10-0418
Work Description for Permit PP10-0221, Issued 12/28/2010: Plumbing for residential bath additon; PB10-0418
Work Description for Permit PB10-0418, Issued 12/08/2010: Bathroom addition to single family dwelling, one story wood frame on slab, 48 sq.ft.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	692,600	482,700	1,175,300			327,509C
2025	692,600	457,500	1,150,100			318,899C
2024	746,400	449,900	1,196,300			309,311C
2023	633,500	339,000	972,500			294,582C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
1987	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1495 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 25
Floor Area: 2,710
Total Base New : 473,824 E.C.F.
Total Depr Cost: 355,365 X 2.700
Estimated T.C.V: 959,486

(16) Porches/Decks

Area	Type
297	CSEP (1 Story)
52	WCP (1 Story)
21	WCP (1 Story)
813	Treated Wood
60	Treated Wood

(17) Garage

Year Built: 1987
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 243
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

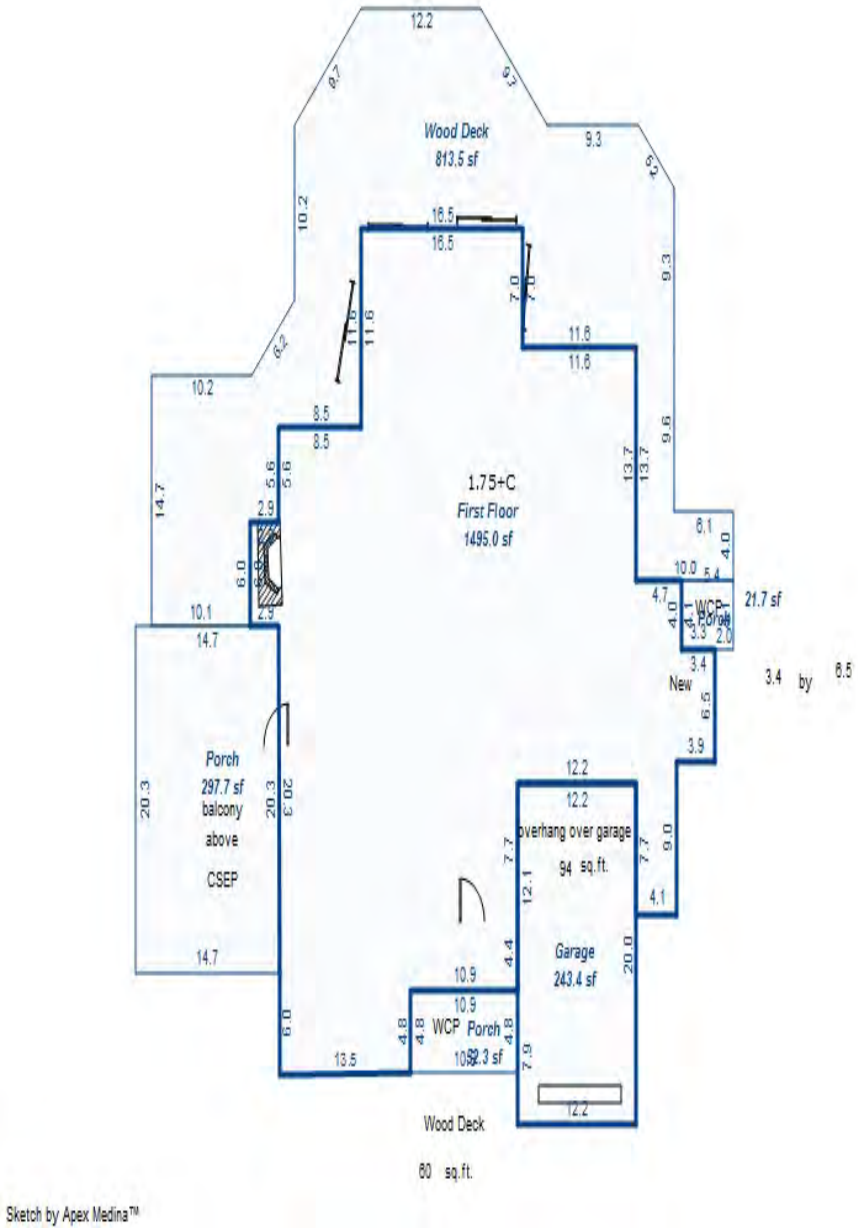
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1987
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1495 SF Floor Area = 2710 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,495		
1 Story	Siding	Overhang	94		
			Total:	384,986	288,739
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,602
3 Fixture Bath			1	6,716	5,037
Water/Sewer					
1000 Gal Septic			1	5,541	4,156
Water Well, 100 Feet			1	6,514	4,885
Porches					
CSEP (1 Story)			297	15,943	11,957
WCP (1 Story)			52	4,326	3,244
WCP (1 Story)			21	1,855	1,391
Deck					
Treated Wood			60	2,038	1,528
Treated Wood			813	11,195	8,396
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			243	20,648	15,486
Common Wall: 1 Wall			1	-3,064	-2,298
Door Opener			1	672	504
Built-Ins					
Appliance Allow.			1	3,976	2,982

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANPHIER JONATHON M & LAUR	MILLER ANDREW R	1,487,500	08/31/2005	WD	03-ARM'S LENGTH	869:401	OTHER	100.0
WEST PERRY L & ROBERTA A	LANPHIER JONATHON M & LAUI	1,250,000	08/18/2003	WD	03-ARM'S LENGTH	757:833	OTHER	100.0

Property Address

7446 S BIRCHWAY DR

Owner's Name/Address

MILLER ANDREW R
2614 TAMIAMI TRL N #714
NAPLES FL 34103

Tax Description

L979P689 L267 P656/86 L302 P48/89 L757 P833/03 L869 P401/05 LOT 7 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2026 Est TCV 2,892,661 TCV/TFA: 1062.3

Building Permit(s)	Date	Number	Status
Plumbing	09/26/2024	PP24-0332	100% FINIS
Mechanical	07/09/2024	PM24-0501	100% FINIS
Mechanical	03/14/2016	PM16-0161	100% FINIS
Mechanical	03/04/2010	PM10-0077	

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/23/2025	INSPECTED
TPC	01/10/2011	INSPECTED
TPC	04/10/2010	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	168.00	1.0873 0.6999	20000	100		1,521,998

100 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 1,521,998

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	55.62	992	50	27,587
Wood Frame	48.12	80	50	1,925

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
BOAT HOIST	2,000.00	1	100	2,000

Total Estimated Land Improvements True Cash Value = 39,012

Work Description for Permit PP24-0332, Issued 09/26/2024: Plumbing to Install Sump Pump - Residential Alteration
Work Description for Permit PM24-0501, Issued 07/09/2024: Mechanical to Replace mechanical equipment, gas piping, ductwork - Residential Alteration
Work Description for Permit PM16-0161, Issued 03/14/2016: Residential Mechanical-Generator
Work Description for Permit PM10-0077, Issued 03/04/2010: Residential addition and remodel to existing residence #PB09-0288 - install chimney and chase cover.....
Work Description for Permit PE10-0038, Issued 02/18/2010: Residential remodel of

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	761,000	685,300	1,446,300			918,463C
2025	761,000	661,700	1,422,700			894,317C
2024	847,500	651,200	1,498,700			867,427C
2023	697,900	493,400	1,191,300			826,121C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
1989	2001

Condition: Average

Room List

	Basement
	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Wood

(7) Excavation

Basement: 0 S.F.
Crawl: 1865 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: B
Effec. Age: 20
Floor Area: 2,723
Total Base New : 616,503 E.C.F.
Total Depr Cost: 493,204 X 2.700
Estimated T.C.V: 1,331,651

(16) Porches/Decks

Area	Type
100	WCP (1 Story)
1106	WPP
212	Treated Wood
82	Treated Wood

(17) Garage

Year Built: 2001
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 749
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 1989
(11) Heating System: Forced Heat & Cool
Ground Area = 1865 SF Floor Area = 2723 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

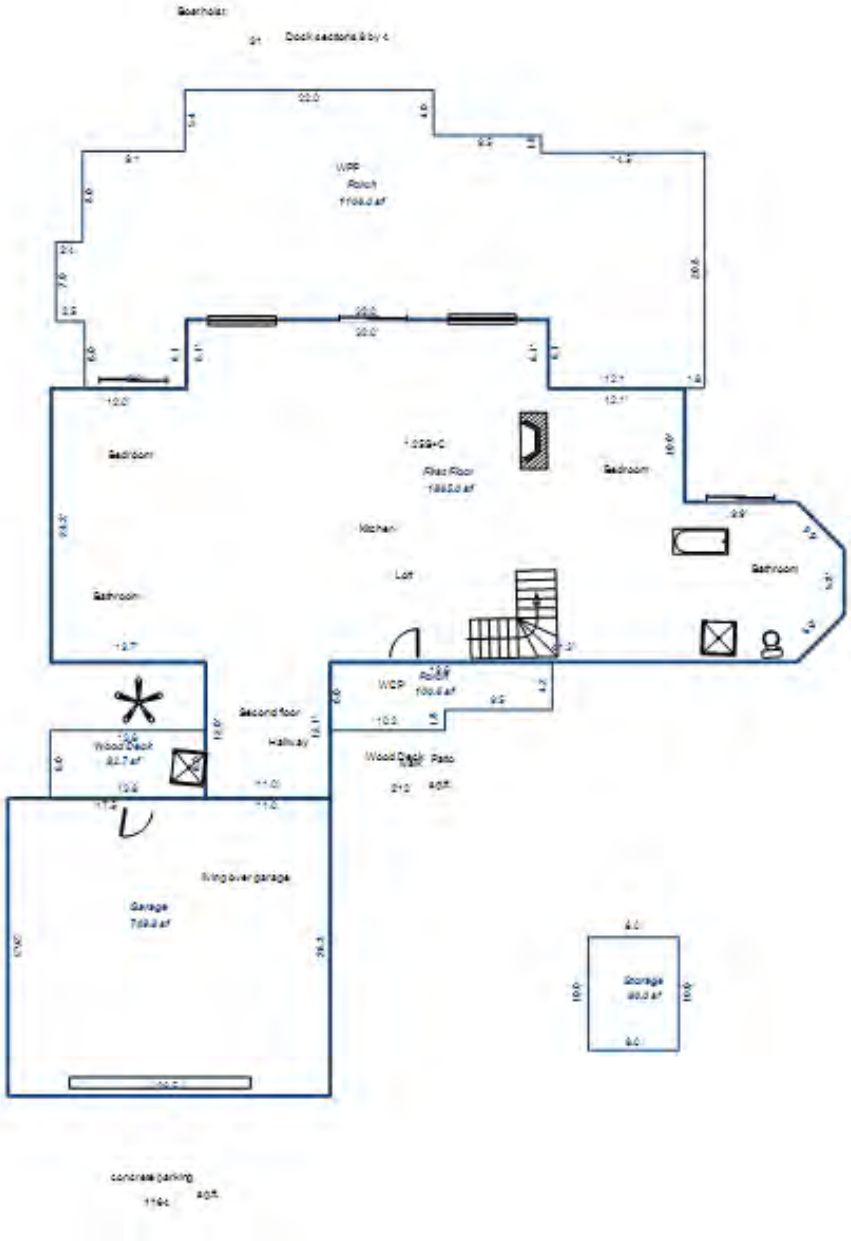
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,865		
1 Story	Siding	Overhang	392		
			Total:	472,741	378,193

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	3,257	2,606
3 Fixture Bath	1	10,275	8,220
2 Fixture Bath	1	6,850	5,480
Separate Shower	1	3,123	2,498
Water/Sewer			
1000 Gal Septic	1	6,011	4,809
Water Well, 100 Feet	1	6,941	5,553
Porches			
WCP (1 Story)	100	7,313	5,850
WPP	1106	25,770	20,616
Deck			
Treated Wood	212	4,694	3,755
Treated Wood	82	2,492	1,994
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	749	53,246	42,597
Common Wall: 1 Wall	1	-3,584	-2,867
Door Opener	1	752	602
Built-Ins			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BODNAR PATRICIA S	MC BIRCHWAY VENTURE, LLC	1,248,000	10/21/2010	WD	03-ARM'S LENGTH	2010 1065-590WI	PROPERTY TRANSFER	100.0
OVER THE BRIDGE LLC	BODNAR PATRICIA S	0	01/07/2009	PTA	33-TO BE DETERMINED		DEED	0.0
BODNAR PATRICIA S	OVER THE BRIDGE LLC	0	07/28/2008	WD	03-ARM'S LENGTH	984/792	DEED	0.0
OVER THE BRIDGE LLC	BODNAR PATRICIA S	0	04/30/2008	WD	03-ARM'S LENGTH	978/136	PROPERTY TRANSFER	0.0

Property Address

7358 S BIRCHWAY DR

Owner's Name/Address

MC BIRCHWAY VENTURE, LLC
2614 TAMIAMI TRL N #714
NAPLES FL 34103

Tax Description

L979P689 L138 P89/65 L824 P162/04 DC L924 P926/06 L944 P509/07 LOT 8 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2026 Est TCV 3,183,319 TCV/TFA: 594.46

Building Permit(s)	Date	Number	Status
Plumbing	05/02/2025	PP25-0134	60%
Mechanical	03/20/2025	PM25-0208	60%
Mechanical	11/19/2024	PM24-0934	60%
Res. Single Family Dwellin	10/01/2024	PB24-0457	60%

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	10/08/2025	INSPECTED
TPC	04/23/2025	INSPECTED
TPC	11/15/2024	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	180.00	1.0873	0.7121	20000	100		1,548,478
100 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	1,548,478

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.31	1570	0	0
Total Estimated Land Improvements True Cash Value =				0

Work Description for Permit PP25-0134, Issued 05/02/2025: Plumbing for New Single Family Dwelling; PB24-0457
Work Description for Permit PM25-0208, Issued 03/20/2025: Mechanical to Installation of a gas fireplace and venting for New Single Family Dwelling: PB24-0457
Work Description for Permit PM24-0934, Issued 11/19/2024: Mechanical for New Single Family Dwelling; PB24-0457
Work Description for Permit PB24-0457, Issued 10/01/2024: Single family dwelling two story wood frame, on crawl space 3531 sq.ft., main floor 3531 sq.ft., second floor 1152 sq.ft., covered entry 320 sq.ft., rear covered porch 192 sq.ft., side covered porch 357 sq.ft., rear deck 667 sq.ft., second floor deck 209 sq.ft., attached garage with FINISHED interior 837 sq.ft. and second floor FINISHED studio space above garage with access from home 672 sq.ft.
Work Description for Permit PE24-0592, Issued 08/21/2024: Electrical New Single Family Dwelling. Consumers

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	774,200	817,500	1,591,700			1,402,773C
2025	774,200	75,700	849,900			647,783C
2024	862,200	146,800	1,009,000			651,246C
2023	710,100	110,700	820,800			620,235C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2025	0

Condition: Average
Part. Construct.: 80%

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 3292 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 1
Floor Area: 5,355
Total Base New : 764,527 E.C.F.
Total Depr Cost: 756,871 X 2.700
Estimated T.C.V: 2,043,552

(16) Porches/Decks

Area	Type
343	CCP (1 Story)
194	CCP (1 Story)

(17) Garage

Year Built: 2025
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 1115
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2025
(11) Heating System: Forced Heat & Cool
Ground Area = 3292 SF Floor Area = 5355 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	3,292		
1 Story	Siding	Overhang	417		
			Total:	672,138	665,406

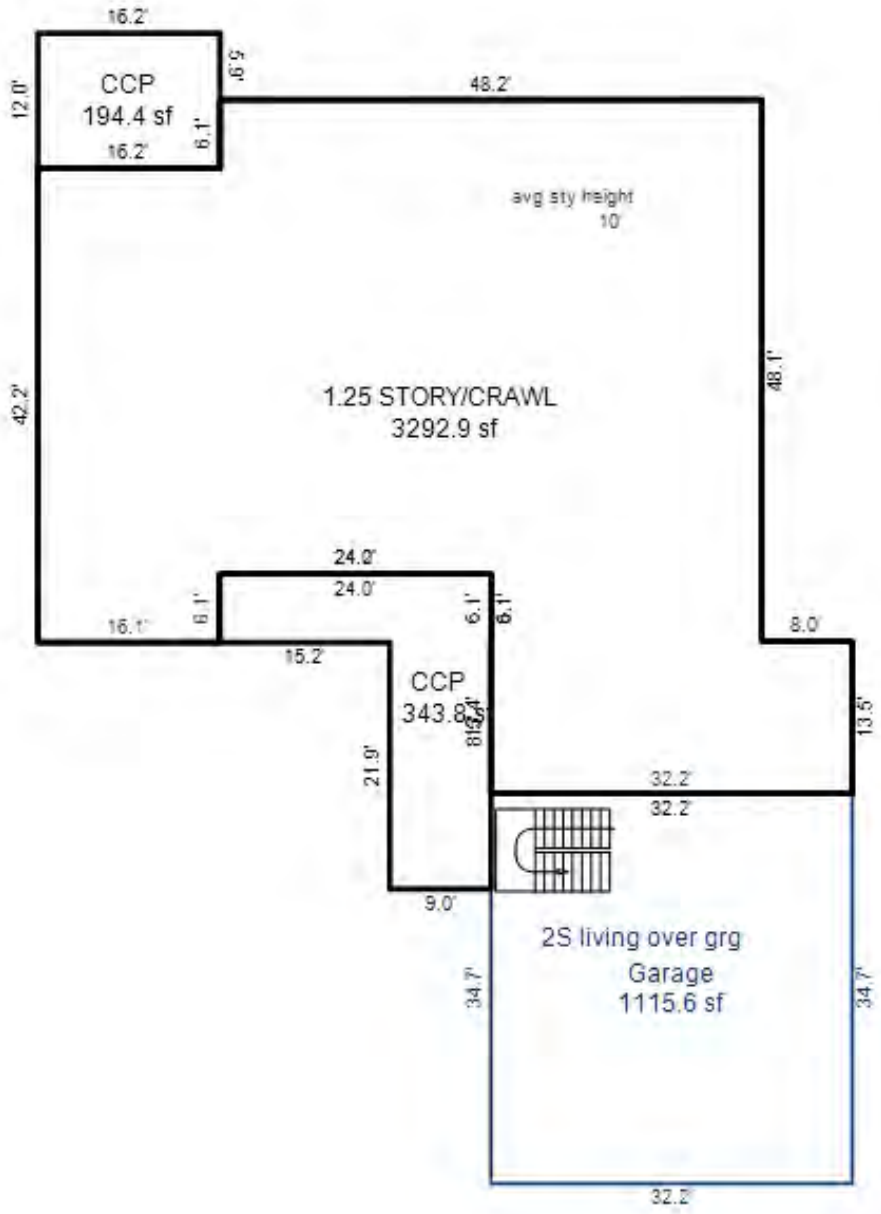
Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,451	1,436
3 Fixture Bath	2	9,133	9,042
2 Fixture Bath	1	3,056	3,025
Water/Sewer			
2000 Gal Septic	1	9,503	9,408
Water Well, 150 Feet	1	8,608	8,522
Porches			
CCP (1 Story)	343	9,004	8,914
CCP (1 Story)	194	5,513	5,458
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Common Wall: 1 Wall	1	-2,640	-2,614
Door Opener	1	537	532
Base Cost	1115	48,224	47,742
	Totals:	764,527	756,871

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 2,043,552
80% Completed => Est. True Cash Value 2026 =

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIEGEL JOHN A & KAY E	RIEGEL KAY E TRUST	0	10/05/2018	QC	09-FAMILY/RELATED ENTITY	1344P151	PROPERTY TRANSFER	0.0

Property Address

7350 S BIRCHWAY DR

Owner's Name/Address

RIEGEL KAY E TRUST
7350 S BIRCHWAY DR
MAPLE CITY MI 49664

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 12/23/1997
MAP #: 5
2026 Est TCV 2,138,364 TCV/TFA: 928.11

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/24/2024	PB24-0253	100% FINIS
Plumbing	09/14/2023	PP23-0292	100% FINIS
ADDITION/ALTERATION	12/06/1995	95003395	100% FINIS

X Improved [ ] Vacant

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Public Improvements

- [ ] Dirt Road
- [X] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [X] Electric
- [X] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [X] Level
- [ ] Rolling
- [X] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [X] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	180.00	1.0873 0.7121	20000	100		1,548,478
100 Actual Front Feet, 0.41 Total Acres						Total Est. Land Value =	1,548,478

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.51	120	50	1,710

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,210

Work Description for Permit PB24-0253, Issued 06/24/2024: Residential Alteration - Install 12 SettleStop IntelliJacks and 9 ft. of supplemental beam in crawl space.
Work Description for Permit PP23-0292, Issued 09/14/2023: Plumbing for Residential Alteration - Install one triple sump with subsoil drain and an 80ft discharge AMENDED: Addition of one sump pump

Tax Description

L979P689 L426 P2/96 LOT 9 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

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Who	When	What
TPC	11/15/2024	INSPECTED
TPC	03/26/2018	INSPECTED
WAS	11/11/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	774,200	295,000	1,069,200			296,246C
2025	774,200	280,300	1,054,500			288,458C
2024	862,200	275,700	1,137,900			279,785C
2023	710,100	207,700	917,800			266,462C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1967	1995

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2304 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 2,304
Total Base New : 333,719 E.C.F.
Total Depr Cost: 216,917 X 2.700
Estimated T.C.V: 585,676

(16) Porches/Decks

Area	Type
52	CPP
1004	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

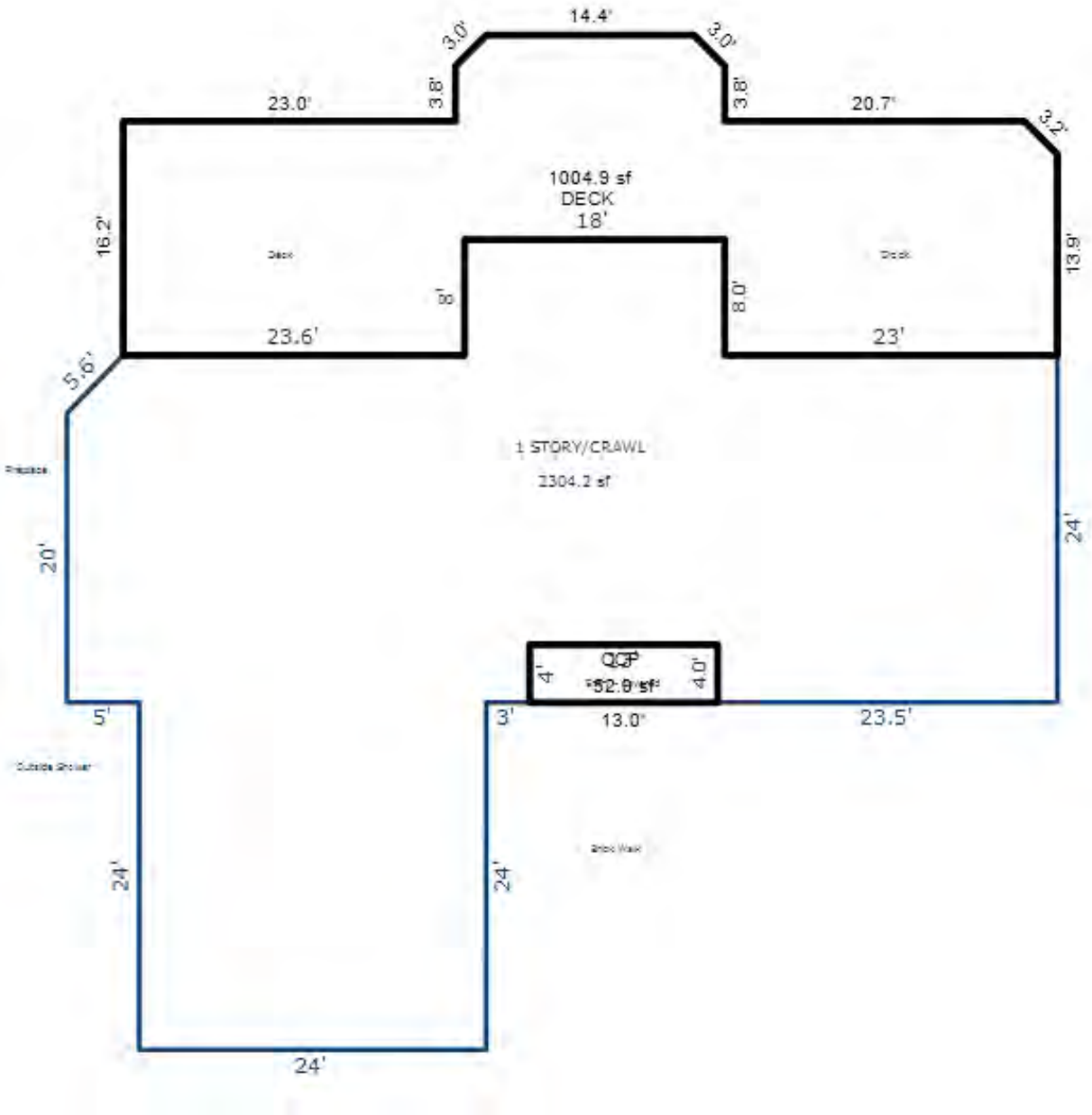
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1967
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2304 SF Floor Area = 2304 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,304		
			Total:	295,695	192,202
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	943
3 Fixture Bath			1	4,567	2,969
Separate Shower			1	1,336	868
Water/Sewer					
1000 Gal Septic			1	4,782	3,108
Water Well, 50 Feet			1	3,410	2,216
Porches					
CPP			52	1,331	865
Built-Ins					
Appliance Allow.			1	2,767	1,799
Fireplaces					
Interior 1 Story			1	5,338	3,470
Deck					
Treated Wood			1004	13,042	8,477
			Totals:	333,719	216,917

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 585,676

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-010-02 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROCKWOOD WILLIAM K & DONNA	ROCKWOOD WILLIAM K TRUST	0	10/30/2014	QC	09-FAMILY/RELATED ENTITY	1214P100	DEED	0.0
ROCKWOOD		0	01/09/2012	OTH	33-TO BE DETERMINED	1110P32	DEED	0.0
ROCKWOOD WILLIAM K & DONNA		0	01/11/2011	OTH	33-TO BE DETERMINED	2011 1077-380	DEED	0.0

Property Address

7336 S BIRCHWAY DR

Owner's Name/Address

ROCKWOOD WILLIAM K TRUST &
ROCKWOOD DONNA M TRUST
1434 WHITE ST
KEY WEST FL 33040

Tax Description

LOT 10, 12, & 13 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W. GLEN ARBOR TOWNSHIP LEELANAU COUNTY
COMBINE ON 07/12/2018 LOTS 10, 12, & 13 PINS 006-710-010-01 & 006-710-012-00 INTO 006-710-010-02;

Comments/Influences

COMB. ON 07/12/2018 COMPLETED 07/12/2018 TIM ;
PARENT PARCEL(S): 006-710-010-01;
CHILD PARCEL(S): 006-710-010-02; COMBINE

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2026 Est TCV 4,381,755 TCV/TFA: 807.25

Building Permit(s)	Date	Number	Status
FENCE	10/15/2018	LU18-30	100% FINIS
FENCE	10/25/2017	LU17-42	100% FINIS
Electrical	03/14/2011	PE11-0047	100% FINIS
Plumbing	02/10/2011	PP11-0017	100% FINIS

X Improved | Vacant

Public Improvements

	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/07/2019	INSPECTED
TPC	04/25/2019	INSPECTED
TPC	03/26/2018	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

LOTS 10, 12 & 13

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	100.00	175.00	0.7536	0.7071	20000	100		1,065,738
B 100' @ 2800/	90.00	160.00	0.7496	1.0533	2800	100		198,973
B 100' @ 2800/	95.00	152.00	0.7496	1.0399	2800	100		207,351

285 Actual Front Feet, 1.06 Total Acres Total Est. Land Value = 1,472,062

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	20.81	187	0	0
Dock: Light posts	53.05	840	0	0
D/W/P: Patio Blocks	19.22	1154	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
LAND IMPROVEMENTS 10	10,000.00	3	100	30,000

Total Estimated Land Improvements True Cash Value = 35,000

Work Description for Permit LU18-30, Issued 10/15/2018: FENCE: 2'6" X 88'
Work Description for Permit LU17-42, Issued 10/25/2017: NEW FENCE 3'X105'X4'H
Work Description for Permit PE11-0047, Issued 03/14/2011: Single family dwelling three story wood frame on crawl space; #PB10-0295 - installation of smoke detectors to code...
Work Description for Permit PP11-0017, Issued 02/10/2011: Single family dwelling three story wood frame on crawl space #PB10-0295

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	736,000	1,454,900	2,190,900			892,778C
2025	736,000	1,393,500	2,129,500			869,307C
2024	804,100	1,370,400	2,174,500			843,169C
2023	680,500	1,035,000	1,715,500			803,019C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2010	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2866 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
4	3 Fixture Bath
2	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
1	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: B +5
Effec. Age: 10
Floor Area: 5,428
Total Base New : 1,182,952 E.C.F.
Total Depr Cost: 1,064,701 X 2.700
Estimated T.C.V: 2,874,693

(16) Porches/Decks

Area	Type
80	CCP (1 Story)
162	CPP
42	WPP
222	WSEP (1 Story)
144	WCP (1 Story)

(17) Garage

Year Built: 2010
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 682
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

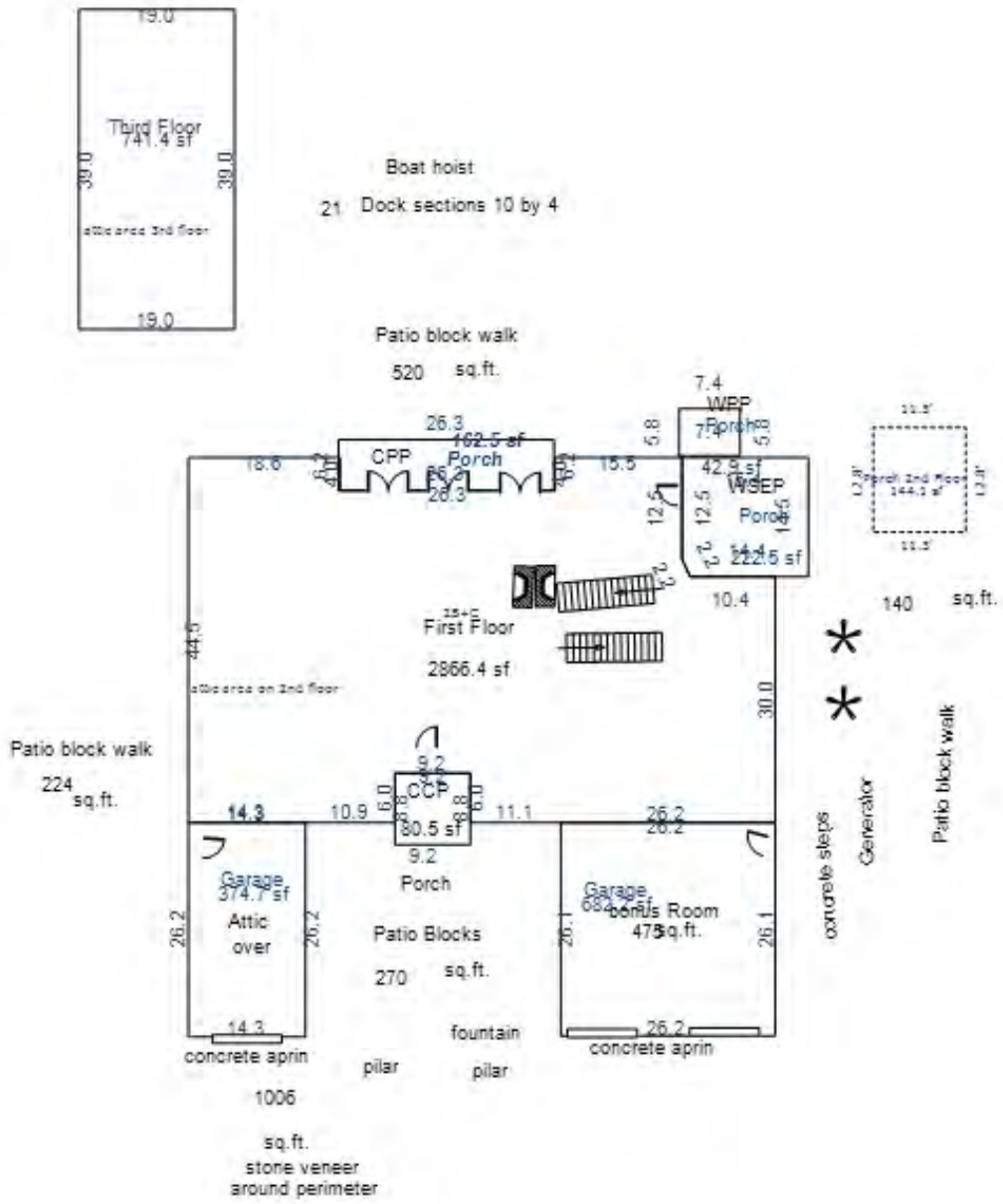
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B 5 Blt 2010
(11) Heating System: Forced Heat & Cool
Ground Area = 2866 SF Floor Area = 5428 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	2,866		
1 Story	Siding	Overhang	412		
			Total:	921,693	829,570
Other Additions/Adjustments					
Exterior					
Stone Veneer			1006	51,135	46,021
Plumbing					
Average Fixture(s)			1	3,257	2,931
3 Fixture Bath			3	30,826	27,743
2 Fixture Bath			2	13,700	12,330
Water/Sewer					
2000 Gal Septic			1	11,719	10,547
Water Well, 100 Feet			1	6,941	6,247
Porches					
CCP (1 Story)			80	3,506	3,155
CPP			162	4,654	4,189
WPP			42	2,728	2,455
WSEP (1 Story)			222	17,574	15,817
WCP (1 Story)			144	9,878	8,890
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			682	49,868	44,881
Common Wall: 1 Wall			1	-3,584	-3,226
Door Opener			2	1,504	1,354

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRONG RALPH II & MICHELLE	STRONG RALPH A & MICHELLE	0	08/09/2024	QC	09-FAMILY/RELATED ENTITY	2024003624	DEED	0.0
GORDON M JEANI TRUST	STRONG RALPH II & MICHELLE	770,000	04/28/2017	WD	31-SPLIT IMPROVED	1299P426	PROPERTY TRANSFER	100.0
GORDON M JEANI (WIDOW)	GORDON M JEANI TRUST	10	02/17/2016	QC	09-FAMILY/RELATED ENTITY	1261P209 & P20	DEED	0.0

Property Address

7320 S BIRCHWAY DR

Owner's Name/Address

STRONG RALPH A & MICHELLE R TRUST
7320 S BIRCHWAY DR
MAPLE CITY MI 49664

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2026 Est TCV 1,890,942 TCV/TFA: 1910.0

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	09/02/2008	L08-156	100% FINIS

Tax Description

LOT 11 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.
SPLIT ON 5/5/2017 LOT 12 TO PIN 006-710-012-00
FORMERLY L979P689 LOTS 11 & 12 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.
SPLIT ON 08/24/2016 FROM 006-710-013-00
FROMERLY PART OF L216 P131/80 L250 P394 L277 P603/87 L727 P719/03 LOTS 11 12 & 13 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

X	Improved		Vacant

Public Improvements

	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/17/2017	INSPECTED
TPC	06/30/2016	INSPECTED
WAS	01/10/2009	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 20000/	99.85	182.16	1.0878	0.7142	20000	100	CHANNEL	1,551,588
100 Actual Front Feet, 0.42 Total Acres							Total Est. Land Value =	1,551,588

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	775,800	169,700	945,500			506,753C
2025	775,800	163,900	939,700			493,431C
2024	863,800	161,200	1,025,000			478,595C
2023	711,400	121,400	832,800			455,805C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1965	2017

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other: Hardwood

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 990 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C -5
Effec. Age: 35
Floor Area: 990
Total Base New : 192,538 E.C.F.
Total Depr Cost: 125,131 X 2.700
Estimated T.C.V: 337,854

(16) Porches/Decks

Area	Type
159	WGEP (1 Story)
156	Treated Wood
33	Treated Wood

(17) Garage

Year Built: 1967
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 456
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

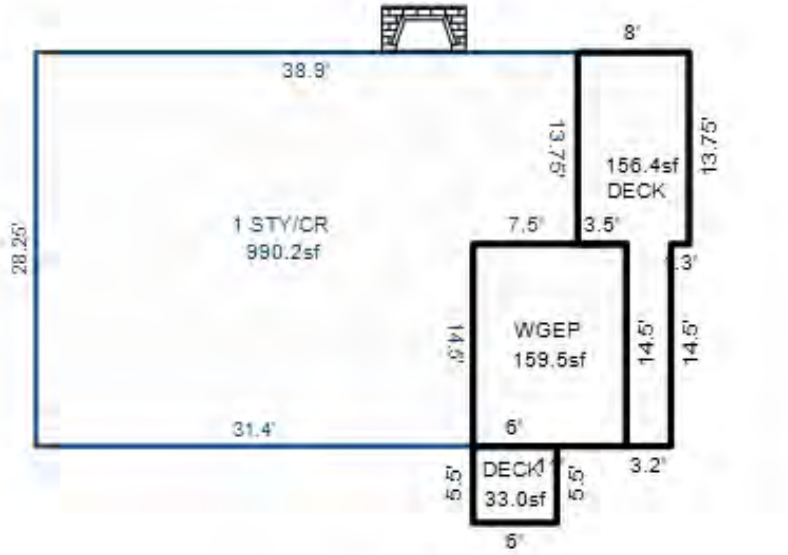
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1965
(11) Heating System: Forced Air w/ Ducts
Ground Area = 990 SF Floor Area = 990 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	990		
			Total:	133,147	86,526
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	943
Water/Sewer					
1000 Gal Septic			1	4,782	3,108
Water Well, 100 Feet			1	5,847	3,801
Porches					
WGEP (1 Story)			159	14,013	9,108
Deck					
Treated Wood			156	3,455	2,246
Treated Wood			33	1,407	915
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			456	18,618	12,102
Door Opener			1	537	349
Built-Ins					
Appliance Allow.			1	2,767	1,799
Fireplaces					
Exterior 1 Story			1	6,514	4,234
			Totals:	192,538	125,131

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 337,854

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIEGEL JOHN A & KAY	RIEGEL JOHN A TRUST	0	10/05/2018	WD	09-FAMILY/RELATED ENTITY	1344P150	PROPERTY TRANSFER	0.0
FRITCHEK	RIEGEL	198,900	05/01/2002	WD	03-ARM'S LENGTH	643:192	OTHER	0.0

Property Address

7362 S BIRCHWAY DR

Owner's Name/Address

RIEGEL JOHN A TRUST
7350 BIRCHWAY DR
MAPLE CITY MI 49664

Tax Description

L979P689 L238 P539/83 L301 P382/89 L643 P192/02 LOT 14 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2026 Est TCV 485,512 TCV/TFA: 505.74

Building Permit(s)	Date	Number	Status
Res. Porch/Deck	07/30/2003	PB03-0402	

X	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	03/26/2018	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 2800/	86.00	180.00	1.0114	1.0848	2800	100		264,195
86 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	264,195

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.81	160	50	2,145

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				3,645

Work Description for Permit PB03-0402, Issued 07/30/2003: PORCH/DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	132,100	110,700	242,800			108,320C
2025	132,100	91,700	223,800			105,473C
2024	94,400	79,100	173,500			102,302C
2023	89,600	73,700	163,300			97,431C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1974	0

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

120	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C -5
Effec. Age: 35
Floor Area: 960
Total Base New : 152,246 E.C.F.
Total Depr Cost: 98,942 X 2.200
Estimated T.C.V: 217,672

(16) Porches/Decks

Area	Type
204	WPP
79	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

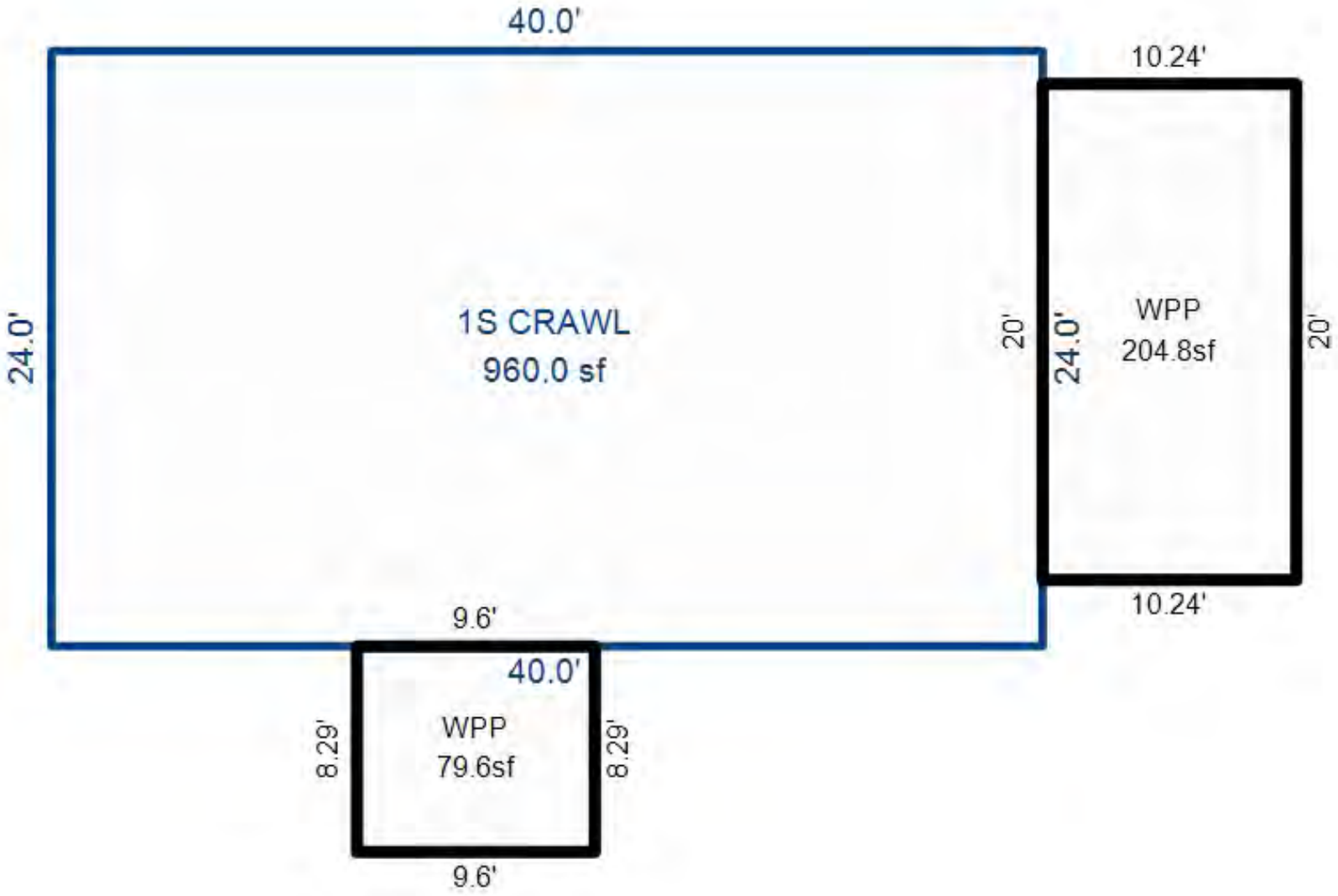
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 1974
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	129,555	84,193
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	943
Water/Sewer					
1000 Gal Septic			1	4,782	3,108
Water Well, 100 Feet			1	5,847	3,801
Porches					
WPP			204	4,959	3,223
WPP			79	2,885	1,875
Built-Ins					
Appliance Allow.			1	2,767	1,799
			Totals:	152,246	98,942

Notes:

ECF (4031 RURAL) 2.200 => TCV: 217,672

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
O'NEILL ELLEN F	O'NEILL ELLEN F	1	04/08/2025	QC	15-LADY BIRD	2025001632	DEED	0.0
WAGMAN JAMES & MARY LOU	O'NEILL ELLEN F	254,000	12/01/2016	WD	03-ARM'S LENGTH	1281P126	PROPERTY TRANSFER	100.0
QUIRK	KENDRIGAN	95,000	06/08/1994	WD	03-ARM'S LENGTH	387:701	OTHER	0.0

Property Address

7366 S BIRCHWAY DR

Owner's Name/Address

O'NEILL ELLEN F
7366 BIRCHWAY DR
MAPLE CITY MI 49664

Tax Description

L979P689 L259 P230/85 L387 P701/94 LOT 15 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 5
2026 Est TCV 460,135 TCV/TFA: 608.64

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	09/02/2008	L08-157	100% FINIS
ADDITION/ALTERATION	03/07/1996	96003469	100% FINIS

X Improved | Vacant

Public Improvements

	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/30/2016	INSPECTED
WAS	01/10/2009	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 2800/	84.00	182.00	1.0174	1.0878	2800	100		260,292
84 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	260,292

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	13.80	286	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Work Description for Permit 96003469, Issued 03/07/1996: ADDITION OF SWUNROOM TO EXISTING SINGLE FAMILY RES 242 SQFT.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	130,100	100,000	230,100			106,535C
2025	130,100	83,400	213,500			103,735C
2024	93,000	71,700	164,700			100,616C
2023	88,300	66,900	155,200			95,825C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1964	1974
	1996

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

(6) Ceilings

X	Tile

(7) Excavation

Basement: 0 S.F.
Crawl: 756 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X8X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 756
Total Base New : 150,262 E.C.F.
Total Depr Cost: 90,156 X 2.200
Estimated T.C.V: 198,343

(16) Porches/Decks

Area	Type
242	WGEP (1 Story)
140	Treated Wood
345	Roof Cover Onl

(17) Garage

Year Built: 1974
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 192
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

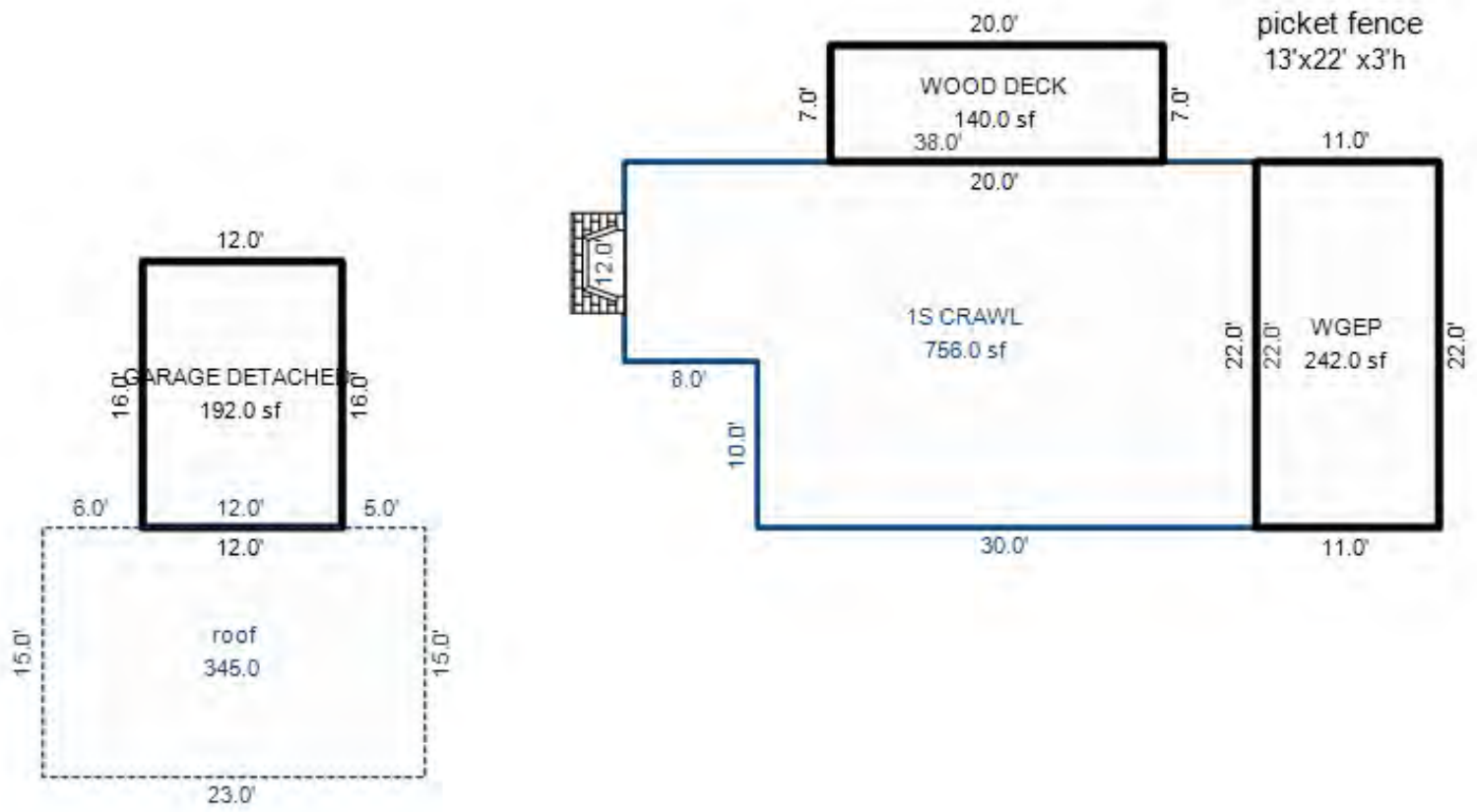
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1964
(11) Heating System: Forced Air w/ Ducts
Ground Area = 756 SF Floor Area = 756 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	756		
			Total:	97,848	58,708
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,209	725
Water/Sewer					
1000 Gal Septic			1	4,473	2,684
Water Well, 100 Feet			1	5,522	3,313
Porches					
WGEP (1 Story)			242	17,005	10,203
Deck					
Treated Wood			140	3,151	1,891
w/Roof (Roof portion)			345	4,799	2,879
Built-Ins					
Appliance Allow.			1	1,934	1,160
Fireplaces					
Exterior 1 Story			1	5,708	3,425
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			192	8,613	5,168
			Totals:	150,262	90,156

Notes:
ECF (4031 RURAL) 2.200 => TCV: 198,343

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-018-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FETZER KELLY A ET AL	BIRCHWAY COMPANY LLC	0	07/09/2004	QC	09-FAMILY/RELATED ENTITY	816:393	OTHER	100.0
FETZER SALLY M TRUST	FETZER KELLY A ET AL	1	12/26/2003	QC	09-FAMILY/RELATED ENTITY	782:519	OTHER	100.0
FETZER SALLY M TRUST		0	01/01/1999	WD	03-ARM'S LENGTH		REALTOR	0.0

Property Address

S BIRCHWAY DR

Owner's Name/Address

BIRCHWAY COMPANY LLC
C/O CORAZZARI AIMEE
2524 BALSAM COVE RD
NAPERVILLE IL 60563

Tax Description

L979P689 L782 P519/03 L816 P393/04 2003 SPLIT FROM 006-710-004-00 LOT 18 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 5

2026 Est TCV 232,853

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 2800/	81.00	130.00	1.0267	1.0000	2800	100		232,853
81 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	232,853

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	116,400	0	116,400			46,945C
2025	116,400	0	116,400			45,711C
2024	83,200	0	83,200			44,337C
2023	79,000	0	79,000			42,226C

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	06/30/2016	INSPECTED
WAS	11/25/2009	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-019-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FETZER KELLY A ET AL	BIRCHWAY COMPANY LLC	0	07/09/2004	QC	09-FAMILY/RELATED ENTITY	816:393	OTHER	100.0
FETZER SALLY M REVOCABLE T	FETZER KELLY A ET AL	1	01/21/2004	QC	09-FAMILY/RELATED ENTITY	786:714	OTHER	100.0

Property Address

7468 S BIRCHWAY DR

Owner's Name/Address

BIRCHWAY COMPANY LLC
C/O CORAZZARI AIMEE
2524 BALSAM COVE RD
NAPERVILLE IL 60563

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 5

2026 Est TCV 318,514 TCV/TFA: 737.30

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 2800/	100.00	120.00	0.9740	0.9802	2800	100		267,318
100 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	267,318

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L979P689 L786 P714/04 L816 P393/04 2004 SPLIT FROM 006-710-004-00 LOT 19 HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	06/30/2016	INSPECTED
WAS	11/09/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	133,700	25,600	159,300			70,508C
2025	133,700	23,800	157,500			68,655C
2024	95,500	20,500	116,000			66,591C
2023	90,700	19,100	109,800			63,420C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1976	0

Condition: Very Poor

Room List

	Basement
3	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many		Ave.	X	Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: D -10
Effec. Age: 45
Floor Area: 432
Total Base New : 42,303 E.C.F.
Total Depr Cost: 23,271 X 2.200
Estimated T.C.V: 51,196

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1976
(11) Heating System: No Heating/Cooling
Ground Area = 432 SF Floor Area = 432 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	432		
			Total:	40,523	22,292

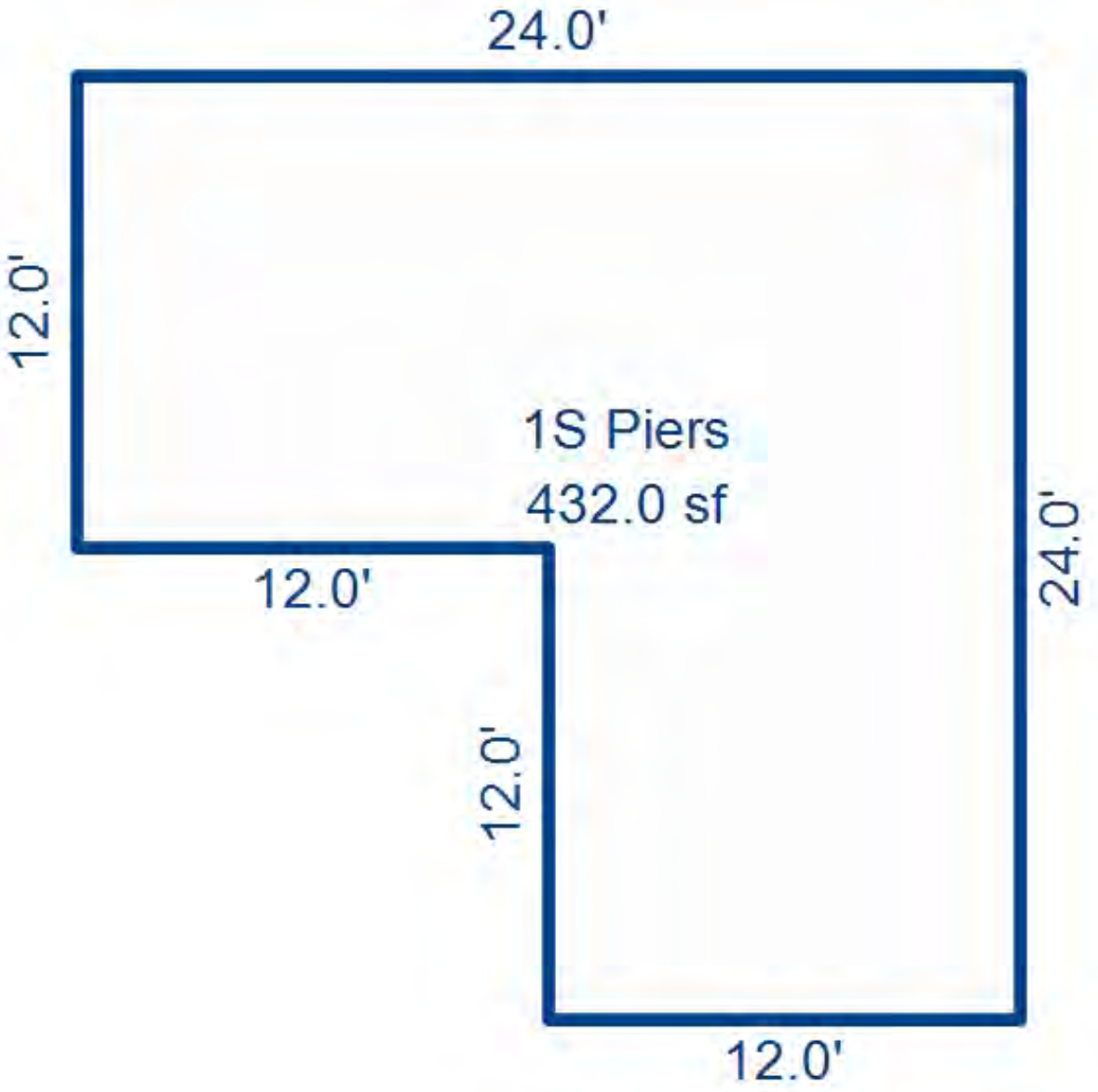
Other Additions/Adjustments
Fireplaces

Wood Stove	1	1,780	979
	Totals:	42,303	23,271

Notes:

ECF (4031 RURAL) 2.200 => TCV: 51,196

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-710-020-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EVALDSON SALLY M	EVALDSON SALLY M TRUST	0	04/10/2014	QC	09-FAMILY/RELATED ENTITY	1195P912	OTHER	0.0
WINDEMULLER MARK H & CAROL	EVALDSON SALLY M	425,000	05/16/2013	WD	03-ARM'S LENGTH	1165P683	PROPERTY TRANSFER	100.0
CUTLER RICHARD F & MARIAN	WINDEMULLER MARK H & CAROI	100	04/22/2002	WD	09-FAMILY/RELATED ENTITY	642P537	DEED	100.0
WHITESIDE	CUTLER	245,000	06/30/1995	WD	03-ARM'S LENGTH	406:73	OTHER	0.0

Property Address

7521 S BIRCHWAY DR

Owner's Name/Address

EVALDSON SALLY M TRUST
EVALDSON SALLY M TRUSTEE
1204 HARBORBROOKE AVE
ANN ARBOR MI 48103

Tax Description

L979P689 L406 P73/95 L642 P537 L648 P280/02 LOTS 20 & 21 EXC PRT OF LOT 21 BEG NE COR LOT 21 TH S 39 DEG 20'36" W 112.07 FT ALG LN COMMON TO LOTS 21 & 22 TH 26.59 FT ALG ARC OF 16.50 FT RADIUS CURVE TO RIGHT CH-N 79 DEG 09'18" W 23.81 FT ALG SLY LN LOT 21 TH N 34 DEG 53'45" W 5.00 FT ALG SWLY LOT LN SD LOT 21 TH N 51 DEG 14'40" E 124.75 FT TO POB HARBOR ISLAND SUBDIVISION SEC 31 T29N R13W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 5

2026 Est TCV 978,220 TCV/TFA: 553.29

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	06/30/2016	INSPECTED
WAS	11/11/2007	INSPECTED

Land Value Estimates for Land Table 4081.4081 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
B 100' @ 2800/	166.00	121.00	0.8581	0.9822	2800	100		391,751
166 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	391,751

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				1,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	195,900	293,200	489,100			253,648C
2025	195,900	241,300	437,200			246,980C
2024	139,900	235,300	375,200			239,554C
2023	132,900	219,100	352,000			228,147C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
1994	0

Condition: Average

Room List

	Basement
5	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1010 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 25
Floor Area: 1,768
Total Base New : 354,528 E.C.F.
Total Depr Cost: 265,895 X 2.200
Estimated T.C.V: 584,969

(16) Porches/Decks

Area	Type
252	WSEP (1 Story)
1368	Treated Wood

(17) Garage

Year Built: 1994
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 346
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

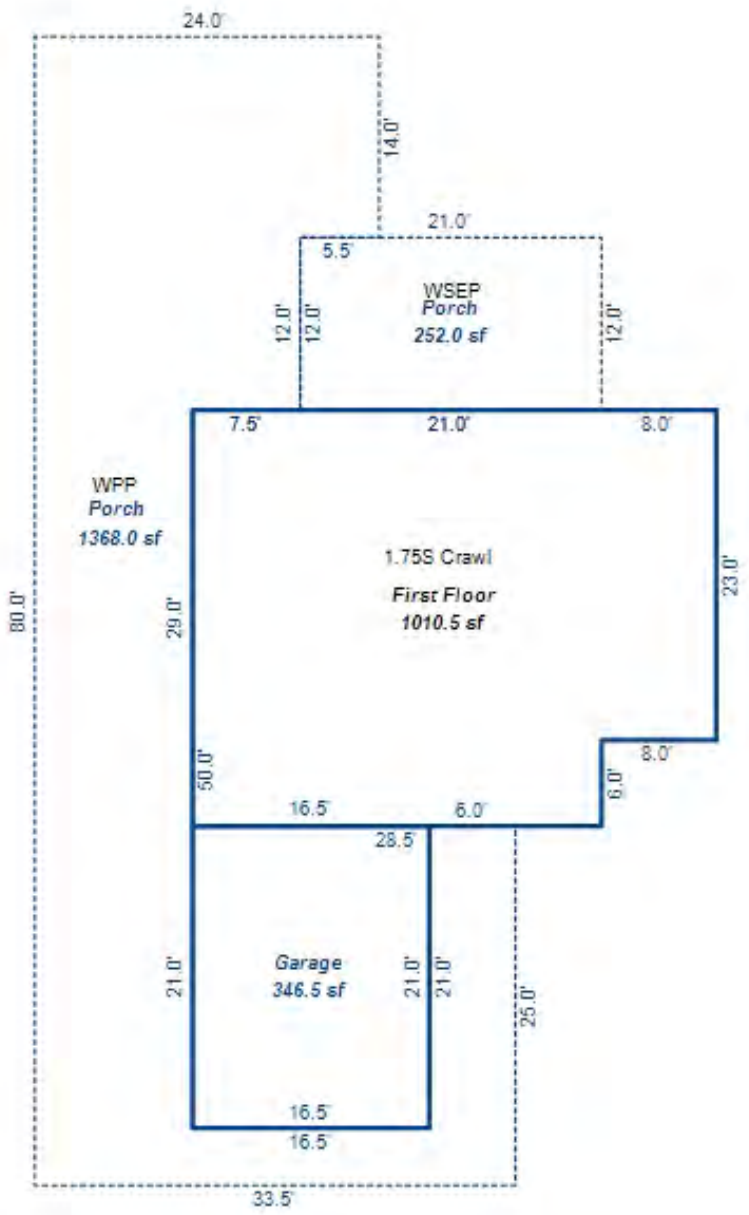
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1994
(11) Heating System: Forced Heat & Cool
Ground Area = 1010 SF Floor Area = 1768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,010		
			Total:	271,612	203,707
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,602
3 Fixture Bath			1	6,716	5,037
Water/Sewer					
1000 Gal Septic			1	5,541	4,156
Water Well, 100 Feet			1	6,514	4,885
Porches					
WSEP (1 Story)			252	16,965	12,724
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			346	24,165	18,124
Common Wall: 1 Wall			1	-2,606	-1,954
Door Opener			1	672	504
Built-Ins					
Appliance Allow.			1	3,976	2,982
Deck					
Treated Wood			1368	18,837	14,128
			Totals:	354,528	265,895

Notes:
ECF (4031 RURAL) 2.200 => TCV: 584,969

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RONDEAU KRISTEN L & MICHAE	RONDEAU KRISTEN L & MICHAE	0	09/28/2025	QC	15-LADY BIRD	2025004803	PROPERTY TRANSFER	0.0
GATEVIEW VENTURES LLC	RONDEAU KRISTEN L & MICHAE	625,000	08/14/2025	WD	03-ARM'S LENGTH	2025003840	PROPERTY TRANSFER	100.0
VALADE PATRICK C & TAMERA	MILLER MARC C & STEPHANIE	451,000	06/30/2021	WD	03-ARM'S LENGTH	2021005619	PROPERTY TRANSFER	100.0
MILLER MARC C & STEPHANIE	GATEVIEW VENTURES LLC	0	06/30/2021	QC	21-NOT USED/OTHER	2021005621	PROPERTY TRANSFER	100.0

Property Address

1 HAWKS NEST

Owner's Name/Address

RONDEAU KRISTEN L & MICHAEL G
5090 LONGVIEW DR
TROY MI 48098

Tax Description

L259 P838/85 UNIT 1 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG E, 2.5S SLOPE SIDE/GOLF COURSE
3BED / 3 BATH - BLDG E - ON THE SKI HILL WITH VIEWS OF LAKE MICHIGAN. THIS CONDO STANDS ALONE AND HAS NO OTHER CONDOS ATTACHED TO IT.

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 616,814 TCV/TFA: 601.77

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	04/25/2025	INSPECTED
TPC	05/06/2021	INSPECTED
TPC	06/07/2017	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 360K			1 Units	360000.00000		100		360,00

0.00 Total Acres Total Est. Land Value = 360,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	180,000	128,400	308,400			308,400S
2025	200,000	119,700	319,700			184,141C
2024	150,000	122,200	272,200			178,605C
2023	100,000	125,700	225,700			170,100C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2000

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 159,016 E.C.F.
Total Depr Cost: 135,165 X 1.900
Estimated T.C.V: 256,814

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (2 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

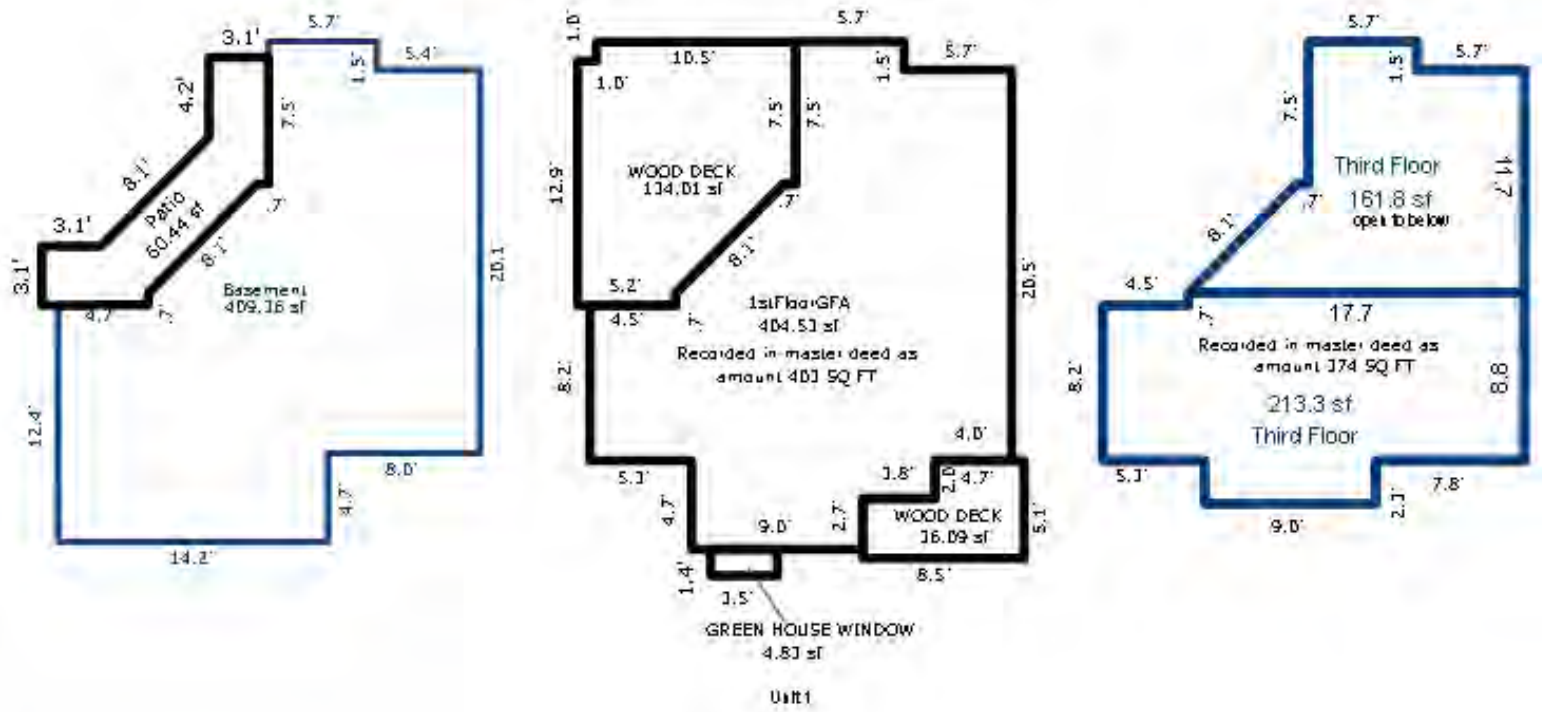
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	123,967	105,373
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
2 Fixture Bath			1	3,056	2,598
Porches					
WCP (1 Story)			118	5,847	4,970
WSEP (2 Story)			118	11,821	10,048
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	159,016	135,165

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 256,814

*** Information herein deemed reliable but not guaranteed***

BUILDING E



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELLER JASON A & KIMBERLY	PRYOR BELLA C	445,500	03/25/2025	WD	03-ARM'S LENGTH	2025001330	PROPERTY TRANSFER	100.0
CHASE GREGORY P	WELLER JASON A & KIMBERLY	212,000	11/18/2020	WD	03-ARM'S LENGTH	2020008017	PROPERTY TRANSFER	100.0
WOLLER	CHASE	145,000	05/27/1999	WD	03-ARM'S LENGTH	513:863	PROPERTY TRANSFER	0.0
GIDEON	WOLLER	130,000	12/27/1995	WD	03-ARM'S LENGTH	415:788	PROPERTY TRANSFER	0.0

Property Address

2 HAWKS NEST

Owner's Name/Address

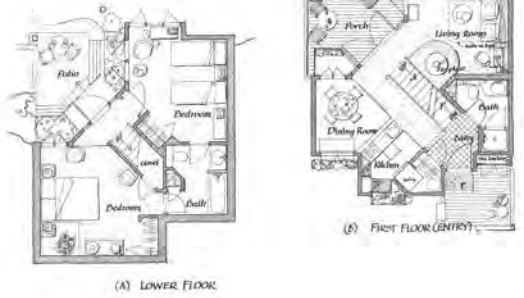
PRYOR BELLA C
1765 OAKMONT CT
ANN ARBOR MI 48108

Tax Description

L310 P423 L415 P788-789 L513 P863/99 UNIT 2 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG A, LOWER 2 LEVELS, SKI/GOLF
2BED/ 2BATH
SKI IN SKI OUT



(A) LOWER FLOOR (B) FIRST FLOOR (ENTRY)

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 04/02/2025

MAP #: 15

2026 Est TCV 413,775 TCV/TFA: 515.93

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	09/18/2024	INSPECTED
TPC	07/23/2020	INSPECTED
TPC	09/21/2017	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	106,900	206,900			206,900S
2025	100,000	99,600	199,600			116,830C
2024	65,000	101,700	166,700			113,318C
2023	55,000	104,700	159,700			107,922C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 132,383 E.C.F.
Total Depr Cost: 112,513 X 1.900
Estimated T.C.V: 213,775

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

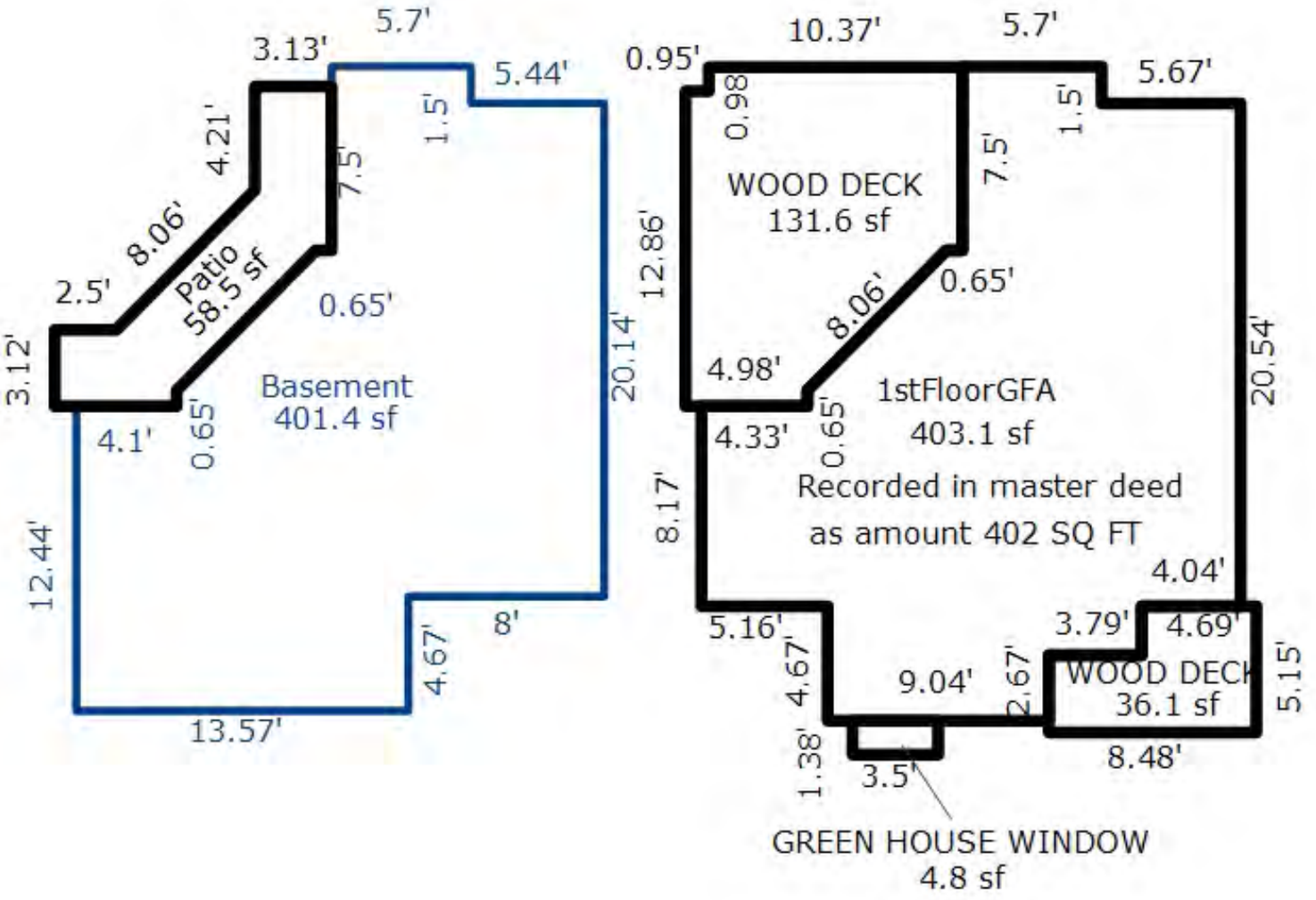
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	104,823	89,087
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WCP (1 Story)			118	5,847	4,970
WSEP (1 Story)			118	7,388	6,280
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	132,383	112,513

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 213,775

*** Information herein deemed reliable but not guaranteed***

BUILDING A



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSEGUEDA CHRISTOPHER	SMITH BEN & JEN	321,500	05/17/2022	WD	03-ARM'S LENGTH	2022002964	PROPERTY TRANSFER	100.0
FORD STEPHEN RAY & DEANNA	OSEGUEDA CHRISTOPHER	171,500	12/20/2019	WD	03-ARM'S LENGTH	2019007519	PROPERTY TRANSFER	100.0
FORD STEPHEN RAY & DEANNA	FORD STEPHEN RAY & DEANNA	0	07/18/2005	WD	03-ARM'S LENGTH	866:463	OTHER	0.0
FORD STEPHEN R & DEANNA CA	FORD STEPHEN RAY & DEANNA	0	06/25/2004	QC	09-FAMILY/RELATED ENTITY	812:12	OTHER	0.0

Property Address

3 HAWKS NEST

Owner's Name/Address

SMITH BEN & JEN
2546 BERWYN RD
COLUMBUS OH 43221-3200

Tax Description

L258 P409/85 L812P12/04 L866P463 UNIT 3 HAWK'S NEST CONDOMINIUM REC L 253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG A, UPPER & LOFT

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 368,988 TCV/TFA: 600.96

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	05/17/2022	INSPECTED
TPC	09/21/2017	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	84,500	184,500			153,313C
2025	100,000	78,900	178,900			149,283C
2024	65,000	80,600	145,600			144,795C
2023	55,000	82,900	137,900			137,900S

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 104,642 E.C.F.
Total Depr Cost: 88,941 X 1.900
Estimated T.C.V: 168,988

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

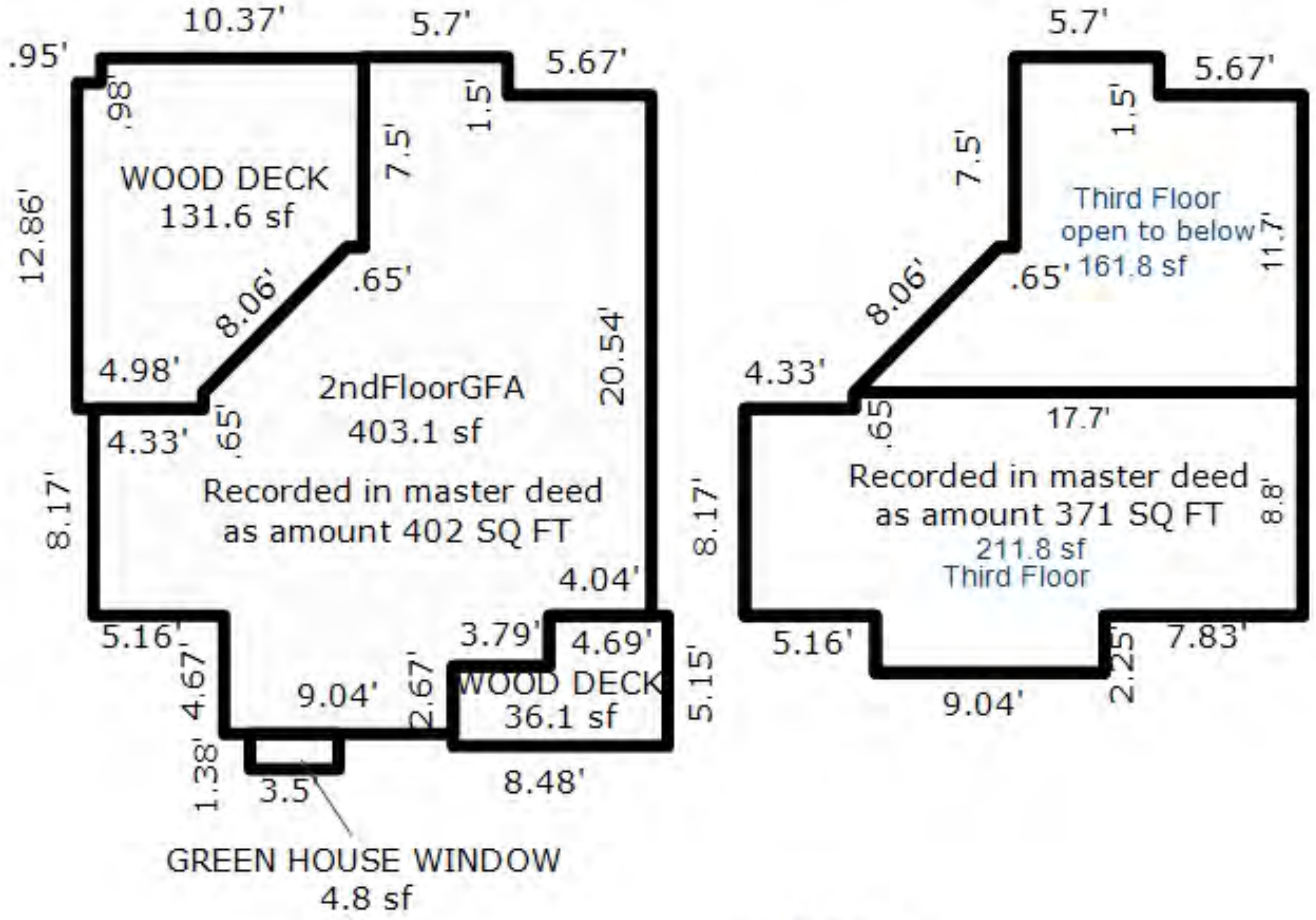
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	77,082	65,515
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	104,642	88,941

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 168,988

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 2

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRONEMAN JOHN & ANN	KRONEMAN JOHN L & ANN G	0	10/02/2020	WD	09-FAMILY/RELATED ENTITY	2020007689	PROPERTY TRANSFER	0.0
ROMEO JOSEPH H & JERI L	KRONEMAN JOHN & ANN	270,000	09/15/2006	WD	03-ARM'S LENGTH	914:826	OTHER	100.0
FRANTZ	ROMEO	180,000	03/30/2000	WD	03-ARM'S LENGTH	548:367	PROPERTY TRANSFER	0.0
LAVINE	FRANTZ	132,600	12/02/1997	WD	03-ARM'S LENGTH	463:54	PROPERTY TRANSFER	0.0

Property Address

4 HAWKS NEST

Owner's Name/Address

KRONEMAN JOHN L & ANN G
2124 WHITE OWL WAY
OKEMOS MI 48864

Tax Description

L259 P202 L463 P054 L548 P367/00 L914 P826/06 UNIT 4 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG A, LOWER 2 FLOORS, STREET SIDE
2BED/2BATH
LOWER LEVELS
SKI IN SKI OUT

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 419,019 TCV/TFA: 516.03

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/01/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	109,500	209,500			110,234C
2025	100,000	102,100	202,100			107,336C
2024	65,000	104,300	169,300			104,109C
2023	55,000	107,300	162,300			99,152C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2000

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 406 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 812
Total Base New : 135,625 E.C.F.
Total Depr Cost: 115,273 X 1.900
Estimated T.C.V: 219,019

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

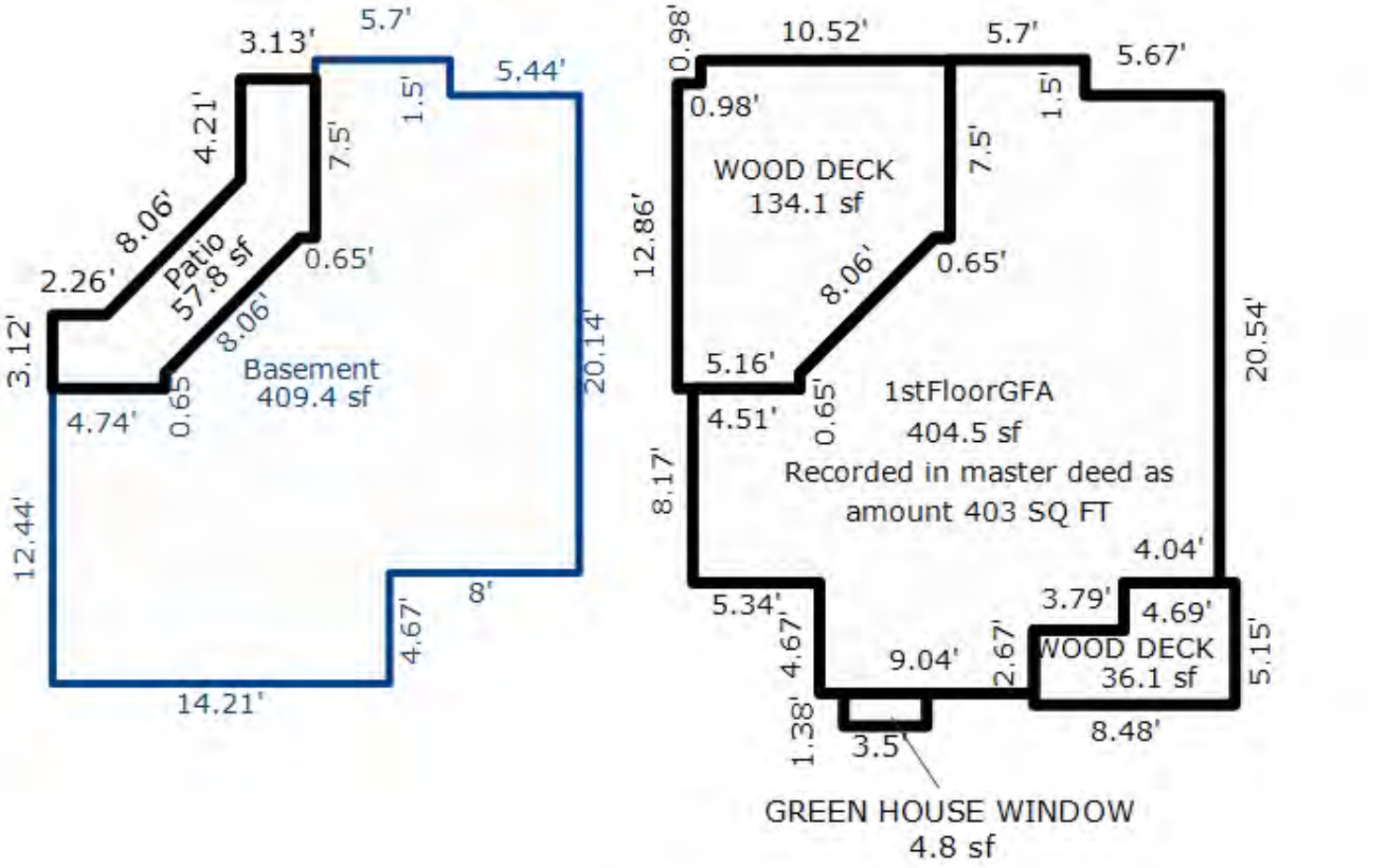
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	110,403	93,834
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (1 Story)			118	7,388	6,280
WPP			118	3,509	2,983
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	135,625	115,273

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 219,019

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEASLEY DONALD A JR &WALSH	BRAND ELIZABETH M	175,000	09/11/2020	WD	03-ARM'S LENGTH	2020005943	PROPERTY TRANSFER	100.0
ROTH	PEASLEY ET AL	127,500	12/15/1999	WD	03-ARM'S LENGTH	531:720	PROPERTY TRANSFER	0.0

Property Address

5 HAWKS NEST

Owner's Name/Address

BRAND ELIZABETH M
62080 GILMORE AVE
DOWAGIAC MI 49047

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 382,814 TCV/TFA: 623.48

Building Permit(s)	Date	Number	Status
Electrical	03/08/2023	PE23-0151	100% FINIS
Mechanical	03/08/2023	PM23-0211	100% FINIS

X Improved | Vacant

Tax Description

L267 P899 L280 P74 L435 P250 L531 P720 UNIT 5 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER, BLDG A, STREET SIDE OF BLDG
1BED / 2BATH
UPPER LEVEL
SKI IN SKI OUT

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	10/11/2023	INSPECTED
TPC	07/13/2019	INSPECTED
TPC	08/02/2018	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units		200000.00000	100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Work Description for Permit PE23-0151, Issued 03/08/2023: Electrical for Residential Add/Alteration- Extra circuit for mini split install
Work Description for Permit PM23-0211, Issued 03/08/2023: Mechanical - Mini Split Install for Residential Alteration.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	91,400	191,400			107,722C
2025	100,000	85,500	185,500			104,890C
2024	65,000	87,400	152,400			101,737C
2023	55,000	87,700	142,700			94,798C

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 113,200 E.C.F.
Total Depr Cost: 96,218 X 1.900
Estimated T.C.V: 182,814

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

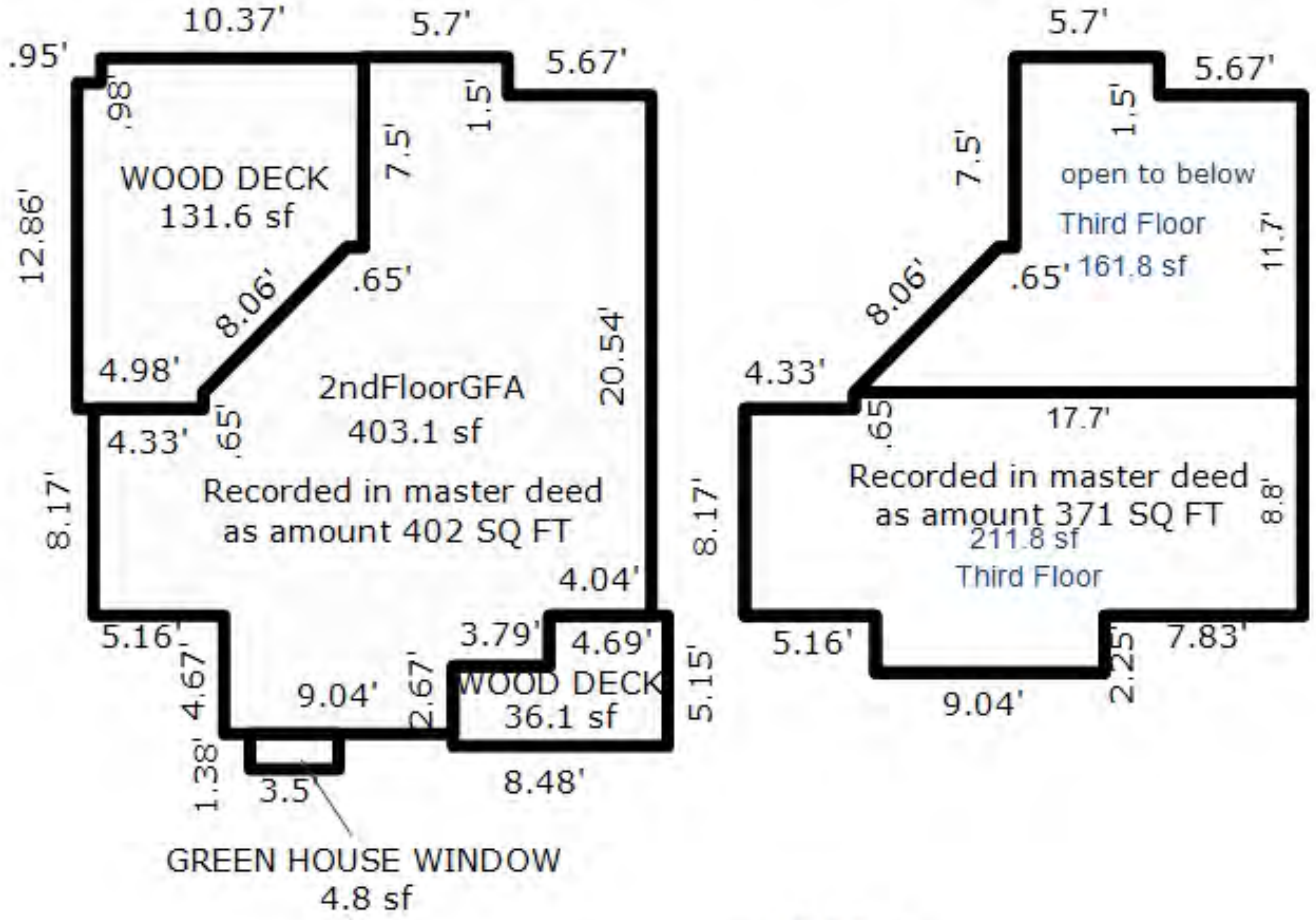
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	84,129	71,508
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	113,200	96,218

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 182,814

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 2

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TACHAU PAUL A & LINDA K	DANZEISEN KEVIN M & WENDI	500,000	08/05/2022	WD	03-ARM'S LENGTH	2022004656	PROPERTY TRANSFER	100.0
ADAMS JASON M & BUFFY W	TACHAU PAUL A & LINDA K	300,000	08/30/2016	WD	03-ARM'S LENGTH	1271P289	PROPERTY TRANSFER	100.0
CHRISTENSEN MARK H & EMMA	ADAMS JASON M & BUFFY W	325,000	07/08/2009	WD	03-ARM'S LENGTH	2009 1021/353	DEED	100.0
WILLIAMS DAVID L & JENNIFE	CHRISTENSEN MARK H & EMMA	310,000	02/03/2005	WD	03-ARM'S LENGTH	842:110	OTHER	100.0

Property Address

6 HAWKS NEST

Owner's Name/Address

DANZEISEN KEVIN M & WENDI M
4255 HOLT RD
SYLVANIA OH 43560

Tax Description

L260 P311 L276 P578 L424 P576/96 L828 P587/04 L842 P110/05 UNIT 6 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

END UNIT 2S+LOFT, BLDG B
3BED/3BATH
THREE LEVELS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 646,740 TCV/TFA: 620.67

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	05/11/2022	INSPECTED
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 360K			1 Units	360000.00000		100		360,00

0.00 Total Acres Total Est. Land Value = 360,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	180,000	143,400	323,400			267,048C
2025	200,000	133,400	333,400			260,028C
2024	150,000	136,300	286,300			252,210C
2023	100,000	140,200	240,200			240,200S

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 417 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 10
Floor Area: 1,042
Total Base New : 167,678 E.C.F.
Total Depr Cost: 150,916 X 1.900
Estimated T.C.V: 286,740

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

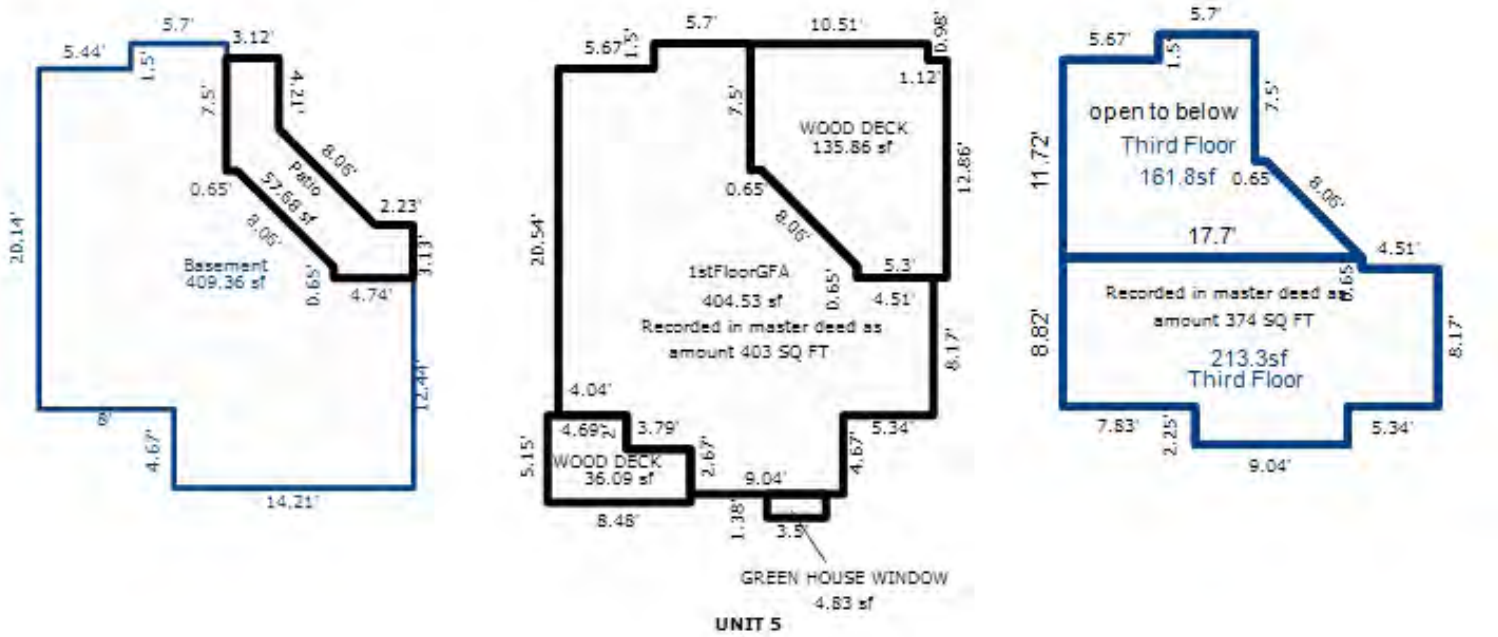
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 417 SF Floor Area = 1042 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	417		
			Total:	131,088	117,985
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,306
3 Fixture Bath			1	4,567	4,110
2 Fixture Bath			1	3,056	2,750
Porches					
WSEP (2 Story)			118	11,821	10,639
WSEP (1 Story)			118	7,388	6,649
Water/Sewer					
Public Water			1	1,494	1,345
Public Sewer			1	1,494	1,345
Built-Ins					
Appliance Allow.			1	2,767	2,490
Fireplaces					
Wood Stove			1	2,552	2,297
			Totals:	167,678	150,916

Notes: THREE LEVEL, VALUTED CEILING
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 286,740

*** Information herein deemed reliable but not guaranteed***

BUILDING B



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA KRISTINE K	GUPTA KRISTINE K TRUST	0	04/27/2021	WD	09-FAMILY/RELATED ENTITY	2021003731	PROPERTY TRANSFER	0.0
GUPTA SHAM	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	1185P940	DEED	0.0
SCHULD MARY JO TRUST	GUPTA SHAM L & KRISTINE K	221,500	08/31/2007	WD	03-ARM'S LENGTH	952:435	PROPERTY TRANSFER	100.0
SCHULD MARY JO &	SCHULD MARY JO TRUST	0	04/14/2006	WD	03-ARM'S LENGTH	898:812	OTHER	50.0

Property Address

7 HAWKS NEST

Owner's Name/Address

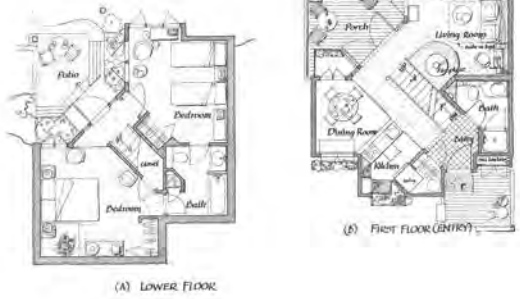
GUPTA KRISTINE K TRUST
5099 COMMERCE RD
ORCHARD LAKE MI 48324

Tax Description

L259 P126 L392 P581/94 L553 P210/00 L727 P666/03 L898 P812/06 UNIT 7 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

LOWER 2 FLOORS BLDG B, INTERIOR,GOLF/SKI
2BED/2BATH
LOWER LEVEL



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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 422,794 TCV/TFA: 520.68

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	111,400	211,400			99,387C
2025	100,000	103,700	203,700			96,775C
2024	65,000	105,900	170,900			93,866C
2023	55,000	109,000	164,000			89,397C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2008

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 406 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 812
Total Base New : 137,963 E.C.F.
Total Depr Cost: 117,260 X 1.900
Estimated T.C.V: 222,794

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

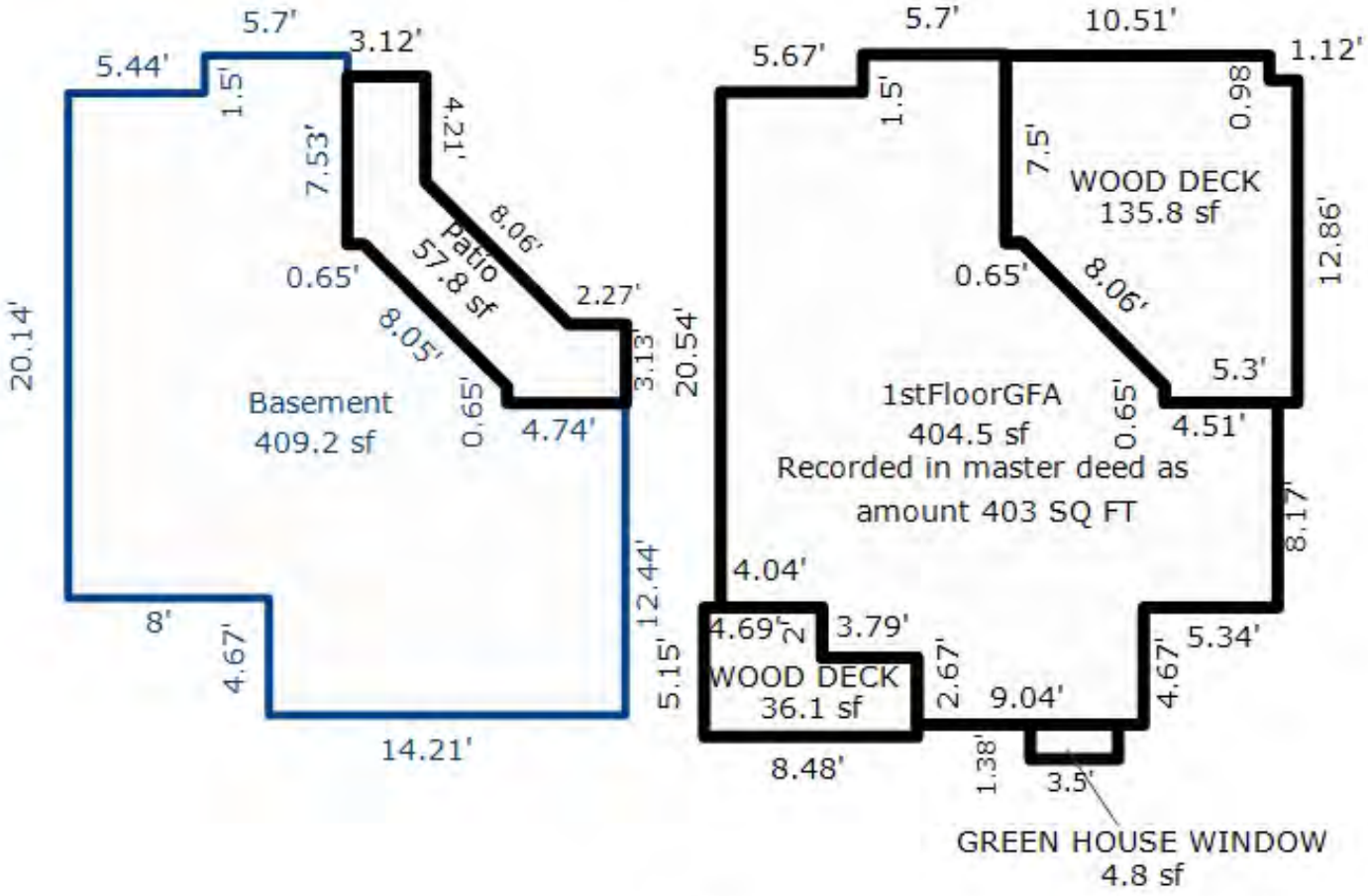
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	110,403	93,834
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WCP (1 Story)			118	5,847	4,970
WSEP (1 Story)			118	7,388	6,280
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	137,963	117,260

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 222,794

*** Information herein deemed reliable but not guaranteed***

BUILDING B



UNIT 6

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLINE DANIEL J & LINDA N	CLINE DANIEL J & LINDA N T	0	11/06/2023	WD	09-FAMILY/RELATED ENTITY	2023004984	PROPERTY TRANSFER	0.0
VERPLOEGH	CLINE	104,900	10/10/1994	WD	03-ARM'S LENGTH	2023004984	OTHER	0.0

Property Address

8 HAWKS NEST

Owner's Name/Address

CLINE DANIEL J & LINDA N TRUST
979 LAKE RIDGE DR UNIT 10
TRAVERSE CITY MI 49684-4544

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 376,787 TCV/TFA: 611.67

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L265 P820 L394 P309/94 UNIT 8 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER 1S+LOFT, INTERIOR
1BED / 2BATH
UPPER LEVELS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	88,400	188,400			86,759C
2025	100,000	82,500	182,500			84,479C
2024	65,000	84,200	149,200			81,939C
2023	55,000	86,700	141,700			78,038C

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 411 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 616
Total Base New : 109,474 E.C.F.
Total Depr Cost: 93,046 X 1.900
Estimated T.C.V: 176,787

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

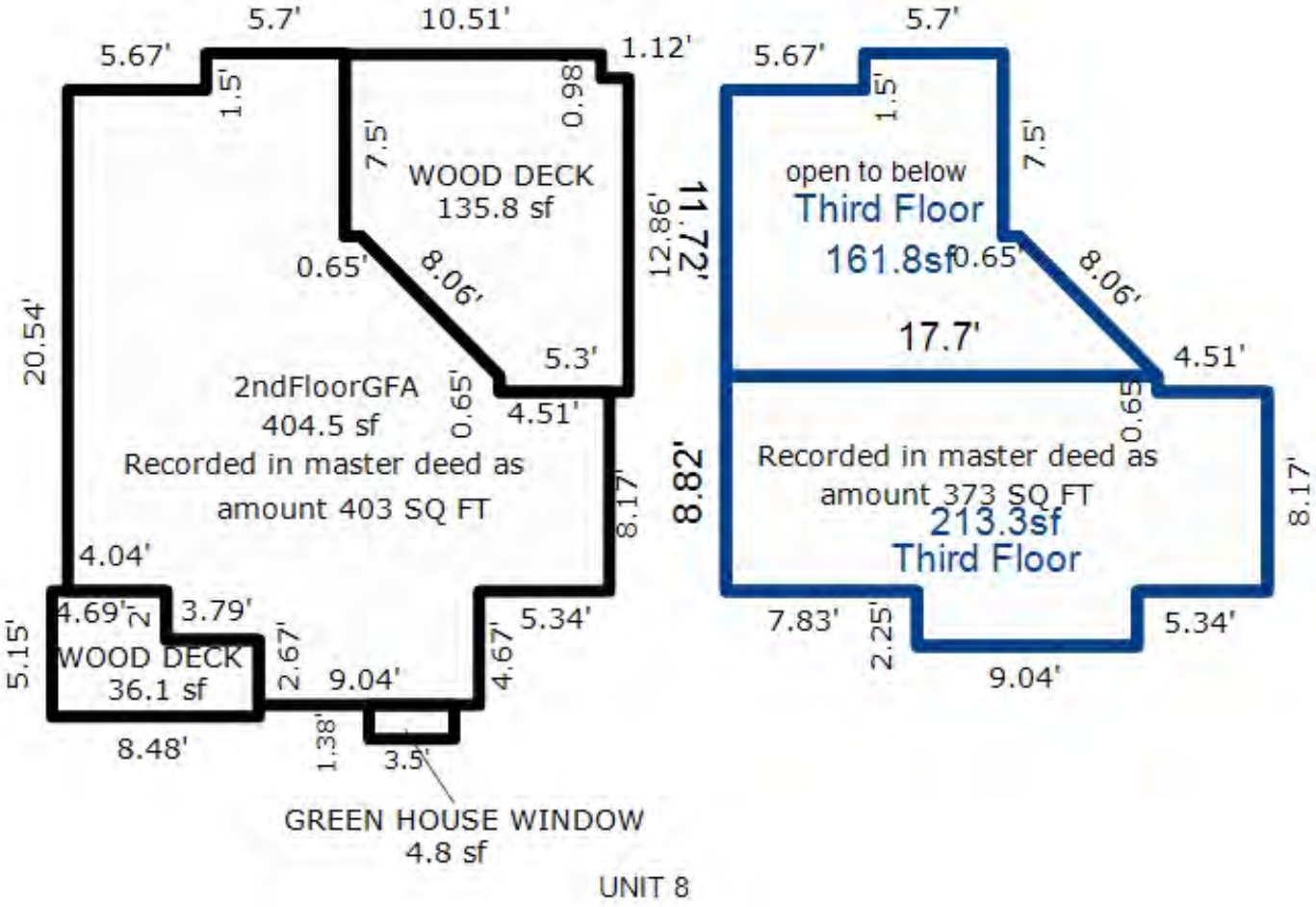
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	411		
			Total:	81,914	69,620
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	109,474	93,046

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 176,787

*** Information herein deemed reliable but not guaranteed***

BUILDING B



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
F AND J PROPERTIES LLC	ZANETTI JOHN L TRUST	0	02/19/2021	WD	09-FAMILY/RELATED ENTITY	2021002119	PROPERTY TRANSFER	0.0
ZANETTI JOHN L & ANNE L	F AND J PROPERTIES LLC	0	02/27/2012	WD	03-ARM'S LENGTH	1115P862	PROPERTY TRANSFER	100.0
CLARK MICHAEL R & PATRICIA	ZANETTI JOHN L & ANNE L	235,000	10/14/2011	WD	03-ARM'S LENGTH	1100-619 WD	PROPERTY TRANSFER	100.0
OBRIEN JERRY V & PAULA F	CLARK MICHAEL R & PATRICIA	286,000	09/09/2005	WD	03-ARM'S LENGTH	871:205	OTHER	100.0

Property Address

9 HAWKS NEST

Owner's Name/Address

ZANETTI JOHN L TRUST
20386 WHITE PINE BLVD
BATTLE CREEK MI 49017-8043

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 418,422 TCV/TFA: 521.72

Building Permit(s)	Date	Number	Status
Commercial/Residential	04/01/2016	PB16-0063	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Work Description for Permit PB16-0063, Issued 04/01/2016: Commercial/Residential to Multiple Family Dwelling - Helical Pile Foundation Repair

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

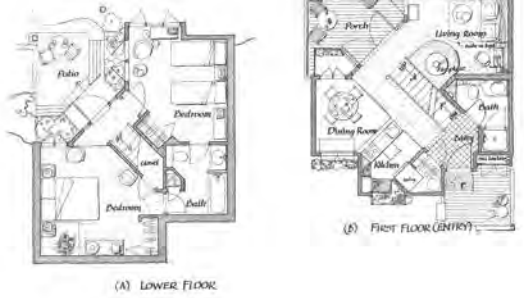
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L259 P806 L460 P186/97 L574 P684/01 L871 P205/05 UNIT 9 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

LOWER 2 FLOORS, END, BLDG B
2BED/2BATH
LOWER LEVELS



(A) LOWER FLOOR (B) FIRST FLOOR (ENTRY)

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	109,200	209,200			110,616C
2025	100,000	101,600	201,600			107,708C
2024	65,000	103,800	168,800			104,470C
2023	55,000	106,800	161,800			99,496C

Who	When	What
TPC	08/02/2018	INSPECTED
TPC	10/19/2016	INSPECTED
WAS	12/24/2007	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 135,259 E.C.F.
Total Depr Cost: 114,959 X 1.900
Estimated T.C.V: 218,422

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

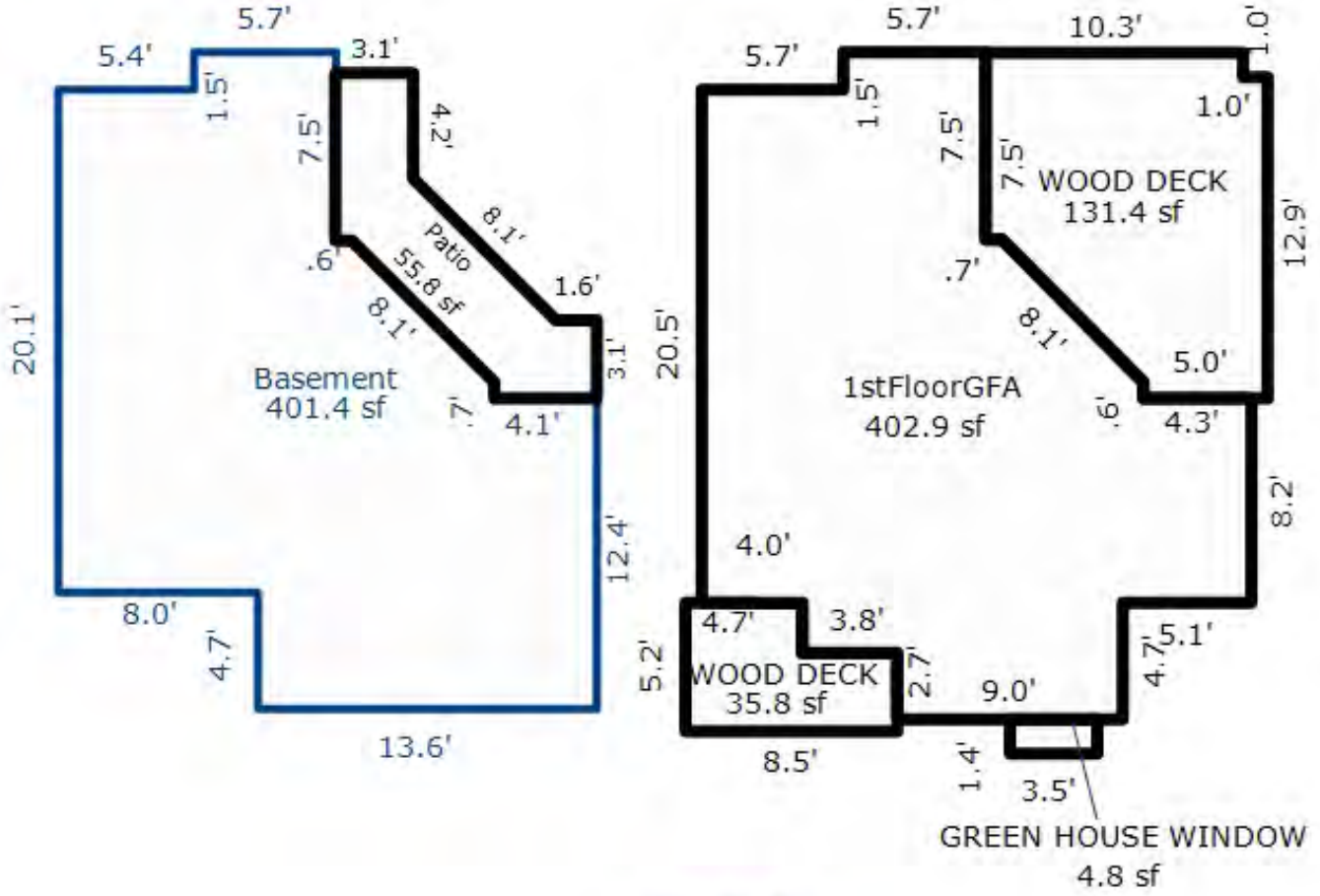
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	109,210	92,817
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (1 Story)			118	7,388	6,280
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	135,259	114,959

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 218,422

*** Information herein deemed reliable but not guaranteed***

Building B



Unit 9

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCARTY KERR KATHERINE ELI	PINON FIRDEVS ARIKAN	335,000	07/18/2025	WD	03-ARM'S LENGTH	2025003288	PROPERTY TRANSFER	100.0
DEBUYSSER RANDALL & ELLIZA	MCCARTY KERR KATHERINE ELI	303,000	03/13/2023	WD	03-ARM'S LENGTH	2023001179	PROPERTY TRANSFER	100.0
STELZER SEAN R	DEBUYSSER RANDALL & ELLIZA	280,000	02/04/2022	WD	03-ARM'S LENGTH	2022000770	PROPERTY TRANSFER	100.0
STELZER JOAN J	STELZER SEAN R	1	04/13/2020	WD	06-COURT JUDGEMENT	2020002569	OTHER	0.0

Property Address

10 HAWKS NEST

Owner's Name/Address

PINON FIRDEVS ARIKAN
2187 LANCER DR
TROY MI 48084

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 357,284 TCV/TFA: 583.80

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units		200000.00000	100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L261 P514/86 L292 P490/88 L580 P737/01 L649 P900/02 UNIT 10 HAWK'S NEST CONDOMINIUM REC IN L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER 3RD FLOOR + LOFT, END, BLDG B
1BED/ 2BATH
UPPER LEVELS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	78,600	178,600			178,600S
2025	100,000	83,300	183,300			154,650C
2024	65,000	85,000	150,000			150,000S
2023	55,000	87,500	142,500			142,500S

Who	When	What
TPC	05/08/2025	INSPECTED
TPC	12/15/2022	INSPECTED
TPC	01/05/2022	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 408 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 25
Floor Area: 612
Total Base New : 110,383 E.C.F.
Total Depr Cost: 82,781 X 1.900
Estimated T.C.V: 157,284

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

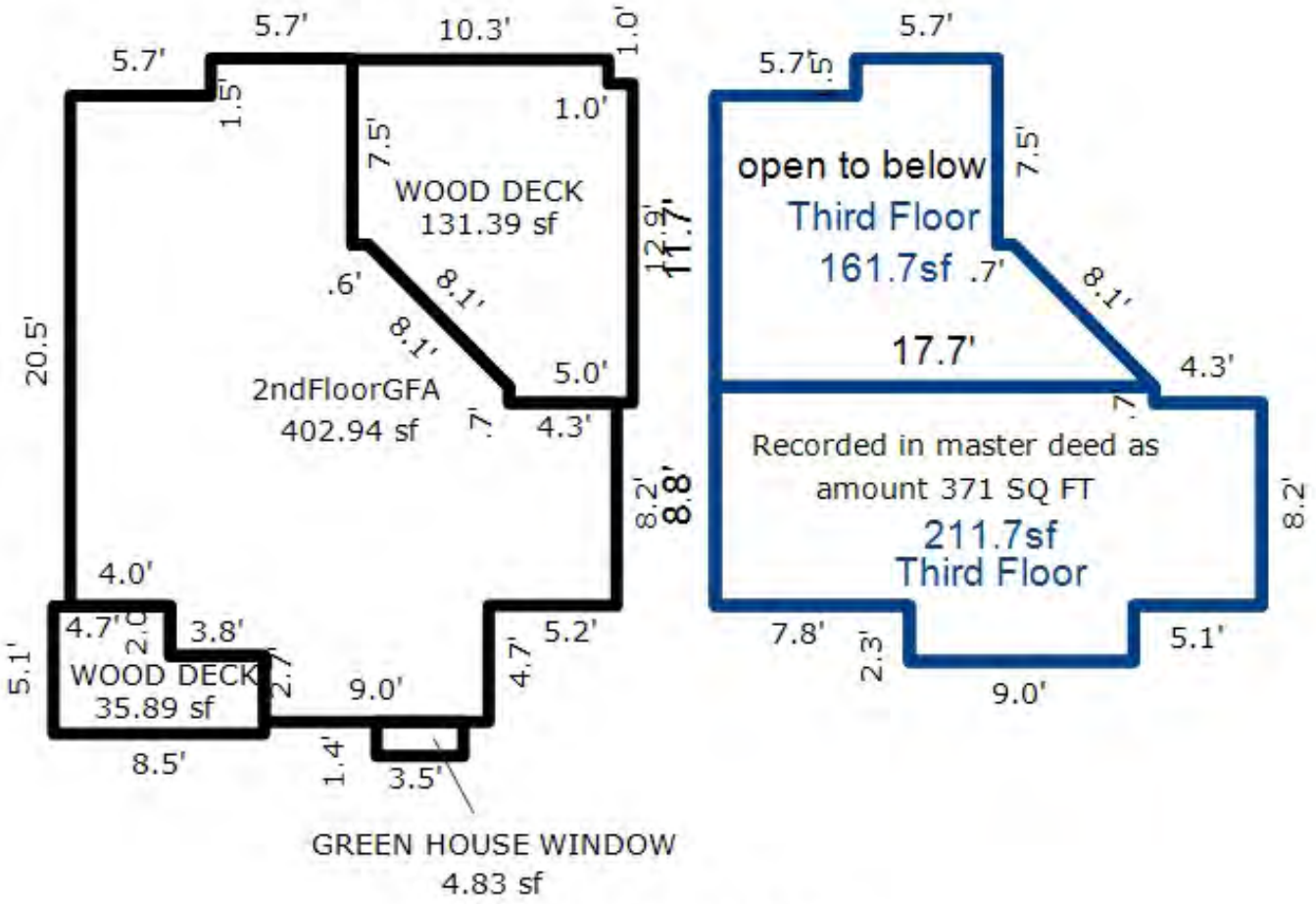
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	81,312	60,979
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			1	4,567	3,425
Porches					
WSEP (2 Story)			118	11,821	8,866
WCP (1 Story)			40	2,925	2,194
Water/Sewer					
Public Water			1	1,494	1,120
Public Sewer			1	1,494	1,120
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Wood Stove			1	2,552	1,914
			Totals:	110,383	82,781

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 157,284

*** Information herein deemed reliable but not guaranteed***

BUILDING B



Unit 10 - 3rd floor & Loft

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACKSON WAYNE & PATRICA L/	SCHOELL NATHAN	285,000	02/24/2020	WD	03-ARM'S LENGTH	2020001193	PROPERTY TRANSFER	100.0
JACKSON WAYNE & PATRICA TR	JACKSON WAYNE & PATRICA	1	08/31/2011	WD	33-TO BE DETERMINED	2011 1095-227	DEED	0.0
JACKSON WAYNE & PATRICA TR		1	08/30/2011	OTH	33-TO BE DETERMINED	2011 1095-224	DEED	0.0
JACKSON WAYNE & PATRICIA	JACKSON WAYNE & PATRICA EI	1	07/18/2011	WD	03-ARM'S LENGTH	1091/464	DEED	0.0

Property Address

11 HAWKS NEST

Owner's Name/Address

SCHOELL NATHAN
2224 CHRYSLER TERRACE NE
ATLANTA GA 30345

Tax Description

L262 P480 L392 P997 L398 P557-558/95 UNIT 11 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

END 2S+LOFT, BLDG C
3BED/ 3BATH
THREE LEVELS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 628,324 TCV/TFA: 603.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 360K			1 Units	360000.00000		100		360,00

0.00 Total Acres Total Est. Land Value = 360,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	180,000	134,200	314,200			190,889C
2025	200,000	124,900	324,900			185,871C
2024	150,000	127,500	277,500			180,283C
2023	100,000	131,200	231,200			171,699C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 417 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,042
Total Base New : 166,137 E.C.F.
Total Depr Cost: 141,223 X 1.900
Estimated T.C.V: 268,324

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

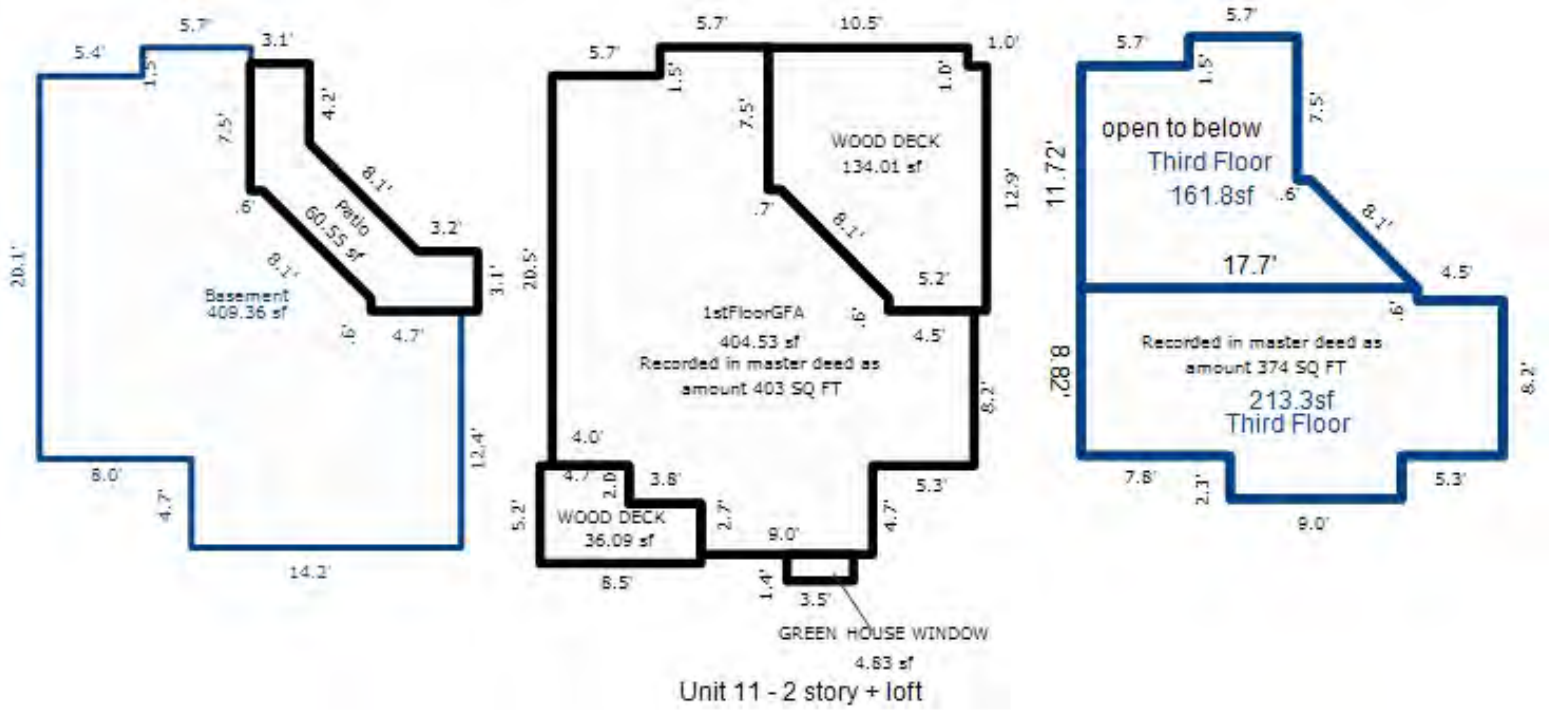
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 417 SF Floor Area = 1042 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	417		
			Total:	131,088	111,431
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	166,137	141,223

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 268,324

*** Information herein deemed reliable but not guaranteed***

BUILDINGS C



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAVES CYNTHIA	MILOT DANNY & HEATHER	415,000	08/01/2022	WD	03-ARM'S LENGTH	2022004689	PROPERTY TRANSFER	100.0
BOOTH	GRAVES	163,000	09/07/1999	WD	03-ARM'S LENGTH	522:882	PROPERTY TRANSFER	0.0
SCHULD & JOLIE	BOOTH	135,000	09/30/1996	WD	03-ARM'S LENGTH	431:209	PROPERTY TRANSFER	0.0
PERO	SCHULD & JOLIE	110,000	12/21/1994	WD	03-ARM'S LENGTH	398:297	OTHER	0.0

Property Address

12 HAWKS NEST

Owner's Name/Address

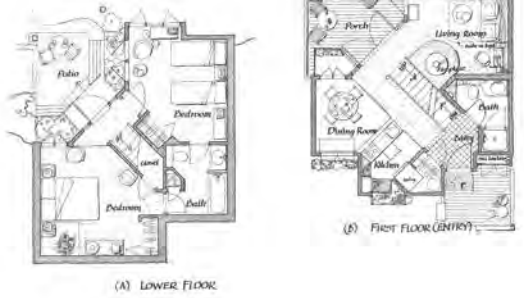
MILOT DANNY & HEATHER
2366 HICKORY POINT DR
ANN ARBOR MI 48105

Tax Description

L264 P908 L398 P297 L431 P209 L522 P882 UNIT 12 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

LOWER 2 FLOORS, INTERIOR, BLDG C
2BED/2BATH
LOWER TWO LEVELS



(A) LOWER FLOOR (B) FIRST FLOOR (ENTRY)

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 422,794 TCV/TFA: 520.68

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	09/05/2025	INSPECTED
TPC	06/20/2022	INSPECTED
TPC	08/02/2018	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	111,400	211,400			180,954C
2025	100,000	103,700	203,700			176,197C
2024	65,000	105,900	170,900			170,900S
2023	55,000	109,000	164,000			164,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 406 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 812
Total Base New : 137,963 E.C.F.
Total Depr Cost: 117,260 X 1.900
Estimated T.C.V: 222,794

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

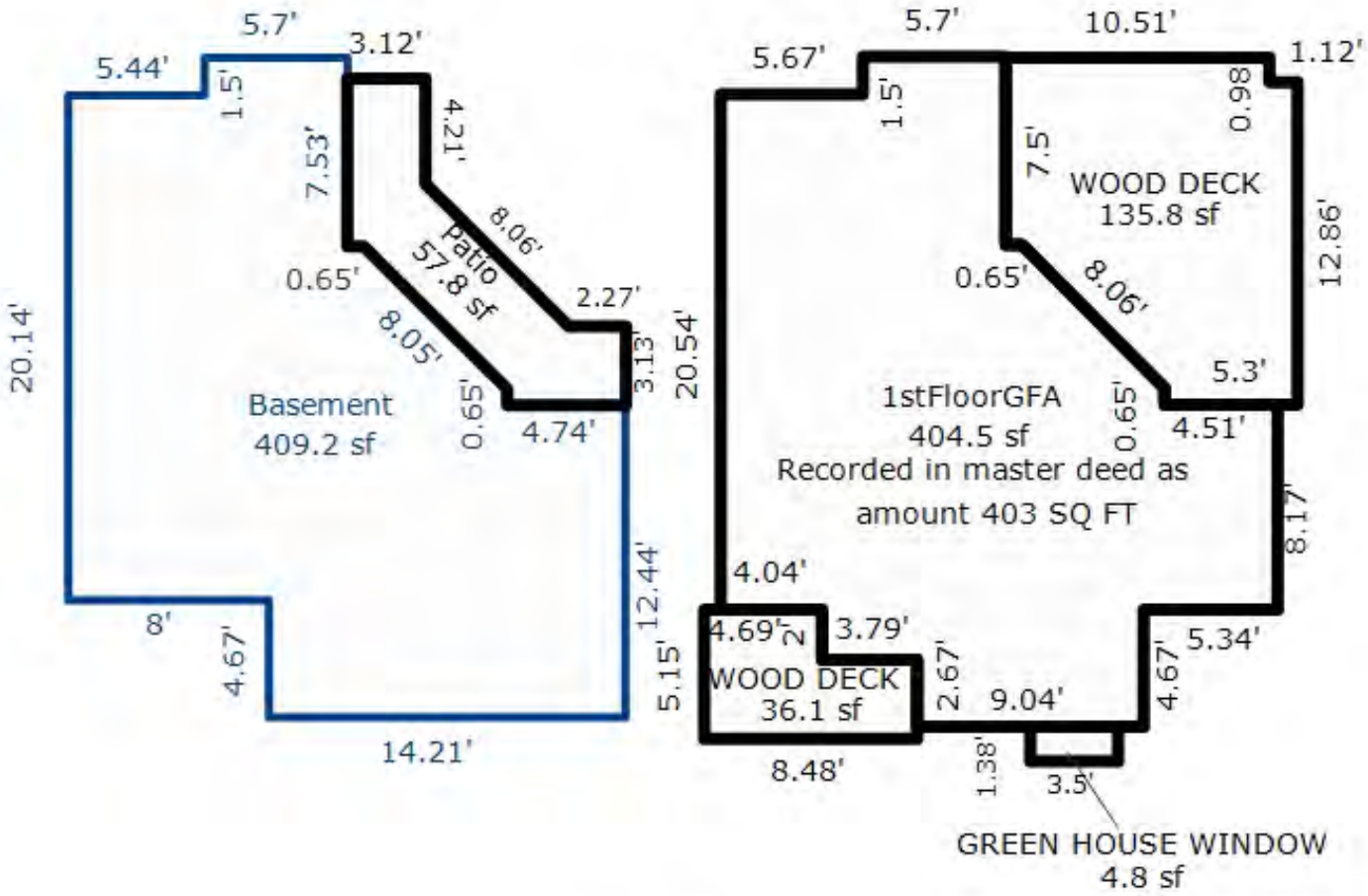
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	110,403	93,834
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (1 Story)			118	7,388	6,280
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	137,963	117,260

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 222,794

*** Information herein deemed reliable but not guaranteed***

BUILDING C



UNIT 12

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEAR CLAW LAKE PROPERTIES	ROBESON CHRISTOPHER & JULI	230,000	07/16/2021	WD	03-ARM'S LENGTH	2021005999	PROPERTY TRANSFER	100.0
HAWKS NEST 13 LLC	BEAR CLAW LAKE PROPERTIES	198,000	01/18/2021	WD	03-ARM'S LENGTH	2021000577	PROPERTY TRANSFER	100.0
HARANG JEAN-PAUL & HERNAND	HAWKS NEST 13 LLC	0	12/13/2018	QC	09-FAMILY/RELATED ENTITY	1349P418	OTHER	100.0
BARZ KELLY A	HARANG JEAN-PAUL & HERNANI	180,000	05/11/2018	WD	03-ARM'S LENGTH	1329P93	PROPERTY TRANSFER	100.0

Property Address

13 HAWKS NEST

Owner's Name/Address

ROBESON CHRISTOPHER & JULIE
2840 CHATEAM CIR SOUTH
COLUMBUS OH 43221

Tax Description

L266 P397 L383 P140 L516 P944/99 L594 P209/01 UNIT 13 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER, INTERIOR, BLDG C
1BED/2BATH
UPPER LEVELS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 375,817 TCV/TFA: 614.08

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	06/14/2021	INSPECTED
TPC	08/02/2018	INSPECTED
TPC	10/06/2017	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	87,900	187,900			108,680C
2025	100,000	82,000	182,000			105,823C
2024	65,000	83,800	148,800			102,642C
2023	55,000	86,200	141,200			97,755C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 408 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 612
Total Base New : 108,872 E.C.F.
Total Depr Cost: 92,535 X 1.900
Estimated T.C.V: 175,817

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

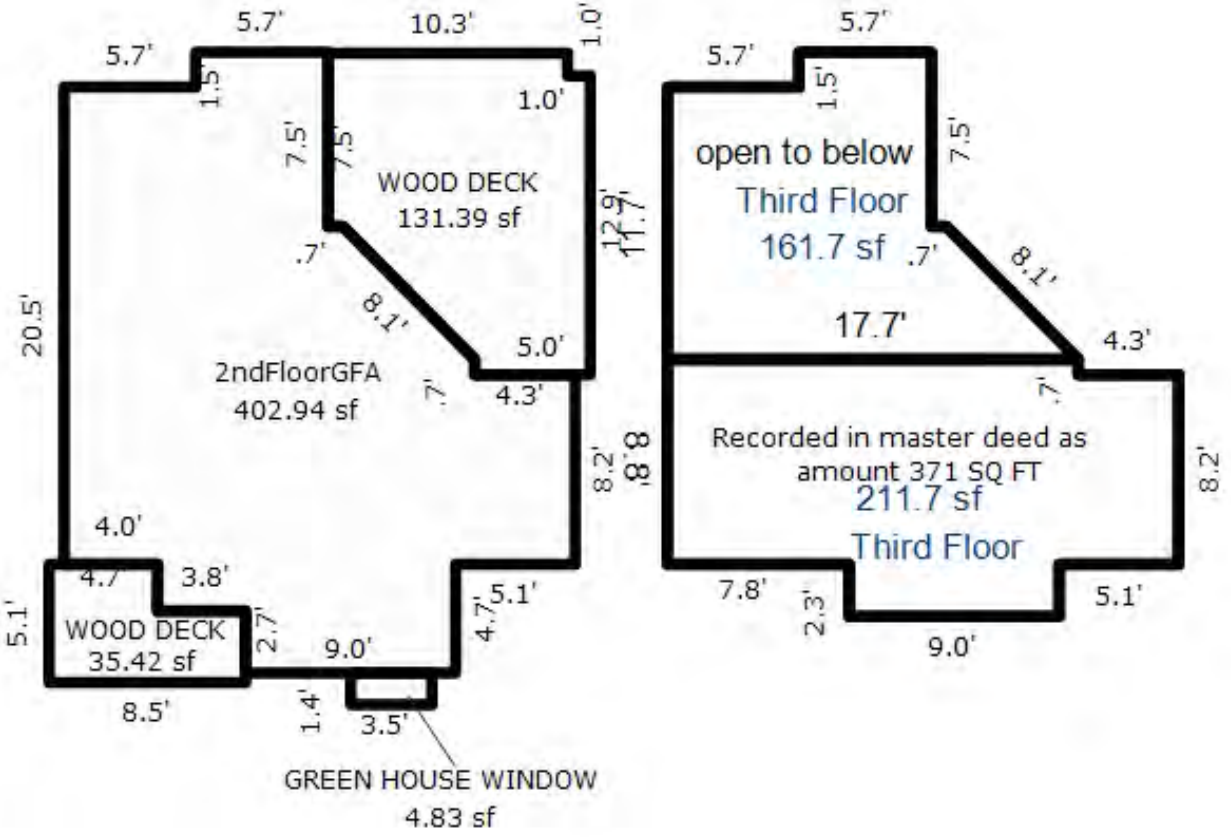
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	81,312	69,109
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	108,872	92,535

Notes: 402 & LOFT, VAULTED CEILING
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 175,817

*** Information herein deemed reliable but not guaranteed***

BUILDINGS C



UNIT 13

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON MICHAEL D & JENNIFE	OCONNELL TIMOTHY & CAROL	400,000	08/15/2022	WD	03-ARM'S LENGTH	2022004649	PROPERTY TRANSFER	100.0
TROEGER PATTY L REVOCABLE	NELSON MICHAEL D & JENNIFE	185,000	05/01/2020	WD	03-ARM'S LENGTH	2020002602	PROPERTY TRANSFER	100.0
TROEGER THOMAS A & PATTY L	TROEGER PATTY L REVOCABLE	0	06/26/2014	QC	33-TO BE DETERMINED	1203P171	PROPERTY TRANSFER	0.0
TROEGER THOMAS A & PATTY L	TROEGER PATTY L REVOCABLE	1	03/05/2014	QC	09-FAMILY/RELATED ENTITY	1193P582	PROPERTY TRANSFER	0.0

Property Address

14 HAWKS NEST

Owner's Name/Address

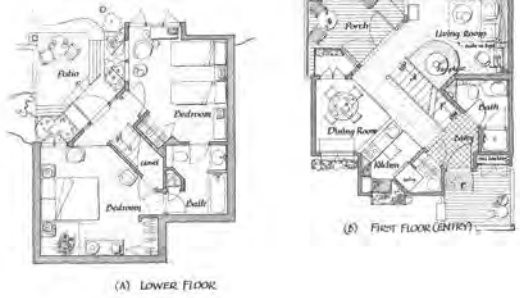
OCONNELL TIMOTHY & CAROL
1225 WINTERWOOD DR NE
GRAND RAPIDS MI 49525

Tax Description

L279 P569 L391 P236/94 UNIT 14 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

LOWER 2 FLOORS, END, BLDG C
2BED/2BATH
LOWER LEVELS



(A) LOWER FLOOR (B) FIRST FLOOR (ENTRY)

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 434,924 TCV/TFA: 535.62

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	06/20/2022	INSPECTED
TPC	08/02/2018	INSPECTED
TPC	12/22/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	117,500	217,500			187,307C
2025	100,000	109,600	209,600			182,383C
2024	65,000	111,900	176,900			176,900S
2023	55,000	115,200	170,200			170,200S

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 406 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 10
Floor Area: 812
Total Base New : 137,388 E.C.F.
Total Depr Cost: 123,644 X 1.900
Estimated T.C.V: 234,924

(16) Porches/Decks

Area	Type
131	WSEP (1 Story)
36	WCP (1 Story)
58	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

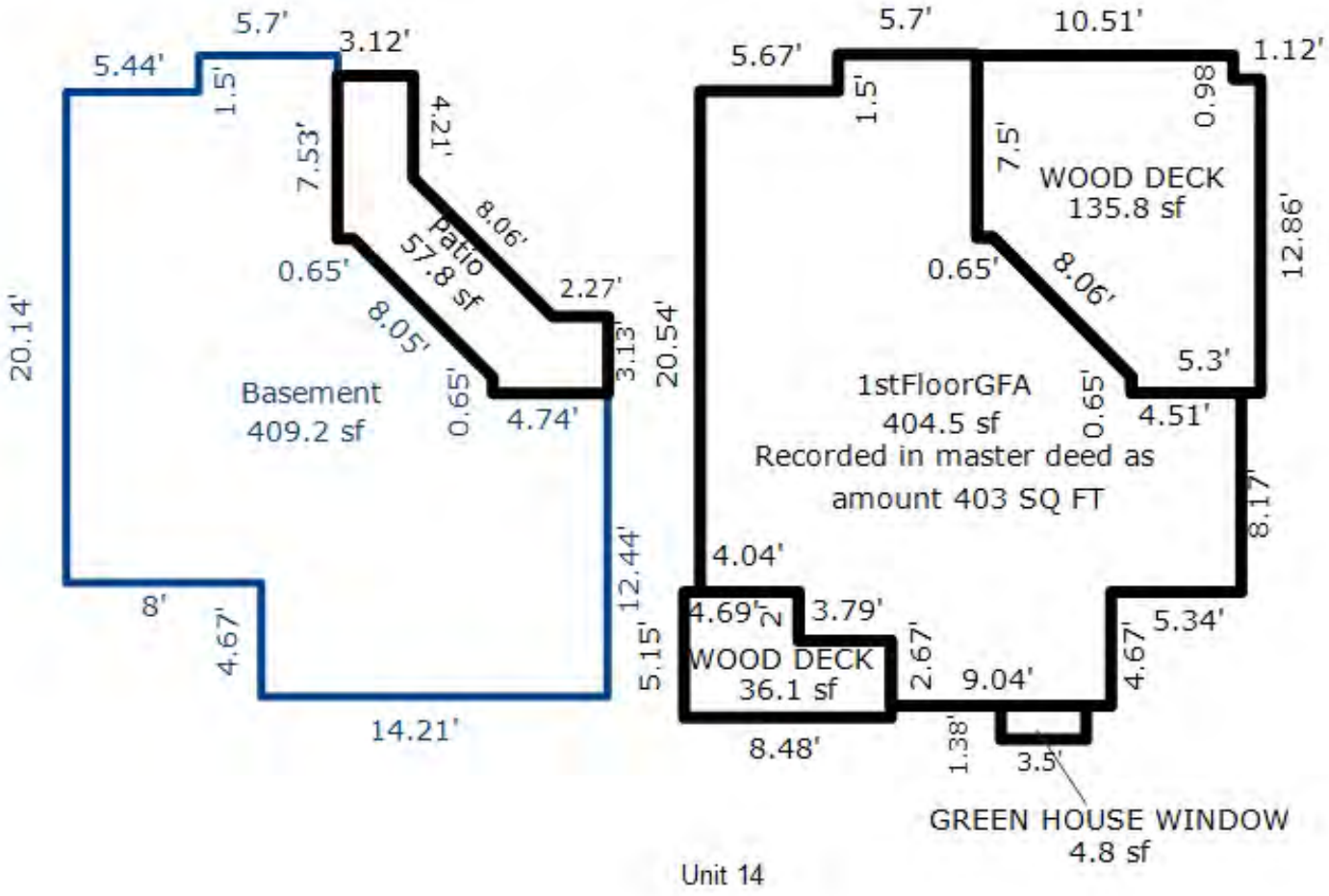
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	110,403	99,358
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,306
3 Fixture Bath			1	4,567	4,110
Porches					
WSEP (1 Story)			131	8,036	7,232
WCP (1 Story)			36	2,736	2,462
Deck					
Treated Wood			58	1,888	1,699
Water/Sewer					
Public Water			1	1,494	1,345
Public Sewer			1	1,494	1,345
Built-Ins					
Appliance Allow.			1	2,767	2,490
Fireplaces					
Wood Stove			1	2,552	2,297
			Totals:	137,388	123,644

Notes: END UNIT
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 234,924

*** Information herein deemed reliable but not guaranteed***

BUILDING C



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DYKHOUSE LARRY A & LORI S	CLEMETSEN ERIC A & HELEN C	225,000	02/14/2003	WD	03-ARM'S LENGTH	709:279	OTHER	100.0
MCCORMICK	DYKHOUSE	123,500	09/18/1998	WD	03-ARM'S LENGTH	487:594	OTHER	0.0
HEMPELMAN	MCCORMICK	90,000	05/23/1990	WD	03-ARM'S LENGTH	311:408	OTHER	0.0

Property Address

15 HAWKS NEST

Owner's Name/Address

CLEMETSEN ERIC A & HELEN C
200 TAYLOR LAKE RD
HOLLY MI 48442

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 382,411 TCV/TFA: 624.85

Building Permit(s)	Date	Number	Status
Mechanical	03/16/2020	PM20-0190	100% FINIS
Electrical	03/10/2020	PE20-0107	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units		200000.00000	100		200,00
			0.00 Total Acres		Total Est. Land Value =			200,000

Work Description for Permit PM20-0190, Issued 03/16/2020: Residential Alteration - Mini-split
Work Description for Permit PE20-0107, Issued 03/10/2020: Residential Alteration - Add power for a mini-split and a plug in the disconnect, Consumers.

Tax Description

L311 P408 L487 P594/98 L709 P279/03 UNIT 15 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER 3RD & LOFT, END, BLDG C
1BED/2BATH
UPPER TWO LEVELS

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	11/05/2020	INSPECTED
TPC	08/02/2018	INSPECTED
TPC	12/10/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	91,200	191,200			89,579C
2025	100,000	85,400	185,400			87,224C
2024	65,000	87,200	152,200			84,602C
2023	55,000	89,700	144,700			80,574C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 408 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 612
Total Base New : 112,953 E.C.F.
Total Depr Cost: 96,006 X 1.900
Estimated T.C.V: 182,411

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

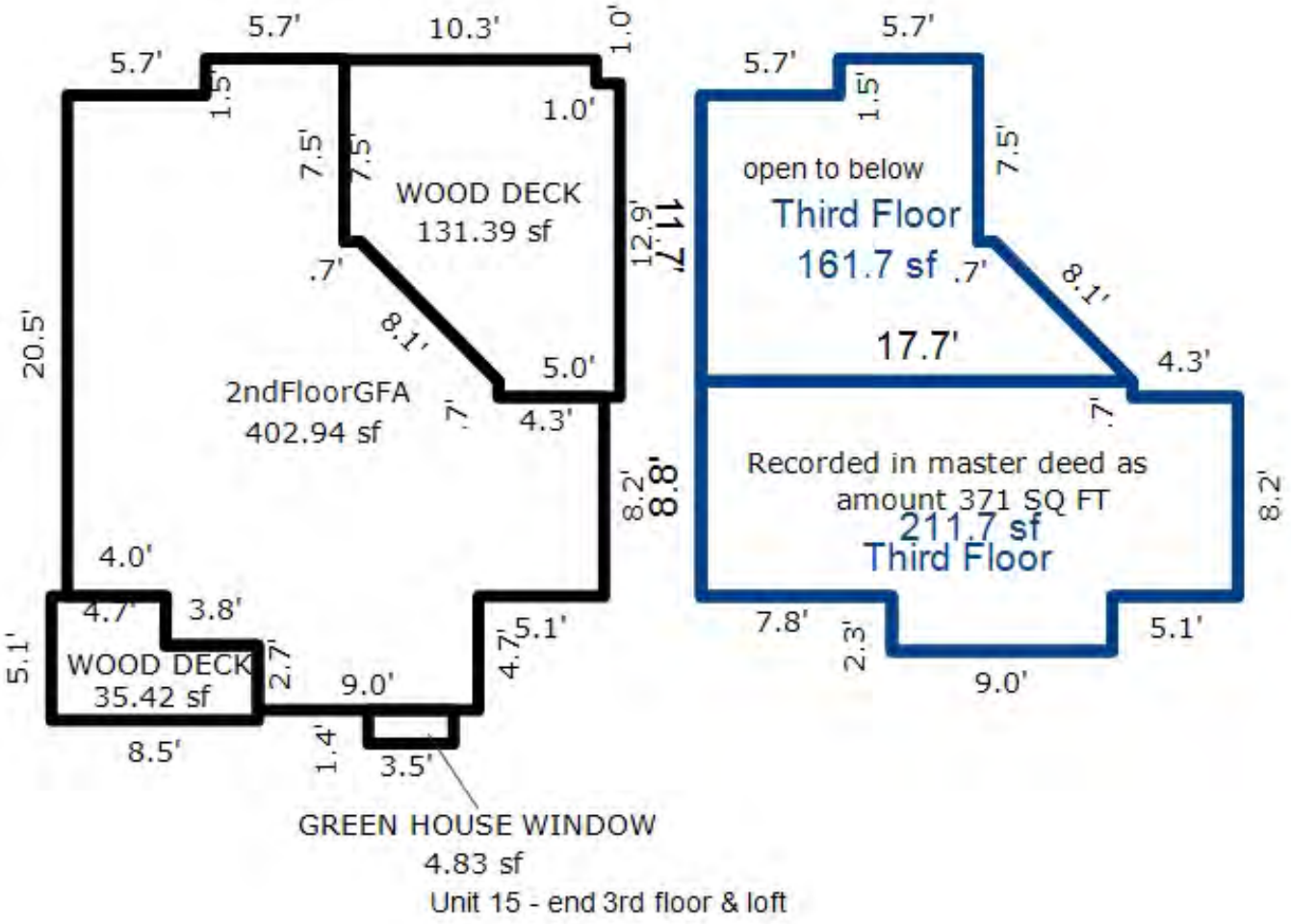
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	83,882	71,296
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	112,953	96,006

Notes: 374 & 371 SQ FT VAULTED
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 182,411

*** Information herein deemed reliable but not guaranteed***

BUILDINGS C



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-016-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAUN DANIEL & LINDA	BRAUN DANIEL J & LINDA E	0	03/17/2025	QC	15-LADY BIRD	2025001383	PROPERTY TRANSFER	0.0
PONDER DANIEL F & CATHERIN	BRAUN DANIEL & LINDA	340,000	02/06/2020	WD	03-ARM'S LENGTH	2020000852	PROPERTY TRANSFER	100.0
VANNORT PETER	PONDER DANIEL F & CATHERIN	330,000	01/20/2016	WD	03-ARM'S LENGTH	1250P715	PROPERTY TRANSFER	100.0
FEDERAL HOME LOAN MTG CORP	VANNORT PETER	247,500	06/17/2013	CD	11-FROM LENDING INSTITUTI	1169P801	PROPERTY TRANSFER	100.0

Property Address

16 HAWKS NEST

Owner's Name/Address

BRAUN DANIEL J & LINDA E
2695 HOMEWOOD DR
TROY MI 48098

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 638,124 TCV/TFA: 595.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 360K			1 Units	360000.00000		100		360,00

0.00 Total Acres Total Est. Land Value = 360,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L327 P115 L408 P722 L431 P266 L544 P622 L904 P336/06 UNIT 16 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

END UNIT 2S+LOFT, SOUTH END, BLDG D
3BED/3BATH
THREE LEVELS

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	180,000	139,100	319,100			194,990C
2025	200,000	129,400	329,400			189,864C
2024	150,000	132,100	282,100			184,156C
2023	100,000	136,000	236,000			175,387C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 429 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,072
Total Base New : 172,207 E.C.F.
Total Depr Cost: 146,381 X 1.900
Estimated T.C.V: 278,124

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

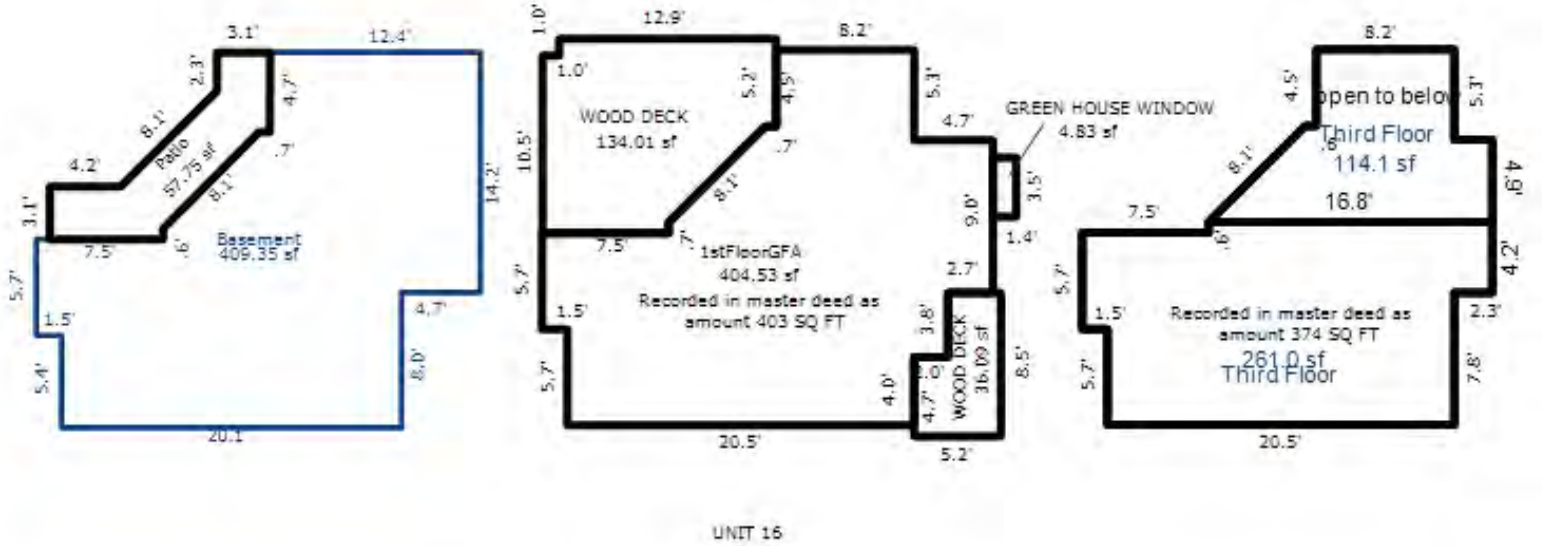
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 429 SF Floor Area = 1072 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	429		
			Total:	134,377	114,225
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,781	2,364
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	172,207	146,381

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 278,124

*** Information herein deemed reliable but not guaranteed***

BUILDING D



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-017-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEYMOUR THOMAS M & MARILYN	KRYSKA WILLIAM & LYNN	500,000	02/26/2026	WD	03-ARM'S LENGTH	2026000865	REALTOR	100.0
BAIBAK	SEYMOUR	123,000	09/16/1994	WD	03-ARM'S LENGTH	392:988	OTHER	0.0

Property Address

17 HAWKS NEST

Owner's Name/Address

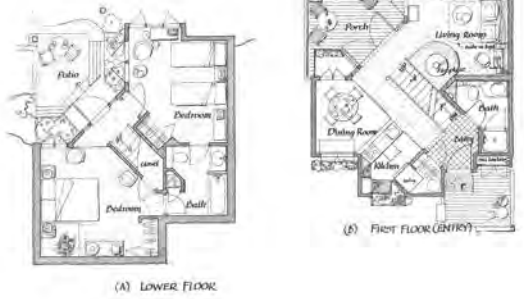
KRYSKA WILLIAM & LYNN
2356 ALDER COURT
ANN ARBOR MI 48103

Tax Description

L261 P835 L392 P988/94 UNIT 17 HAWK'S NEST CONDOMINIUM REC IN L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

LOWER 2 FLOORS, BLDG D
2BED/2BATH
LOWER LEVELS



(A) LOWER FLOOR (B) FIRST FLOOR (ENTRY)

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 524,693 TCV/TFA: 638.31

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	02/25/2026	INSPECTED
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	97	2,425

Total Estimated Land Improvements True Cash Value = 2,425

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	112,300	262,300			111,000C
2025	150,000	104,600	254,600			108,082C
2024	65,000	106,800	171,800			104,833C
2023	55,000	109,800	164,800			99,841C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 411 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 822
Total Base New : 137,637 E.C.F.
Total Depr Cost: 116,983 X 1.900
Estimated T.C.V: 222,268

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

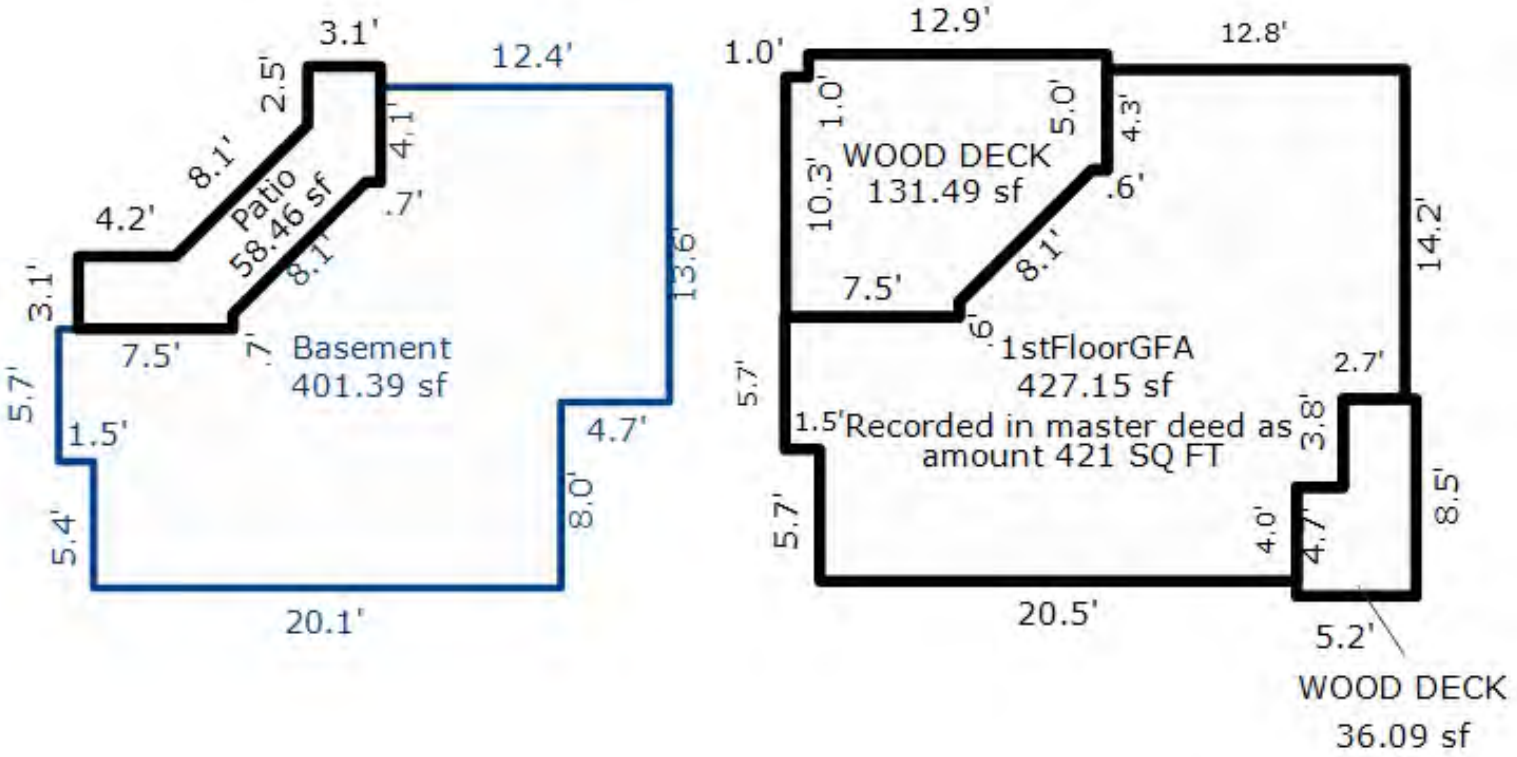
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 822 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	411		
			Total:	111,588	94,841
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (1 Story)			118	7,388	6,280
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	137,637	116,983

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 222,268

*** Information herein deemed reliable but not guaranteed***

BUILDING D



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-018-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUSS ANDREW & BUSS BAILEY	BUSS DALE & DEBRA	95,000	06/15/2023	WD	09-FAMILY/RELATED ENTITY	202302527	DEED	50.0
MAHRLE RAYMOND D ESTATE	BUSS DALE & DEBRA &	175,000	12/22/2016	WD	08-ESTATE	1284P67	PROPERTY TRANSFER	100.0
MAHRLE RAYMOND D	MAHRLE RAYMOND D ESTATE	0	12/14/2001	WD	03-ARM'S LENGTH	SOC SECUITY RE(	OTHER	0.0
CONTINENTAL EQUITIES INC	MAHRLE RAYMOND D A SINGLE	0	02/28/1986	WD	03-ARM'S LENGTH	261P473	DEED	100.0

Property Address

18 HAWKS NEST

Owner's Name/Address

BUSS DALE & DEBRA
6390 CHERRY TREE COURT
ROCHESTER MI 48306

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 483,992 TCV/TFA: 709.67

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L261 P473/86 UNIT 18 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER & LOFT , BLDG D
1BED/2BATH
UPPER LEVELS

Who	When	What
TPC	08/02/2018	INSPECTED
TPC	01/04/2017	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	92,000	242,000			169,530C
2025	150,000	86,000	236,000			165,074C
2024	130,000	87,800	217,800			160,111C
2023	70,000	90,300	160,300			97,546C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 455 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 682
Total Base New : 113,933 E.C.F.
Total Depr Cost: 96,838 X 1.900
Estimated T.C.V: 183,992

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

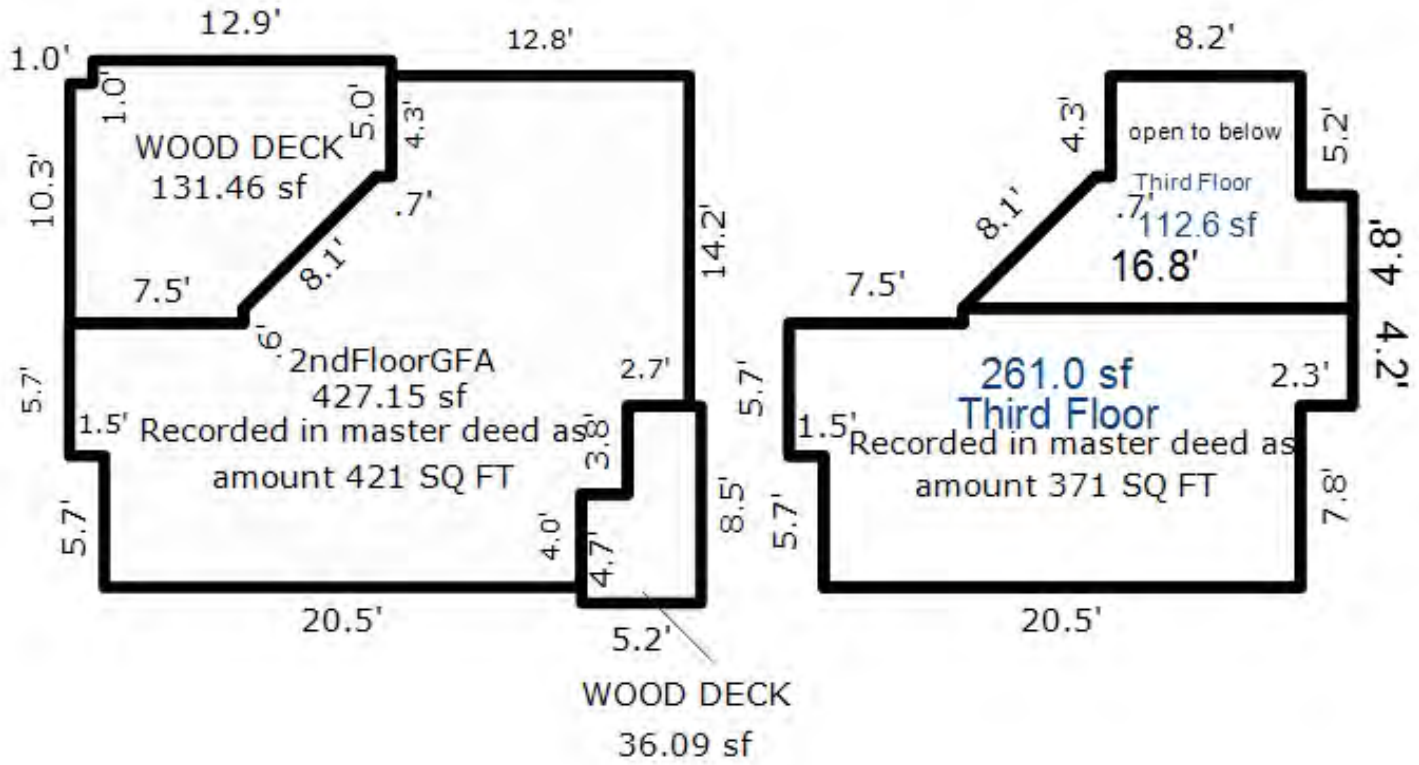
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 455 SF Floor Area = 682 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	455		
			Total:	84,862	72,128
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	113,933	96,838

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 183,992

*** Information herein deemed reliable but not guaranteed***

BUILDING D



UNIT 18

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-019-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLENNY SUN ARBOR LLC	BISHOP CHRISTOPER STEVEN &	750,000	09/30/2024	WD	03-ARM'S LENGTH	2024004986	PROPERTY TRANSFER	100.0
POWELL THOMAS E & BURMA R	JONES BRIAN WILLIAM & KENN	350,000	03/06/2020	WD	03-ARM'S LENGTH	2020001458	PROPERTY TRANSFER	100.0
JONES BRIAN WILLIAM & KENN	GLENNY SUN ARBOR LLC	0	03/06/2020	PTA	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	0.0
STANTON	POWELL	180,000	08/01/1997	WD	03-ARM'S LENGTH	450:306	OTHER	0.0

Property Address

19 HAWKS NEST

Owner's Name/Address

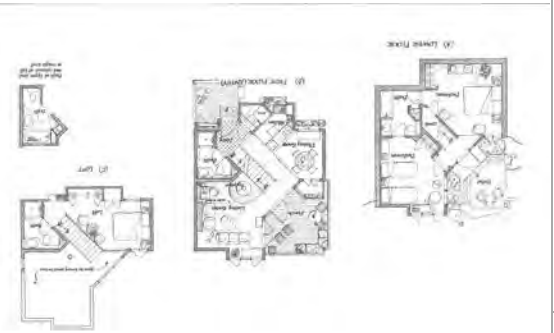
BISHOP CHRISTOPER STEVEN &
BISHOP CAROL-LYNN HELD
3751 WOODMONT DR
ROCHESTER MI 48306

Tax Description

L261 P389 L357 P858 L450 P306/97 UNIT 19 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG D
3BED/3BATH
THREE LEVELS



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Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 675,427 TCV/TFA: 663.48

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	10/01/2024	INSPECTED
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 360K			1 Units	360000.00000		100		360,00

0.00 Total Acres Total Est. Land Value = 360,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	180,000	157,700	337,700			337,700S
2025	200,000	147,800	347,800			347,800S
2024	150,000	150,900	300,900			199,759C
2023	100,000	155,300	255,300			190,247C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 407 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

661	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,018
Total Base New : 195,306 E.C.F.
Total Depr Cost: 166,014 X 1.900
Estimated T.C.V: 315,427

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 407 SF Floor Area = 1018 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	407		
			Total:	144,692	122,992
Other Additions/Adjustments					
Recreation Room			661	12,784	10,866
Basement, Outside Entrance, Below Grade			1	2,781	2,364
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	195,306	166,014

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 315,427

*** Information herein deemed reliable but not guaranteed***

BUILDING D

UNIT 19

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-020-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALIAN	HAMSTRA	153,900	09/29/1995	WD	03-ARM'S LENGTH	411:1	PROPERTY TRANSFER	0.0

Property Address

20 HAWKS NEST

Owner's Name/Address

HAMSTRA FRANCES K TRUST
2431 FOREST HILL AVE SE APT 2204
GRAND RAPIDS MI 49546

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 620,275 TCV/TFA: 605.15

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 360K			1 Units	360000.00000		100		360,00

0.00 Total Acres Total Est. Land Value = 360,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

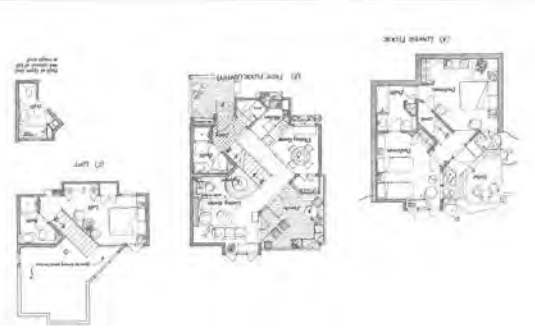
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L391 P311 L411 P1 L463 P799/98 UNIT 20 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG D, 2S + LOFT
3BED/3BATH
THREE LEVELS



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	180,000	130,100	310,100			147,071C
2025	200,000	121,000	321,000			143,205C
2024	150,000	123,500	273,500			138,900C
2023	100,000	127,100	227,100			132,286C

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 161,150 E.C.F.
Total Depr Cost: 136,987 X 1.900
Estimated T.C.V: 260,275

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	109,793
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	161,150	136,987

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 260,275

*** Information herein deemed reliable but not guaranteed***

BUILDING D

UNIT 20

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-021-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARD DAVID G	CARD DAVID G LIVING TRUST	0	05/24/2007	WD	03-ARM'S LENGTH	942:671	OTHER	0.0

Property Address	Class: RESIDENTIAL CONDOM	Zoning: RESORT	Building Permit(s)	Date	Number	Status
21 HAWKS NEST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 15					
CARD DAVID G LIVING TRUST 6045 E LAKE DR HASLETT MI 48840	2026 Est TCV 629,703 TCV/TFA: 614.34					

Tax Description

L261 P576 L335 P339/92 L942 P671/07 UNIT 21 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG D 2STORY & LOFT
3BED/3BATH
LEVELS

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X	Improved		Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 360K			1 Units	360000.00000		100		360,00

0.00 Total Acres Total Est. Land Value = 360,000

	Public Improvements
	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	180,000	134,900	314,900			137,049C
2025	200,000	125,600	325,600			133,446C
2024	150,000	128,200	278,200			129,434C
2023	100,000	131,900	231,900			123,271C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 166,987 E.C.F.
Total Depr Cost: 141,949 X 1.900
Estimated T.C.V: 269,703

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	109,793
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,781	2,364
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	166,987	141,949

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 269,703

*** Information herein deemed reliable but not guaranteed***

BUILDING D

UNIT 18

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-022-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WITHEE JOHN R & BONNIE L	TOWERS & TOWERS REVOCABLE	155,000	12/09/2011	WD	03-ARM'S LENGTH	1106P702	DEED	100.0
WITHEE BONNIE L ET AL	WITHEE FAMILY REVOCABLE TR	0	09/07/2007	QC	09-FAMILY/RELATED ENTITY	954:691	OTHER	0.0
WITHEE BONNIE L	WITHEE BONNIE L ET AL	0	07/23/2004	QC	09-FAMILY/RELATED ENTITY	816:336	OTHER	0.0
ELSHOLZ	WITHEE	92,000	02/28/1992	WD	03-ARM'S LENGTH	337:228	PROPERTY TRANSFER	0.0

Property Address

22 HAWKS NEST

Owner's Name/Address

TOWERS & TOWERS REVOCABLE LIV TRST
560 LITTLE LAKE DR #34
ANN ARBOR MI 48103

Tax Description

L262 P742/86 L337 P228-229/92 L816 P336/04 UNIT 22 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG F,1 STORY & LOFT
1BED/2BATH
UPPER LEVELS

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 368,517 TCV/TFA: 658.07

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/02/2018	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	84,300	184,300			80,762C
2025	100,000	78,800	178,800			78,639C
2024	60,000	80,500	140,500			76,275C
2023	40,000	82,800	122,800			72,643C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2009

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 373 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 560
Total Base New : 104,349 E.C.F.
Total Depr Cost: 88,693 X 1.900
Estimated T.C.V: 168,517

(16) Porches/Decks

Area	Type
134	WSEP (2 Story)
36	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

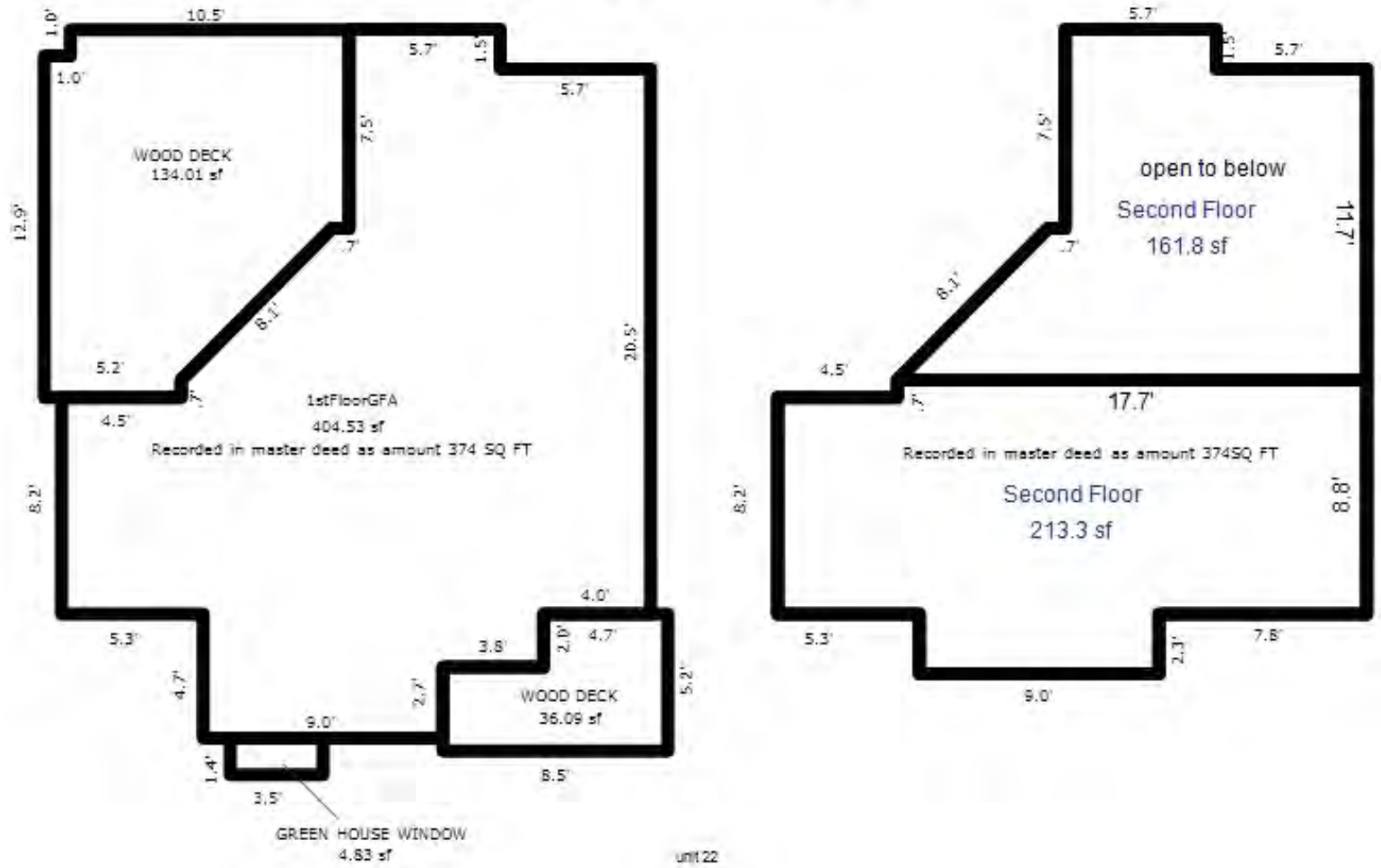
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 373 SF Floor Area = 560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	373		
			Total:	75,050	63,789
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (2 Story)			134	13,089	11,126
WPP			36	1,885	1,602
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	104,349	88,693

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 168,517

*** Information herein deemed reliable but not guaranteed***

BUILDING F



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-023-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS MICHAEL & GRANO MA	RIMER DANIEL N & HELENE K	200,000	08/15/2017	WD	03-ARM'S LENGTH	1304P54	PROPERTY TRANSFER	100.0
GORDON	COLLINS	263,000	10/09/2002	WD	03-ARM'S LENGTH	673:246	OTHER	0.0
MATTA	GORDON	100,000	09/08/1994	WD	03-ARM'S LENGTH	392:621	OTHER	0.0

Property Address

23 HAWKS NEST

Owner's Name/Address

RIMER DANIEL N & HELENE K
33829 GLENVIEW DR
FARMINGTON MI 48335

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 428,082 TCV/TFA: 533.77

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units		200000.00000	100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

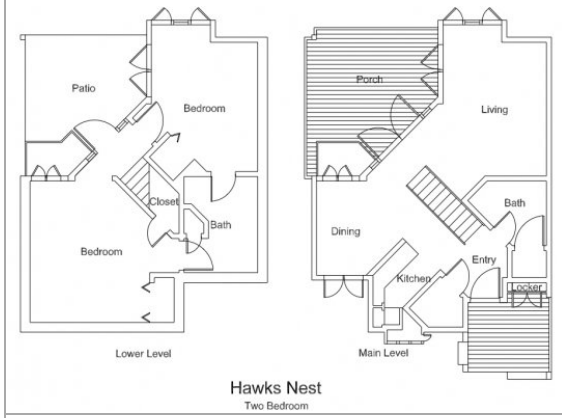
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L263 P108 L392 P621/94 L673 P246/02 UNIT 23 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG F LOWER 2 STORIES
2BED/2BATH
LOWER LEVELS



Hawks Nest
Two Bedroom

Who	When	What
TPC	08/23/2017	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	114,000	214,000			108,958C
2025	100,000	106,400	206,400			106,094C
2024	60,000	108,700	168,700			102,904C
2023	40,000	111,800	151,800			98,004C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min	

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 141,240 E.C.F.
Total Depr Cost: 120,043 X 1.900
Estimated T.C.V: 228,082

(16) Porches/Decks

Area	Type
134	WCP (1 Story)
134	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

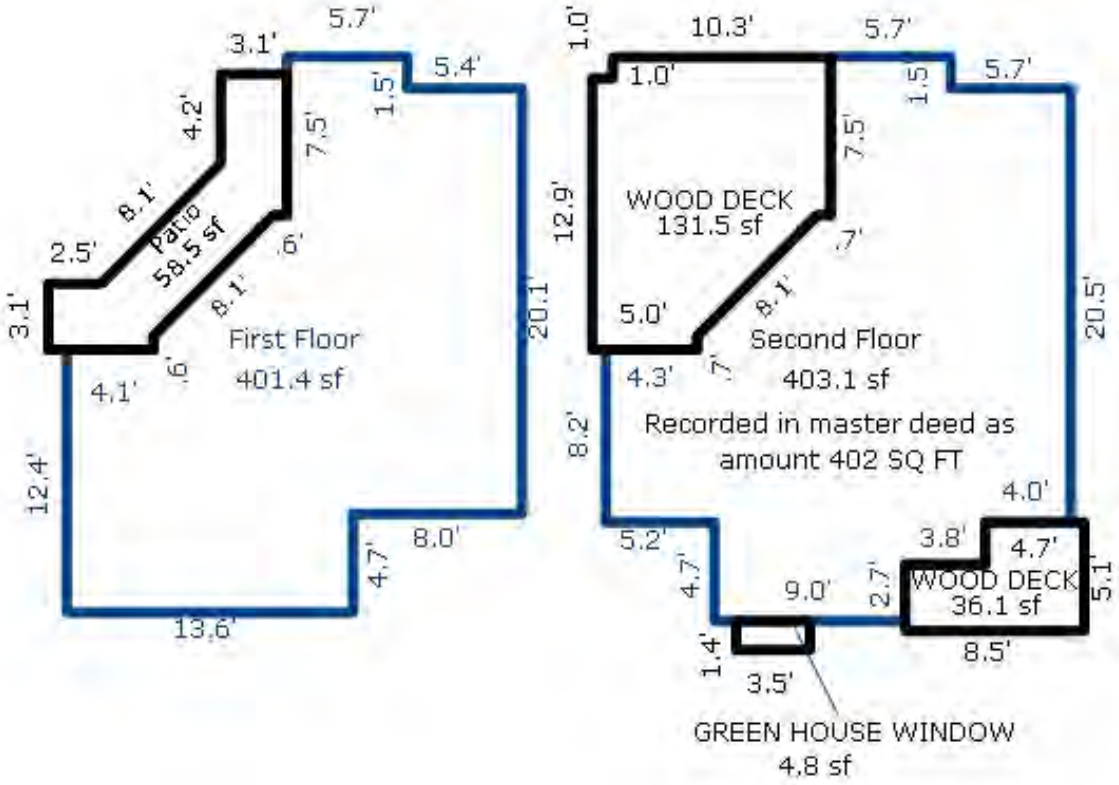
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	109,210	92,817
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
2 Fixture Bath			1	3,056	2,598
Porches					
WCP (1 Story)			134	6,468	5,498
WSEP (1 Story)			134	8,181	6,954
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	141,240	120,043

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 228,082

*** Information herein deemed reliable but not guaranteed***

BUILDING F



UNIT 23

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-024-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DECOKER GARY & PAMELA	DECOKER GARY & PAMELA	0	06/24/2025	QC	15-LADY BIRD	2025003335	PROPERTY TRANSFER	0.0
ERWIN J MICHAEL &	DECOKER GARY & PAMELA	152,500	11/06/2015	WD	03-ARM'S LENGTH	1245P305	PROPERTY TRANSFER	100.0

Property Address

24 HAWKS NEST

Owner's Name/Address

DECOKER GARY & PAMELA
2549 PISCES CT
DUBLIN OH 43016

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 378,532 TCV/TFA: 614.50

Building Permit(s)	Date	Number	Status
Plumbing	05/13/2005	PP05-0141	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units		200000.00000	100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Work Description for Permit PP05-0141, Issued 05/13/2005: Residential Alteration

Tax Description

L262 P471/86 UNIT 24 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER&LOFT, BLDG F, SEASONAL LAKE VIEW
1BED/2BATH
UPPER LEVEL

Who	When	What
TPC	08/02/2018	INSPECTED
TPC	11/18/2015	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	89,300	189,300			80,762C
2025	100,000	83,200	183,200			78,639C
2024	60,000	85,000	145,000			76,275C
2023	40,000	87,500	127,500			72,643C

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 411 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 616
Total Base New : 110,553 E.C.F.
Total Depr Cost: 93,964 X 1.900
Estimated T.C.V: 178,532

(16) Porches/Decks

Area	Type
134	WSEP (2 Story)
36	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

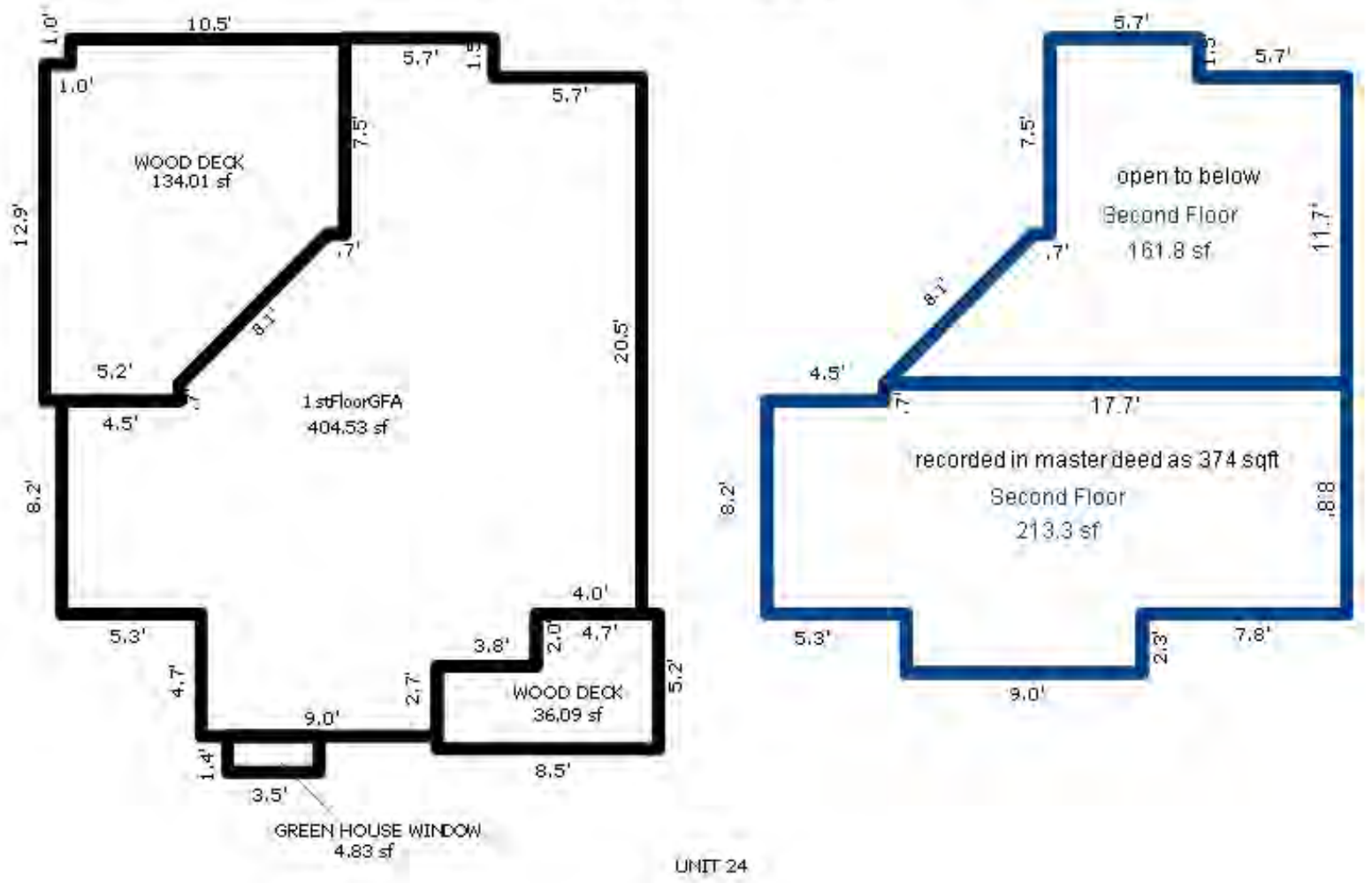
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	411		
			Total:	81,914	69,620
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			134	13,089	11,126
WCP (1 Story)			36	2,736	2,326
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	110,553	93,964

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,532

*** Information herein deemed reliable but not guaranteed***

BUILDING F



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-025-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRATHEN MICHAEL J & SUSAN	TRATHEN FAMILY PROTECTION	0	10/10/2022	QC	09-FAMILY/RELATED ENTITY	2022006197	PROPERTY TRANSFER	0.0
MACARTHUR WILLIAM C & KELL	TRATHEN MICHAEL J & SUSAN	198,500	08/18/2017	WD	03-ARM'S LENGTH	1304P591	PROPERTY TRANSFER	100.0
MAGNANI NANCY M	MACARTHUR WILLIAM C & KELI	189,000	07/28/2015	WD	03-ARM'S LENGTH	1236P400	PROPERTY TRANSFER	100.0
LANE SCOTT & MARY LIVING T	MAGNANI NANCY M	210,000	10/22/2010	WD	03-ARM'S LENGTH	2010 1066-295WI	PROPERTY TRANSFER	100.0

Property Address

25 HAWKS NEST

Owner's Name/Address

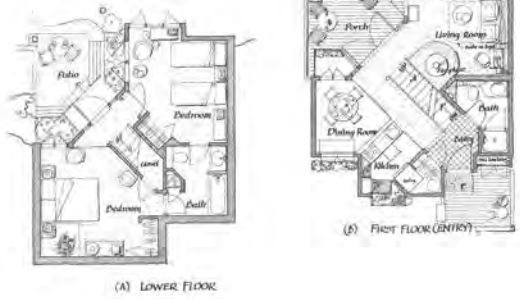
TRATHEN FAMILY PROTECTION TRUST
28460 BRADNER
WARREN MI 48088

Tax Description

L265 P682/86 L554 P768/00 L891 P474/06 UNIT 25 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG G, 2L LOWER 2 BATH, END
2BED/2BATH
LOWER LEVELS



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Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 423,695 TCV/TFA: 525.68

Building Permit(s)	Date	Number	Status
Electrical	10/01/2020	PE20-0491	100% FINIS

X Improved | Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	11/05/2020	INSPECTED
TPC	08/02/2018	INSPECTED
TPC	09/13/2017	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Work Description for Permit PE20-0491, Issued 10/01/2020: Residential Add/Alteration - Replace Elec. Base Board Heaters & Lighting

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	111,800	211,800			106,279C
2025	100,000	104,100	204,100			103,485C
2024	60,000	106,300	166,300			100,374C
2023	40,000	109,400	149,400			95,595C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 403 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 806
Total Base New : 138,512 E.C.F.
Total Depr Cost: 117,734 X 1.900
Estimated T.C.V: 223,695

(16) Porches/Decks

Area	Type
134	WCP (1 Story)
131	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

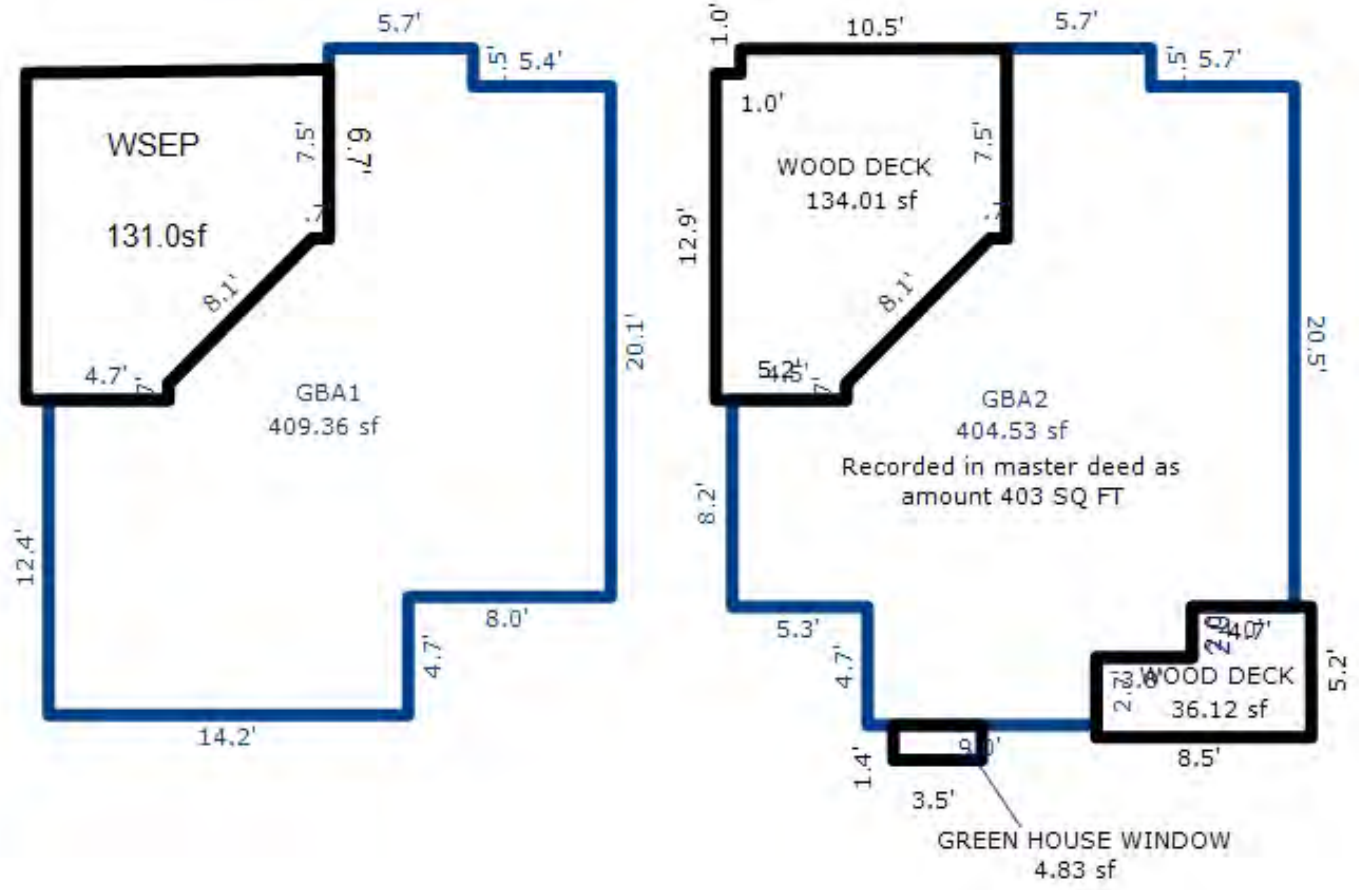
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 403 SF Floor Area = 806 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	403		
			Total:	109,683	93,229
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WCP (1 Story)			134	6,468	5,498
WSEP (1 Story)			131	8,036	6,831
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	138,512	117,734

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 223,695

*** Information herein deemed reliable but not guaranteed***

BUILDING G



Unit 25 2 lower levels 2 bath end

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-026-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA KRISTINE K	GUPTA KRISTINE K TRUST	0	04/27/2021	WD	09-FAMILY/RELATED ENTITY	2021003732	PROPERTY TRANSFER	0.0
GUPTA SHAM	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	1185P942	DEED	0.0
PHILLIPS STEVEN C & BESSY	GUPTA SHAM L & KRISTINE K	168,000	09/12/2007	WD	03-ARM'S LENGTH	953:549	PROPERTY TRANSFER	100.0
MARTZ	PHILLIPS	160,000	07/30/2001	WD	03-ARM'S LENGTH	593:829	PROPERTY TRANSFER	0.0

Property Address

26 HAWKS NEST

Owner's Name/Address

GUPTA KRISTINE K TRUST
5099 COMMERCE RD
ORCHARD LAKE MI 48324

Tax Description

L267 P908 L395 P209 L485 P392/98 L593 P829/01 UNIT 26 HAWK'S NEST CONDOMINIUM REC IN L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

UPPER & LOFT, BLDG G, END UNIT
1BED/2BATH
UPPER LEVELS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 371,078 TCV/TFA: 604.36

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	85,500	185,500			75,146C
2025	100,000	80,000	180,000			73,171C
2024	60,000	81,700	141,700			70,971C
2023	40,000	84,100	124,100			67,592C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2008

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 105,935 E.C.F.
Total Depr Cost: 90,041 X 1.900
Estimated T.C.V: 171,078

(16) Porches/Decks

Area	Type
118	WCP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

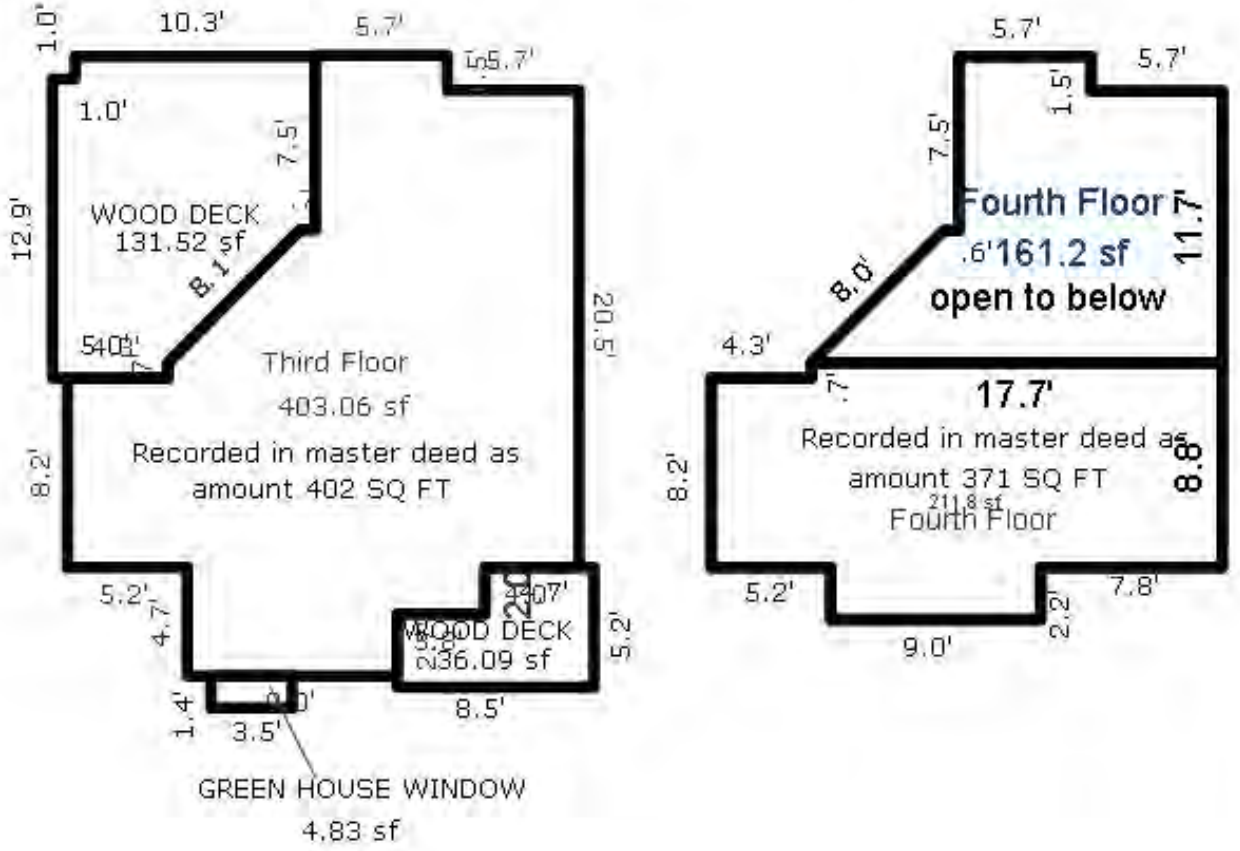
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	81,552	69,316
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WCP (2 Story)			118	7,133	6,063
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	105,935	90,041

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 171,078

*** Information herein deemed reliable but not guaranteed***

BUILDING G



UNIT 26

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-027-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEYES SUE ANN TRUST	YOUNGS MICHEL A &	235,000	08/28/2020	WD	03-ARM'S LENGTH	2020005750	PROPERTY TRANSFER	100.0
KEYES JAMES E & SUE ANN	KEYES SUE ANN TRUST	0	02/26/2015	WD	03-ARM'S LENGTH	1223P611	PROPERTY TRANSFER	0.0
KEYES JAMES EDWARD	KEYES SUE ANN	0	09/10/2014	AFF	07-DEATH CERTIFICATE	1223P53	OTHER	0.0
STRATTON	KEYES	160,000	01/23/1998	WD	03-ARM'S LENGTH	463:814	PROPERTY TRANSFER	0.0

Property Address

27 HAWKS NEST

Owner's Name/Address

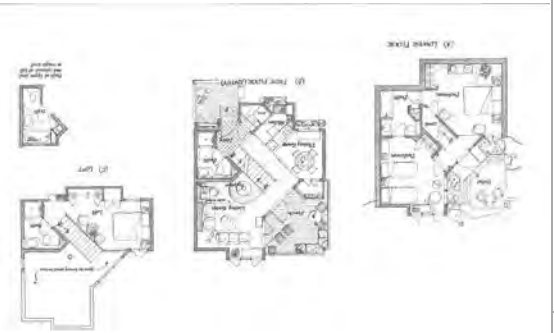
YOUNGS MICHEL A &
VAN TUINEN-YOUNGS ELIZABETH L
1128 E TODD DR
TEMPE AZ 85283

Tax Description

L263 P584 L396 P703 L463 P814/98 UNIT 27 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG G, 2.5S, END UNIT
3BED/3BATH
THREE LEVELS



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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 465,212 TCV/TFA: 453.87

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	132,600	232,600			135,419C
2025	100,000	123,500	223,500			131,859C
2024	60,000	126,100	186,100			127,895C
2023	40,000	129,800	169,800			121,805C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 164,206 E.C.F.
Total Depr Cost: 139,585 X 1.900
Estimated T.C.V: 265,212

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

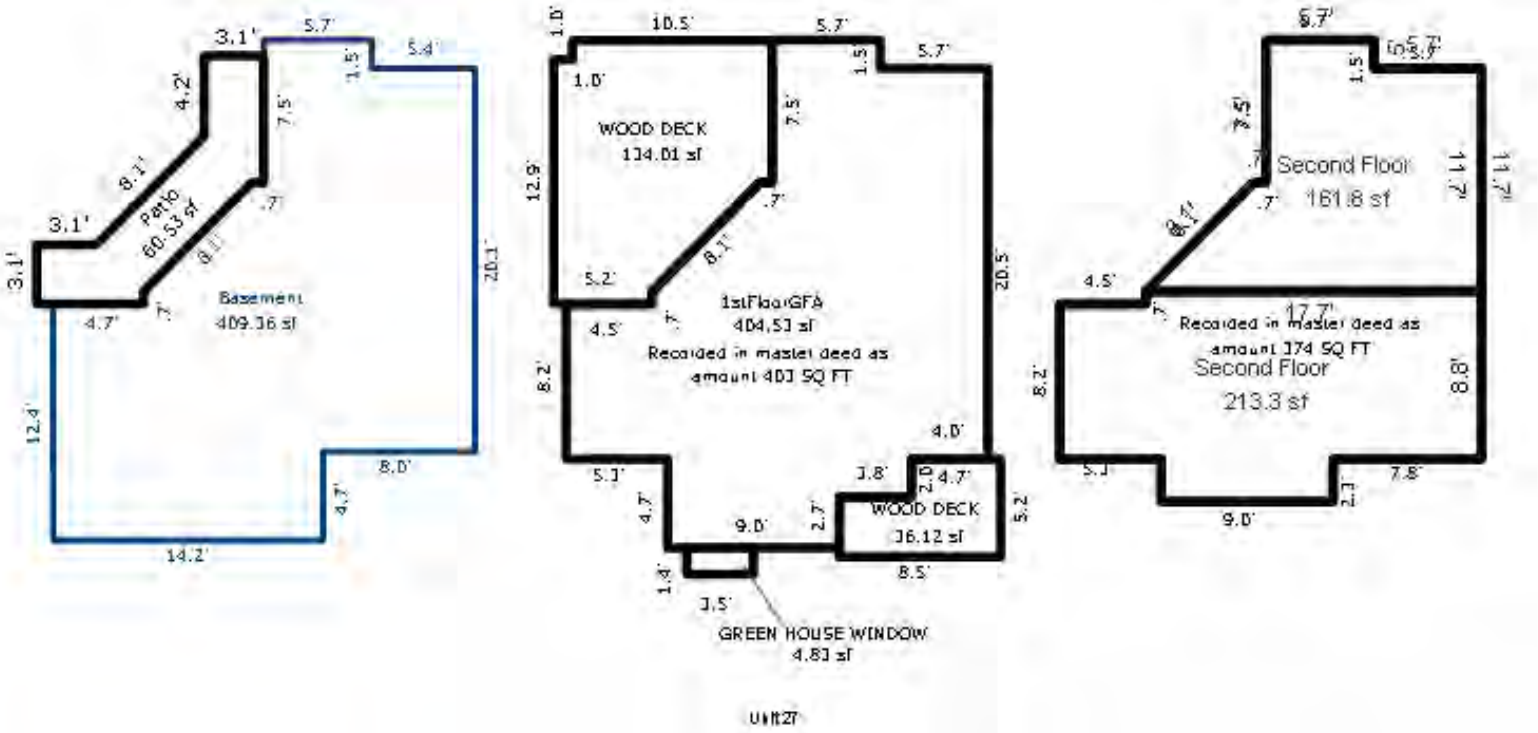
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	109,793
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	164,206	139,585

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 265,212

*** Information herein deemed reliable but not guaranteed***

BUILDING G



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-028-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILVYDIS DALIA & RIFAT & G	GILVYDIS DALIA	0	04/04/2023	QC	09-FAMILY/RELATED ENTITY	2023001756	PROPERTY TRANSFER	0.0
GILVYDIS DALIA	GILVYDIS DALIA TRUST	0	04/04/2023	WD	09-FAMILY/RELATED ENTITY	2023001757	PROPERTY TRANSFER	0.0
GILVYDIS JAUNUTIS	GILVYDIS DALIA	0	05/05/2021	QC	06-COURT JUDGEMENT	2021006548	OTHER	0.0
GILVYOIS JAUNUTIS & DALIA	GILVYDIS JAUNUTIS & DALIA	0	12/17/2020	QC	09-FAMILY/RELATED ENTITY	2020008761	OTHER	0.0

Property Address

28 HAWKS NEST

Owner's Name/Address

GILVYDIS DALIA TRUST
1270 VILLAGE DR APT 326
LEMONT IL 60439

Tax Description

L262 P894/86 UNIT 28 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG H, 2.5S, END UNIT
3BED/3BATH
THREE LEVELS

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 08/07/2014

MAP #: 15

2026 Est TCV 465,212 TCV/TFA: 453.87

Building Permit(s)	Date	Number	Status
Plumbing	08/02/2022	PP22-0250	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

TPC 08/02/2018 INSPECTED
WAS 12/24/2007 INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Work Description for Permit PP22-0250, Issued 08/02/2022: Plumbing for Residential Alteration - Replace water heater

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	132,600	232,600			110,669C
2025	100,000	123,500	223,500			107,760C
2024	60,000	126,100	186,100			104,520C
2023	40,000	129,800	169,800			99,543C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 164,206 E.C.F.
Total Depr Cost: 139,585 X 1.900
Estimated T.C.V: 265,212

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

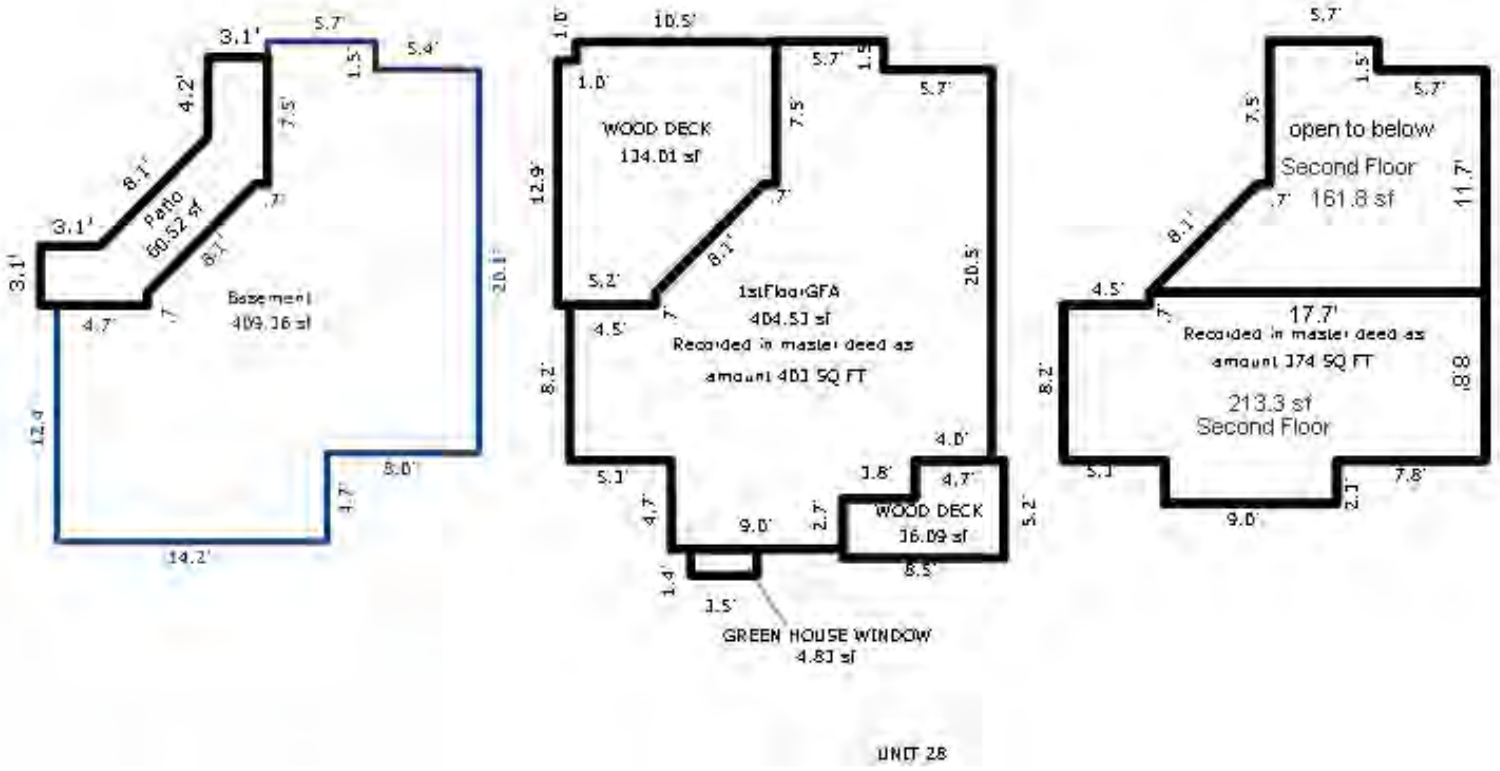
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	109,793
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	164,206	139,585

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 265,212

*** Information herein deemed reliable but not guaranteed***

BUILDING H



UNIT 28

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-029-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARST CONNIE MARIE	PUSHMAN ADAM W & MICHELLE	216,500	05/22/2020	WD	03-ARM'S LENGTH	2020002979	PROPERTY TRANSFER	100.0
SHEEHAN TERENCE R	BARST CONNIE MARIE	185,000	10/05/2017	WD	03-ARM'S LENGTH	1309P967	PROPERTY TRANSFER	100.0
SHEEHAN JANE E	SHEEHAN TERENCE R	1	10/31/2016	QC	06-COURT JUDGEMENT	1277P854	OTHER	0.0
AMOS DAVID E & JACQUELINE	SHEEHAN TERENCE R & JANE E	268,000	06/17/2008	WD	03-ARM'S LENGTH	981/357	DEED	100.0

Property Address

29 HAWKS NEST

Owner's Name/Address

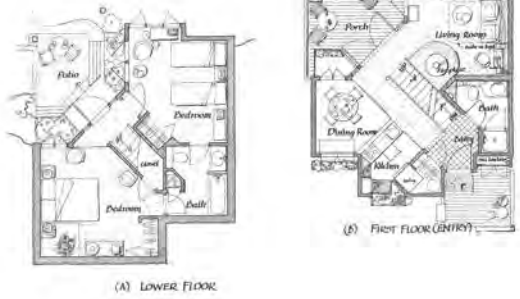
PUSHMAN ADAM W & MICHELLE R
4401 TIMBERLAKE TRL
HIGHLAND MI 48357

Tax Description

L262 P928 L403 P94/95 UNIT 29 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG H, LOWER 2 FLOORS
2BED/2BATH
LOWER LEVELS



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 423,322 TCV/TFA: 526.52

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units		200000.00000	100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	111,700	211,700			117,814C
2025	100,000	104,000	204,000			114,717C
2024	60,000	106,200	166,200			111,268C
2023	40,000	109,300	149,300			105,970C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 804
Total Base New : 138,297 E.C.F.
Total Depr Cost: 117,538 X 1.900
Estimated T.C.V: 223,322

(16) Porches/Decks

Area	Type
118	WCP (2 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

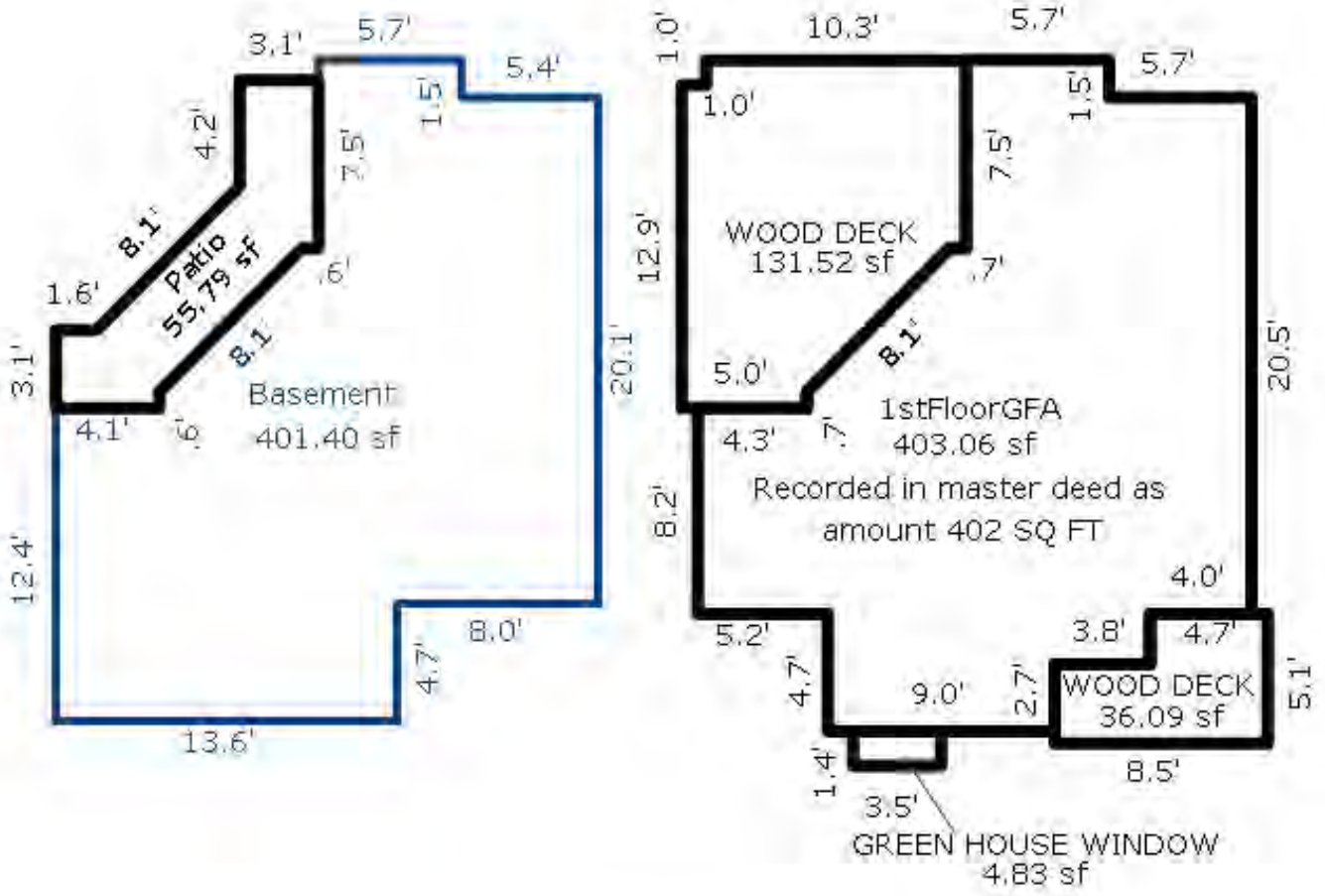
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	109,451	93,019
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WCP (2 Story)			118	7,133	6,063
WSEP (1 Story)			118	7,388	6,280
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	138,297	117,538

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 223,322

*** Information herein deemed reliable but not guaranteed***

BUILDING H



UNIT 29

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-030-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANISKO VERA M DECLARATION	KLESHINSKI JAMES F & OLGA	130,000	08/17/2016	WD	03-ARM'S LENGTH	1270P865	PROPERTY TRANSFER	100.0
MISSAD FRED S & MARY E	HANISKO VERA M DECLARATION	235,000	07/28/2005	WD	03-ARM'S LENGTH	864:386	OTHER	100.0
POLLARD	MISSAD	126,000	06/18/1999	WD	03-ARM'S LENGTH	515:579	PROPERTY TRANSFER	0.0

Property Address

30 HAWKS NEST

Owner's Name/Address

KLESHINSKI JAMES F & OLGA
1723 HENTHORNE DR
MAUMEE OH 43537-1354

Tax Description

L263 P198 L515 P579/99 L864 P386/05 UNIT 30 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG H, UPPER& LOFT
1BED/2BATH
UPPER LEVEL

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 378,649 TCV/TFA: 616.69

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/02/2018	INSPECTED
TPC	11/21/2011	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	89,300	189,300			81,272C
2025	100,000	83,500	183,500			79,136C
2024	60,000	85,200	145,200			76,757C
2023	40,000	87,700	127,700			73,102C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 110,623 E.C.F.
Total Depr Cost: 94,026 X 1.900
Estimated T.C.V: 178,649

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

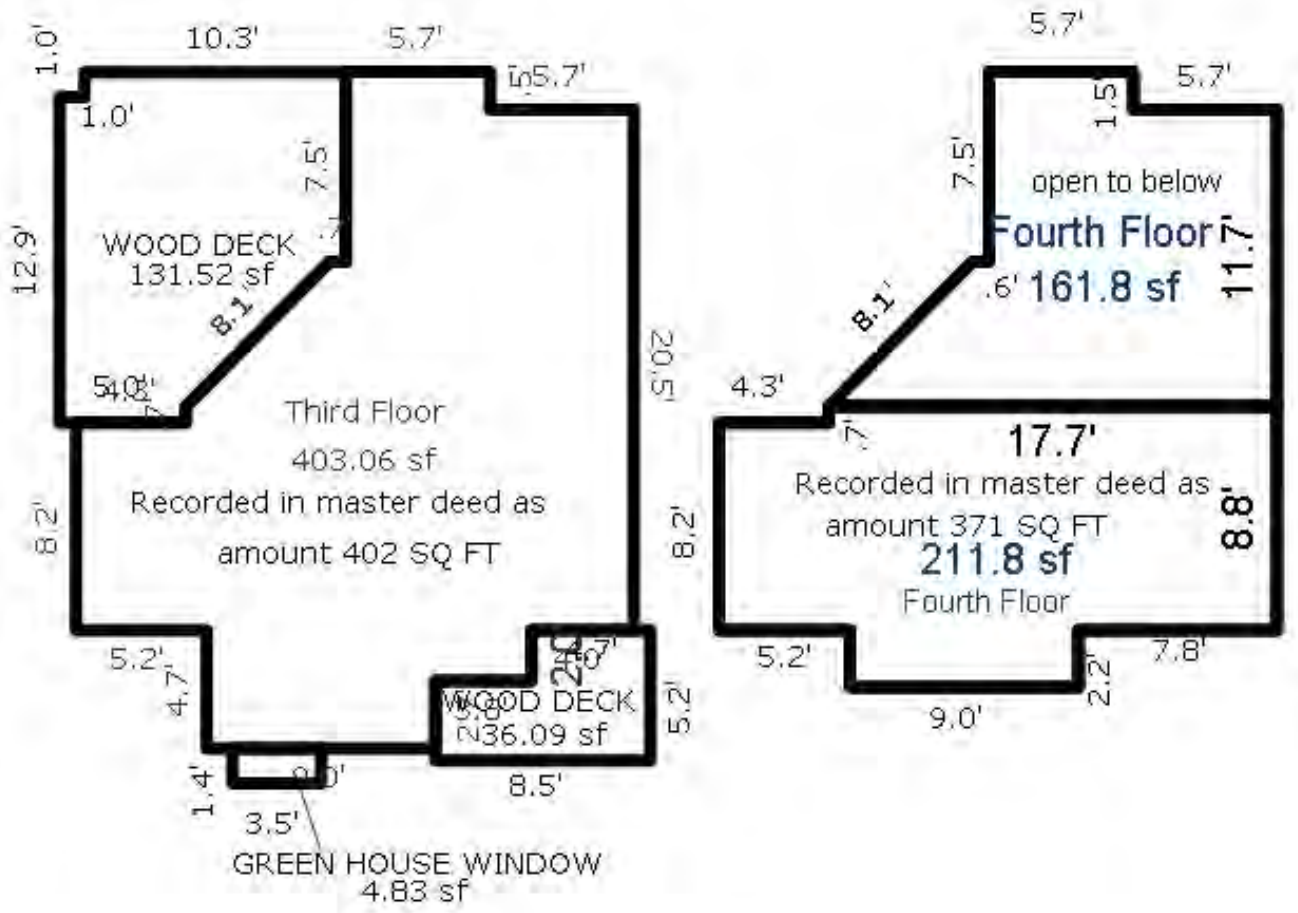
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	81,552	69,316
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	110,623	94,026

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,649

*** Information herein deemed reliable but not guaranteed***

BUILDING H



UNIT 30

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-031-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PENNELL TERRY H & KATHLEEN	SAMYN MARY ANN	380,000	03/23/2022	WD	03-ARM'S LENGTH	2022001872	PROPERTY TRANSFER	100.0
CASSIS STACEY E TRUST	PENNELL TERRY H & KATHLEEN	250,000	07/07/2006	WD	03-ARM'S LENGTH	907:470	OTHER	100.0

Property Address

31 HAWKS NEST

Owner's Name/Address

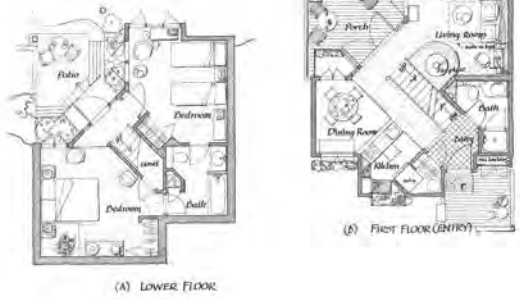
SAMYN MARY ANN
4003 PARKWAY DR
ROYAL OAK MI 48073

Tax Description

L259 P670 L396 P45 L436 P197/96 L907 P470/06 UNIT 31 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG I, LOWER
2BED/2BATH
LOWER LEVEL



(A) LOWER FLOOR (B) FIRST FLOOR (ENTRY)

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2026 Est TCV 433,858 TCV/TFA: 540.97

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units		200000.00000	100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	02/22/2022	INSPECTED
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	116,900	216,900			171,657C
2025	100,000	108,900	208,900			167,145C
2024	60,000	111,200	171,200			162,120C
2023	40,000	114,400	154,400			154,400S

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 10
Floor Area: 802
Total Base New : 136,770 E.C.F.
Total Depr Cost: 123,083 X 1.900
Estimated T.C.V: 233,858

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

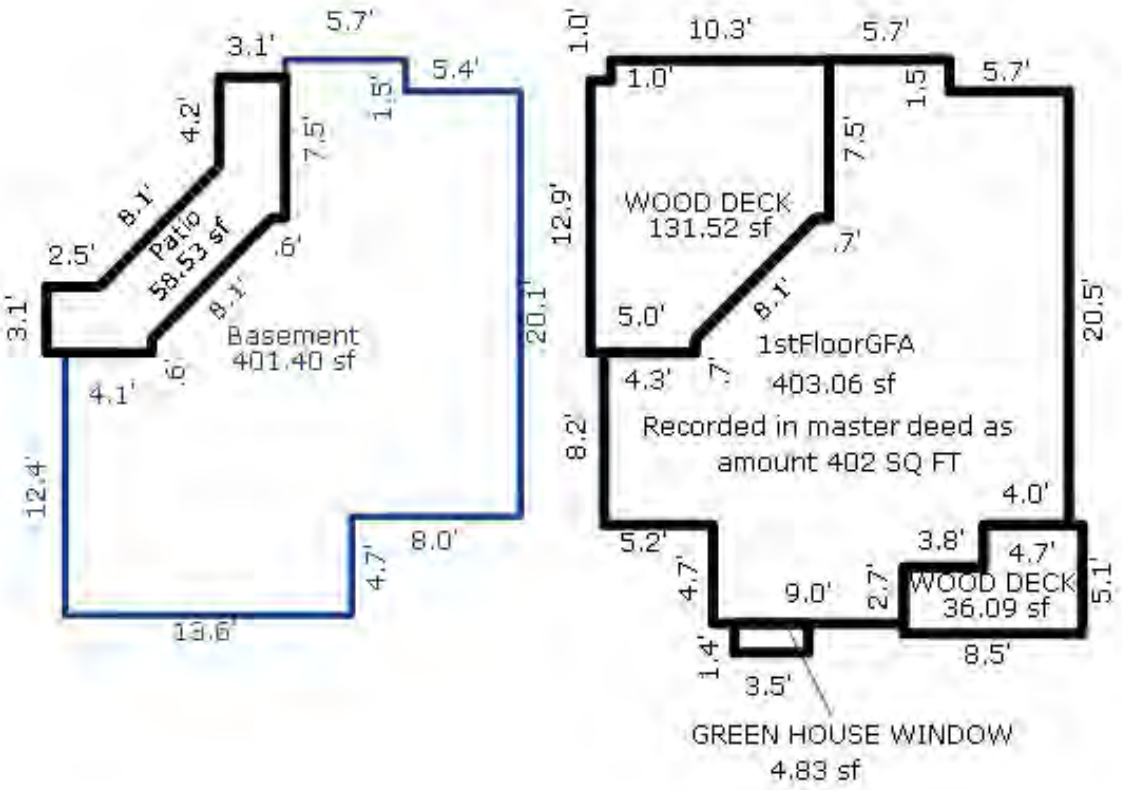
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	109,210	98,279
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,306
3 Fixture Bath			1	4,567	4,110
Porches					
WCP (1 Story)			118	5,847	5,262
WSEP (1 Story)			118	7,388	6,649
Water/Sewer					
Public Water			1	1,494	1,345
Public Sewer			1	1,494	1,345
Built-Ins					
Appliance Allow.			1	2,767	2,490
Fireplaces					
Wood Stove			1	2,552	2,297
			Totals:	136,770	123,083

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 233,858

*** Information herein deemed reliable but not guaranteed***

BUILDING I



UNIT 31

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-032-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALM WILLIAM P & KIMBERLY S	WILBERDING FRANK D & ELIZA	188,000	05/09/2017	WD	03-ARM'S LENGTH	1295P181	PROPERTY TRANSFER	100.0
IHME ROBERT N JR ET AL	ALM WILLIAM P & KIMBERLY S	142,500	08/26/2010	WD	03-ARM'S LENGTH	2010 1058_827WI	PROPERTY TRANSFER	100.0
JEWELL	IHME	180,000	12/20/2002	WD	03-ARM'S LENGTH	697:326	PROPERTY TRANSFER	100.0
NOWACKI	JEWELL	157,000	04/10/2001	WD	03-ARM'S LENGTH	576:687	PROPERTY TRANSFER	0.0

Property Address

32 HAWKS NEST

Owner's Name/Address

WILBERDING FRANK D & ELIZABETH KONR
175 RIDGEMONT RD
GROSSE POINTE MI 48236

Tax Description

L259 P618 L437 P001/97 L576 P687/01 L697 P326/03 L701 P603/03 L780 P170/03 UNIT 32 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG I, UPPER LOFT 2BATH
MLS 2004 - $235,000 1633284
1BED/2BATH
UPPER LEVEL

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 378,649 TCV/TFA: 616.69

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/02/2018	INSPECTED
TPC	06/25/2015	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	89,300	189,300			81,272C
2025	100,000	83,500	183,500			79,136C
2024	60,000	85,200	145,200			76,757C
2023	40,000	87,700	127,700			73,102C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2002

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 110,623 E.C.F.
Total Depr Cost: 94,026 X 1.900
Estimated T.C.V: 178,649

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

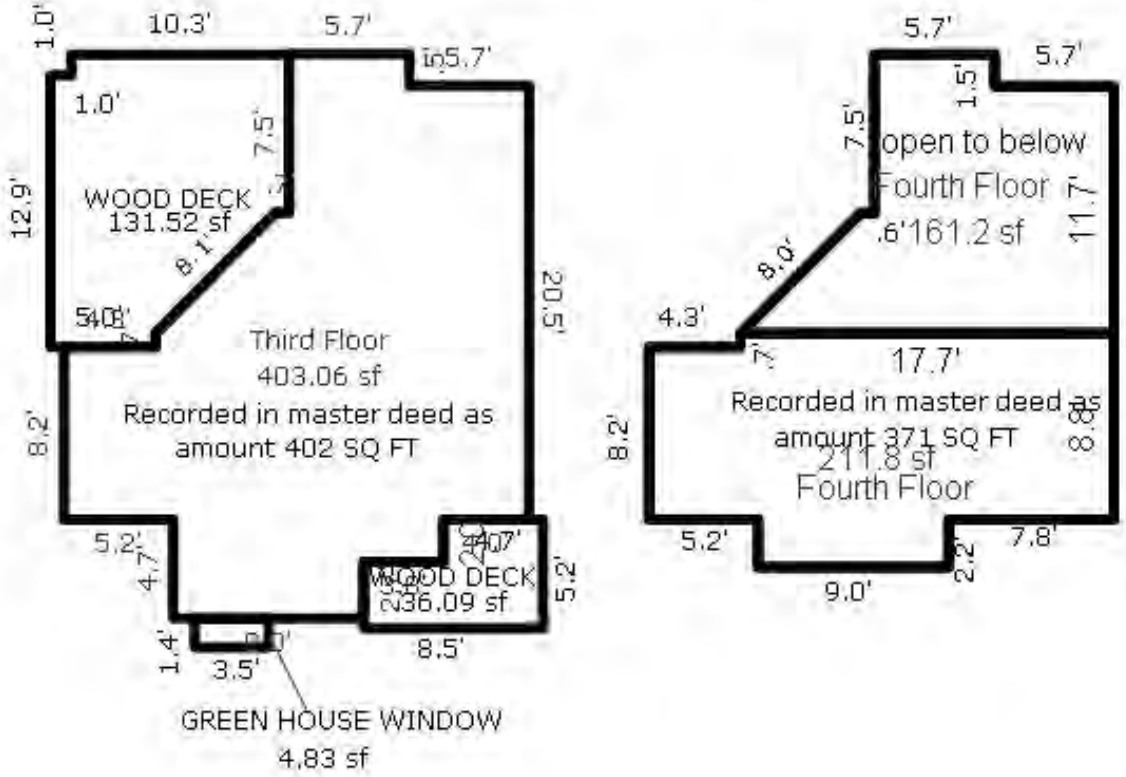
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	81,552	69,316
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	110,623	94,026

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,649

*** Information herein deemed reliable but not guaranteed***

BUILDING I



UNIT 32

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-033-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEVILLE MCGREGOR J & KATHY	NEVILLE MCGREGOR J & KATHY	0	01/08/2026	WD	15-LADY BIRD	2026000228	PROPERTY TRANSFER	0.0
NOVAK MICHAEL E & REBECCA	NEVILLE MCGREGOR J & KATHY	525,000	05/04/2022	WD	03-ARM'S LENGTH	2022002797	PROPERTY TRANSFER	100.0
NOVAK MICHAEL	NOVAK MICHAEL E & REBECCA	0	11/18/2015	WD	09-FAMILY/RELATED ENTITY	1250P485	PROPERTY TRANSFER	0.0
MITTLEBERGER RALPH A & HAR	NOVAK MICHAEL	333,000	02/08/2013	WD	03-ARM'S LENGTH	1154P286	PROPERTY TRANSFER	100.0

Property Address

33 HAWKS NEST

Owner's Name/Address

NEVILLE MCGREGOR J & KATHY L
3972 WEXFORD DR
WIXOM MI 48393

Tax Description

L259 P609/85 L427 P859-860/96 UNIT 33 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG I, 2.5S
MLS 1675556 $329,900
3BED/3BATH
THREE LEVEL

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 646,024 TCV/TFA: 630.27

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	03/26/2022	INSPECTED
TPC	08/02/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 360K			1 Units	360000.00000		100		360,00

0.00 Total Acres Total Est. Land Value = 360,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	180,000	143,000	323,000			266,826C
2025	200,000	133,300	333,300			259,812C
2024	150,000	136,100	286,100			252,000C
2023	100,000	140,000	240,000			240,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2000 2017

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 10
Floor Area: 1,025
Total Base New : 167,257 E.C.F.
Total Depr Cost: 150,539 X 1.900
Estimated T.C.V: 286,024

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

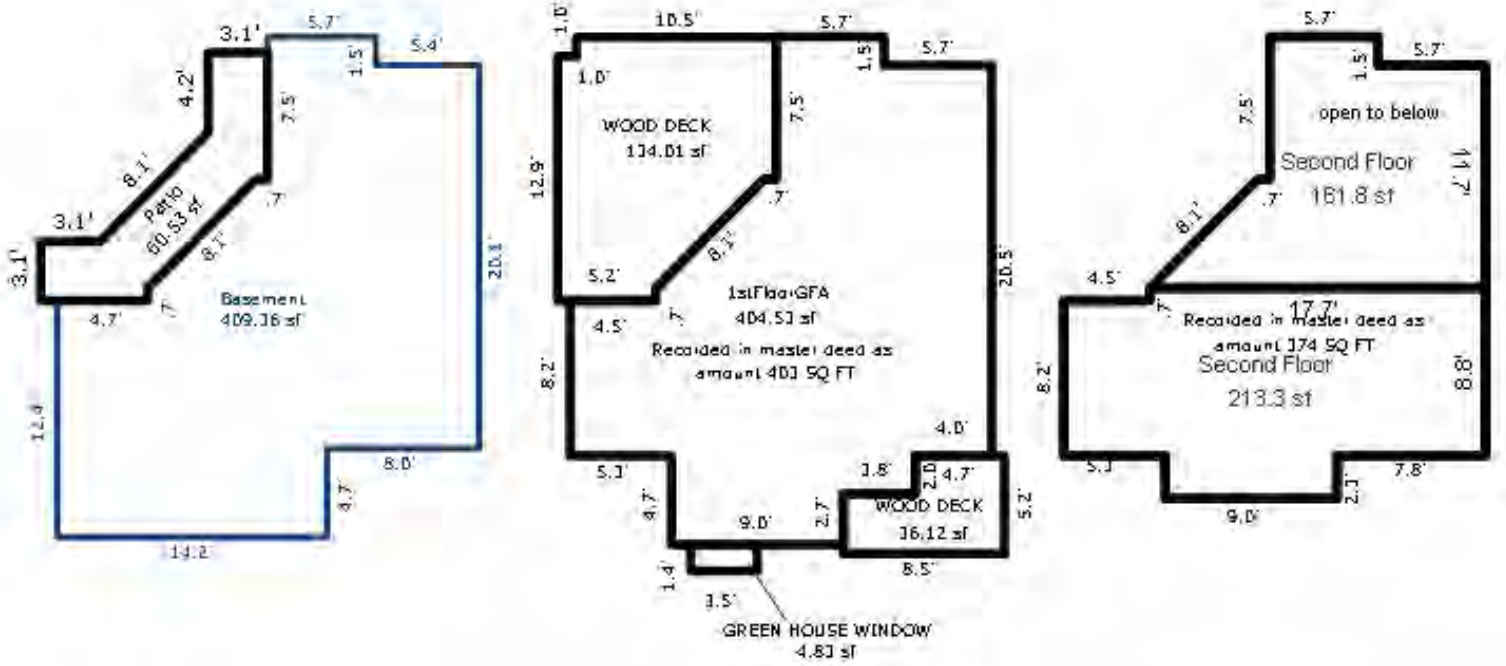
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	116,248
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,306
3 Fixture Bath			2	9,133	8,220
Porches					
WSEP (2 Story)			118	11,821	10,639
WSEP (1 Story)			118	7,388	6,649
Water/Sewer					
Public Water			1	1,494	1,345
Public Sewer			1	1,494	1,345
Built-Ins					
Appliance Allow.			1	2,767	2,490
Fireplaces					
Wood Stove			1	2,552	2,297
			Totals:	167,257	150,539

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 286,024

*** Information herein deemed reliable but not guaranteed***

BUILDING I



UNIT 33

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-034-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KURWA MICHIGAN LLC	MCGEHEE TREVOR & KAREN	554,900	12/12/2025	WD	03-ARM'S LENGTH	2026000273	DEED	100.0
LEELANU COUNTY TREASURER	KURWA MICHIGAN LLC	430,250	08/26/2025	QC	10-FORECLOSURE	2025003906	DEED	100.0
IMAGINE THAT PROPERTY GROU	LEELANU COUNTY TREASURER	0	03/31/2025	OTH	10-FORECLOSURE	2025001602	OTHER	0.0
OLSON GEORGE E & JONELYNN	IMAGINE THAT PROPERTY GROU	236,000	05/26/2017	WD	03-ARM'S LENGTH	1296P469	PROPERTY TRANSFER	100.0

Property Address

34 HAWKS NEST

Owner's Name/Address

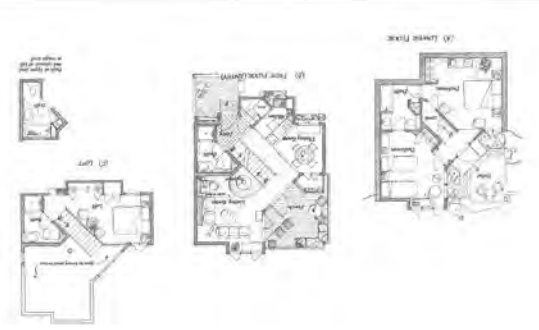
MCGEHEE TREVOR & KAREN
316 LEATHERWOOD DR
MOUNTAIN HOME AR 72653

Tax Description

L263 P81 L324 P607-608 L456 P402/97 L756 P432/03 UNIT 34 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG J, 2.5S
3BED/3BATH
THREE LEVEL



Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 474,459 TCV/TFA: 462.89

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	10/24/2025	INSPECTED
TPC	08/03/2018	INSPECTED
TPC	06/07/2017	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	137,200	237,200			237,200S
2025	100,000	128,000	228,000			153,346C
2024	65,000	130,700	195,700			148,736C
2023	55,000	134,500	189,500			141,654C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 169,932 E.C.F.
Total Depr Cost: 144,452 X 1.900
Estimated T.C.V: 274,459

(16) Porches/Decks

Area	Type
133	WSEP (2 Story)
118	WSEP (1 Story)
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

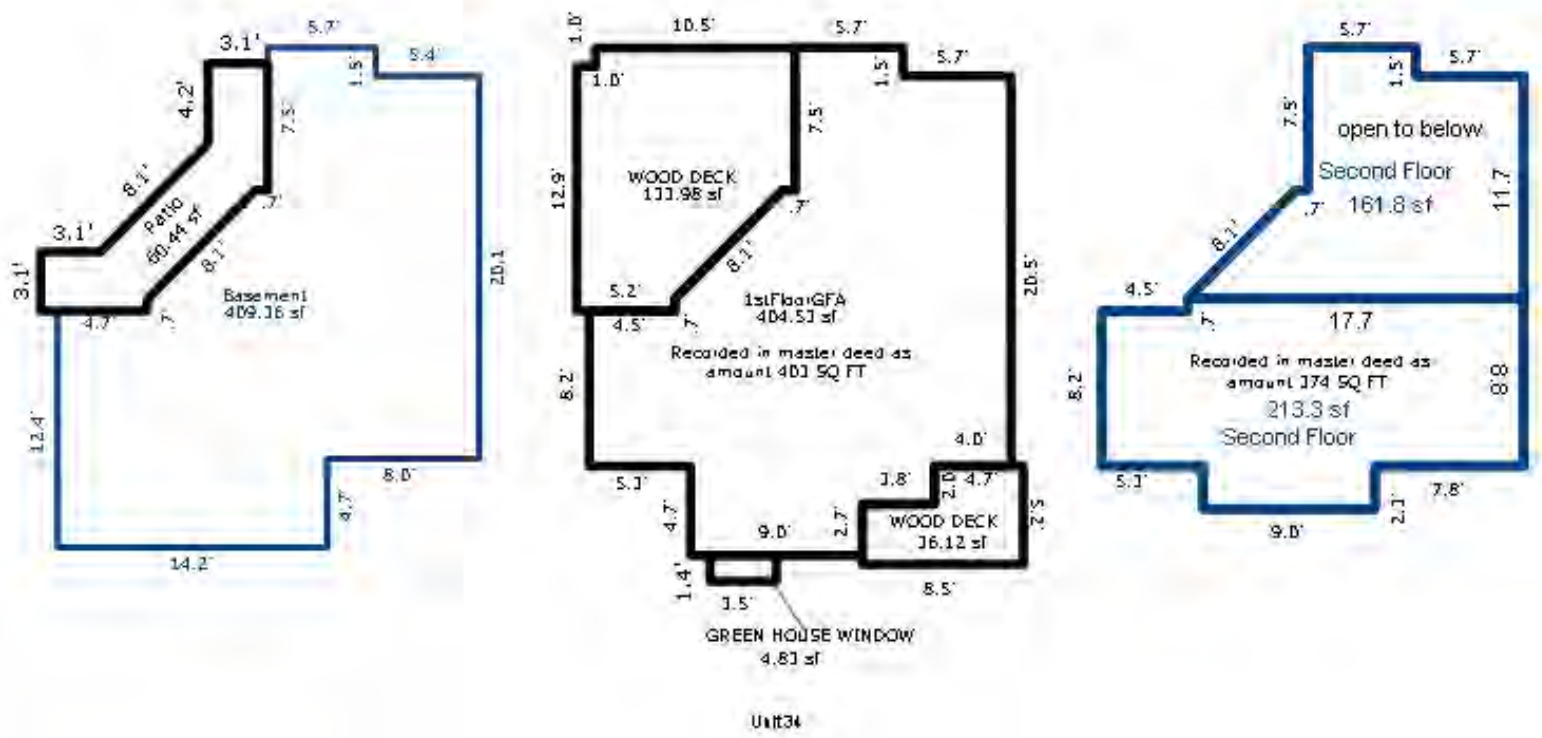
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	109,793
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			2	9,133	7,763
Porches					
WSEP (2 Story)			133	13,013	11,061
WSEP (1 Story)			118	7,388	6,280
Deck					
Treated Wood			36	1,483	1,261
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	169,932	144,452

Notes: DUPLEX UNIT
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 274,459

*** Information herein deemed reliable but not guaranteed***

BUILDING J



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-035-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GFR HOMESTEAD UNIT LLC	UNIT 35 HAWKS NEST LLC	1	09/14/2023	WD	03-ARM'S LENGTH	2023004199	PROPERTY TRANSFER	0.0
HARESTAD JANET A TRUST	GFR HOMESTEAD UNIT LLC	212,500	09/13/2011	WD	03-ARM'S LENGTH	1096-246	PROPERTY TRANSFER	100.0

Property Address

35 HAWKS NEST

Owner's Name/Address

UNIT 35 HAWKS NEST LLC
9400 S SAGINAW ST STE E
GRAND BLANC MI 48439

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 474,459 TCV/TFA: 462.89

Building Permit(s)	Date	Number	Status
Electrical	11/01/2018	PE18-0682	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Work Description for Permit PE18-0682, Issued 11/01/2018: Residential Alteration - kitchen remodel

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

DC L521 P251 L521 P252/99 UNIT 35 HAWK'S NEST CONDOMINIUM REC L 253 P 934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG J, 2.5S
3BED/3BATH
THREE LEVEL

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	06/07/2017	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	137,200	237,200			154,234C
2025	100,000	128,000	228,000			150,180C
2024	65,000	130,700	195,700			145,665C
2023	55,000	134,500	189,500			138,729C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2019

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 169,932 E.C.F.
Total Depr Cost: 144,452 X 1.900
Estimated T.C.V: 274,459

(16) Porches/Decks

Area	Type
133	WSEP (2 Story)
118	WSEP (1 Story)
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

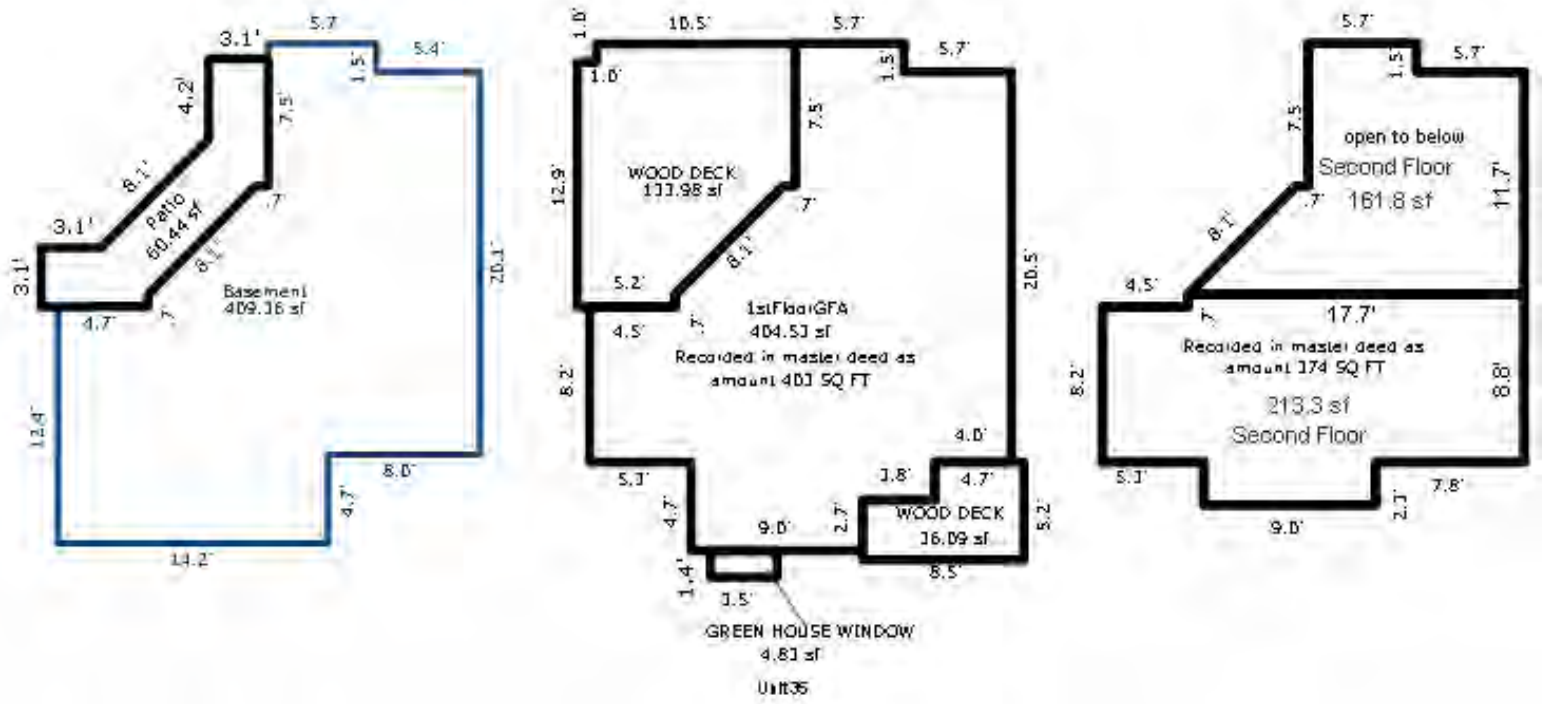
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	109,793
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			2	9,133	7,763
Porches					
WSEP (2 Story)			133	13,013	11,061
WSEP (1 Story)			118	7,388	6,280
Deck					
Treated Wood			36	1,483	1,261
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	169,932	144,452

Notes: DUPLEX UNIT
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 274,459

*** Information herein deemed reliable but not guaranteed***

BUILDING 1



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-036-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL CONDOM	Zoning: RESORT	Building Permit(s)	Date	Number	Status
36 HAWKS NEST	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 15					
MEYER MARY ANN 38601 WAKEFIELD CT NORTHVILLE MI 48167	2026 Est TCV 418,373 TCV/TFA: 521.66					

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00
			0.00 Total Acres		Total Est. Land Value =			200,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

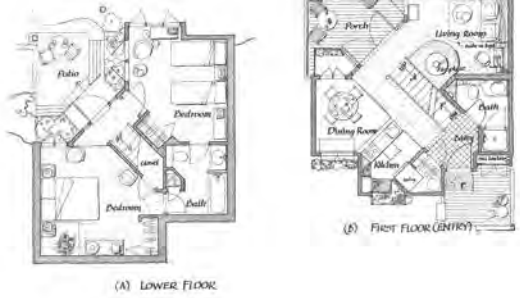
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L263 P739/86 L265 P27/86 UNIT 36 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG K, LOWER 2 FLOORS
2BED/2BATH
LOWER LEVELS



Who	When	What
TPC	08/10/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	109,200	209,200			89,565C
2025	100,000	101,700	201,700			87,211C
2024	60,000	103,900	163,900			84,589C
2023	40,000	106,900	146,900			80,561C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 135,229 E.C.F.
Total Depr Cost: 114,933 X 1.900
Estimated T.C.V: 218,373

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

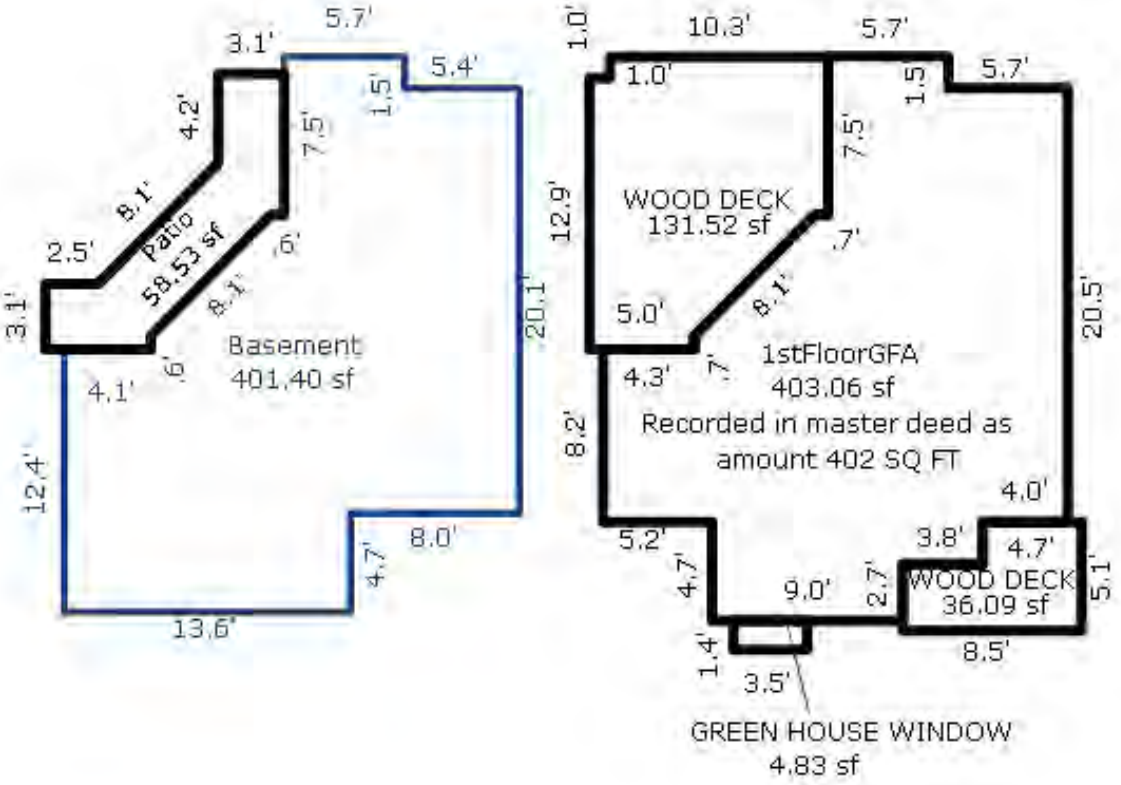
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	109,210	92,817
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WCP (1 Story)			118	5,847	4,970
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	135,229	114,933

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 218,373

*** Information herein deemed reliable but not guaranteed***

BUILDING K



UNIT 36

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-037-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
1MICHIGAN2018 LLC	HNC #4 LLC	405,000	06/25/2024	WD	03-ARM'S LENGTH	2024002969	PROPERTY TRANSFER	100.0
GARST JASON W & BRANDA L	1MICHIGAN2018 LLC	0	12/11/2022	QC	21-NOT USED/OTHER	2022006778	PROPERTY TRANSFER	100.0
HEIDERER CONRAD JR & HEIDE	GARST JASON W & BRANDA L	165,000	01/19/2021	WD	03-ARM'S LENGTH	2021001209	PROPERTY TRANSFER	100.0
CONTENENTAL EQUITIES INC	HEIDERER CONRAD JR & HEIDE	68,725	04/28/1986	WD	03-ARM'S LENGTH	293P395	OTHER	0.0

Property Address

37 HAWKS NEST

Owner's Name/Address

HNC #4 LLC
151 S OLD WOODWARD AVE #400
BIRMINGHAM MI 48009

Tax Description

L263 P395/86 UNIT 37 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG K, UPPER & LOFT
1BED/2BATH
UPPER TWO LEVELS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 377,114 TCV/TFA: 614.19

Building Permit(s)	Date	Number	Status
Plumbing	01/20/2023	PP23-0027	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	06/11/2024	INSPECTED
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000	100			200,00

0.00 Total Acres Total Est. Land Value = 200,000

Work Description for Permit PP23-0027, Issued 01/20/2023: Plumbing for Residential Alteration

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	88,600	188,600			187,838C
2025	100,000	82,900	182,900			182,900S
2024	60,000	80,400	140,400			128,940C
2023	40,000	82,800	122,800			122,800S

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 12
Floor Area: 614
Total Base New : 105,935 E.C.F.
Total Depr Cost: 93,218 X 1.900
Estimated T.C.V: 177,114

(16) Porches/Decks

Area	Type
118	WCP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

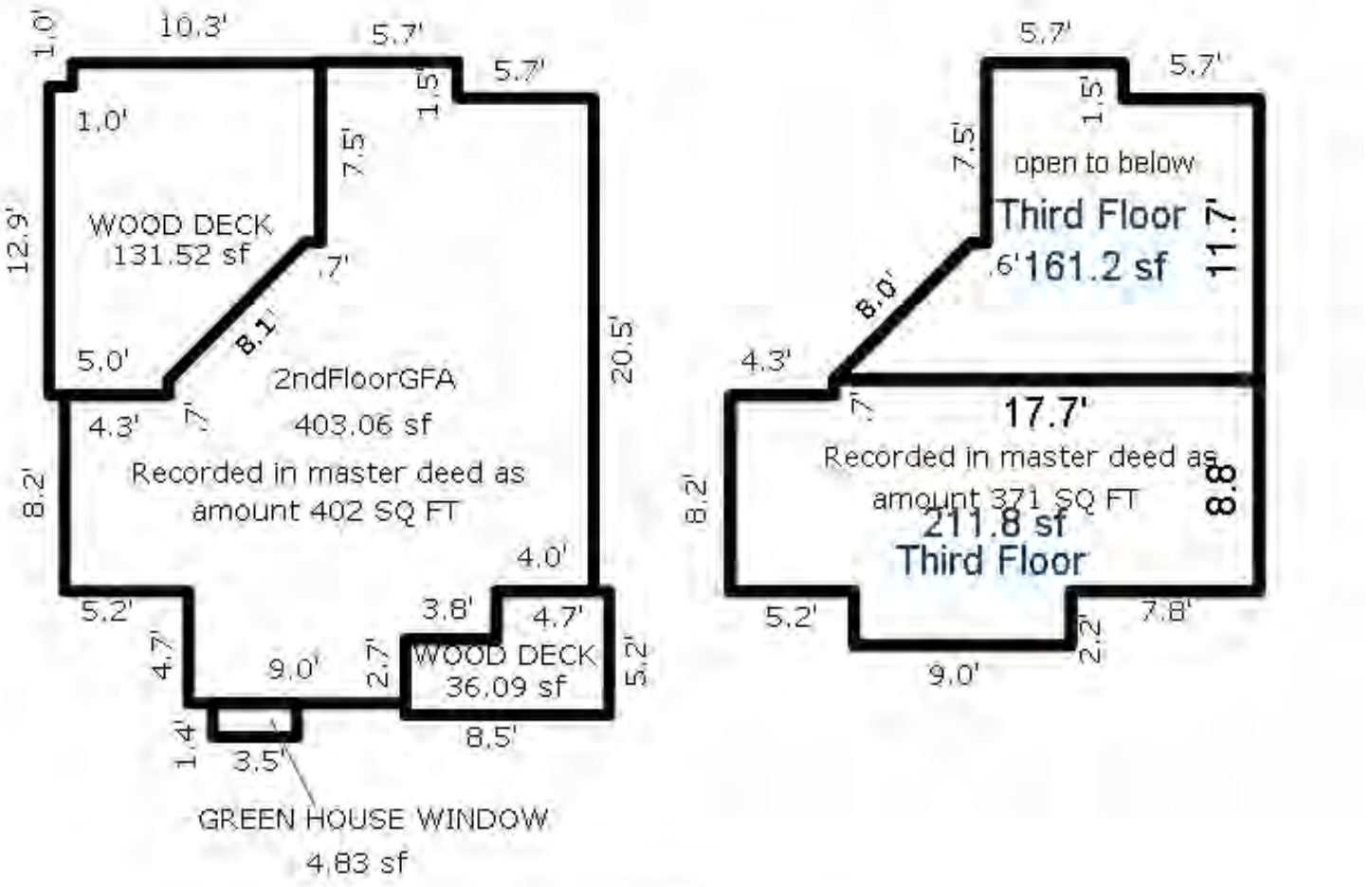
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	81,552	71,760
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,277
3 Fixture Bath			1	4,567	4,019
Porches					
WCP (2 Story)			118	7,133	6,277
WCP (1 Story)			40	2,925	2,574
Water/Sewer					
Public Water			1	1,494	1,315
Public Sewer			1	1,494	1,315
Built-Ins					
Appliance Allow.			1	2,767	2,435
Fireplaces					
Wood Stove			1	2,552	2,246
			Totals:	105,935	93,218

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 177,114

*** Information herein deemed reliable but not guaranteed***

BUILDING K



Unit 37

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-038-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLEMING NANCY TRUST	DANZINGER KRISTIN W TRUST	0	07/28/2025	QC	09-FAMILY/RELATED ENTITY	2025003520	DEED	0.0
FLEMING NANCY	FLEMING NANCY TRUST	1	05/03/2011	WD	03-ARM'S LENGTH	1087-999	PROPERTY TRANSFER	0.0
MINTZ	FLEMING	146,000	11/11/1994	WD	03-ARM'S LENGTH	396:345	OTHER	0.0

Property Address

38 HAWKS NEST

Owner's Name/Address

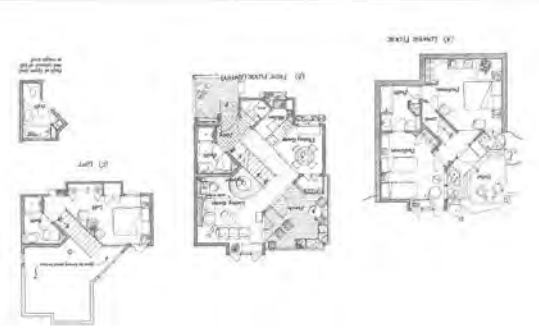
DANZINGER KRISTIN W TRUST &
ROHN KARIN W TRUST
3901 N WASHINGTON
WESTMONT IL 60559-1113

Tax Description

L263 P90 L396 P345/94 UNIT 38 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDK K, 2.5S
3BED/3BATH
THREE LEVELS



Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 467,701 TCV/TFA: 456.29

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	133,900	233,900			110,669C
2025	100,000	124,600	224,600			107,760C
2024	60,000	127,200	187,200			104,520C
2023	45,000	131,000	176,000			99,543C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 165,747 E.C.F.
Total Depr Cost: 140,895 X 1.900
Estimated T.C.V: 267,701

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

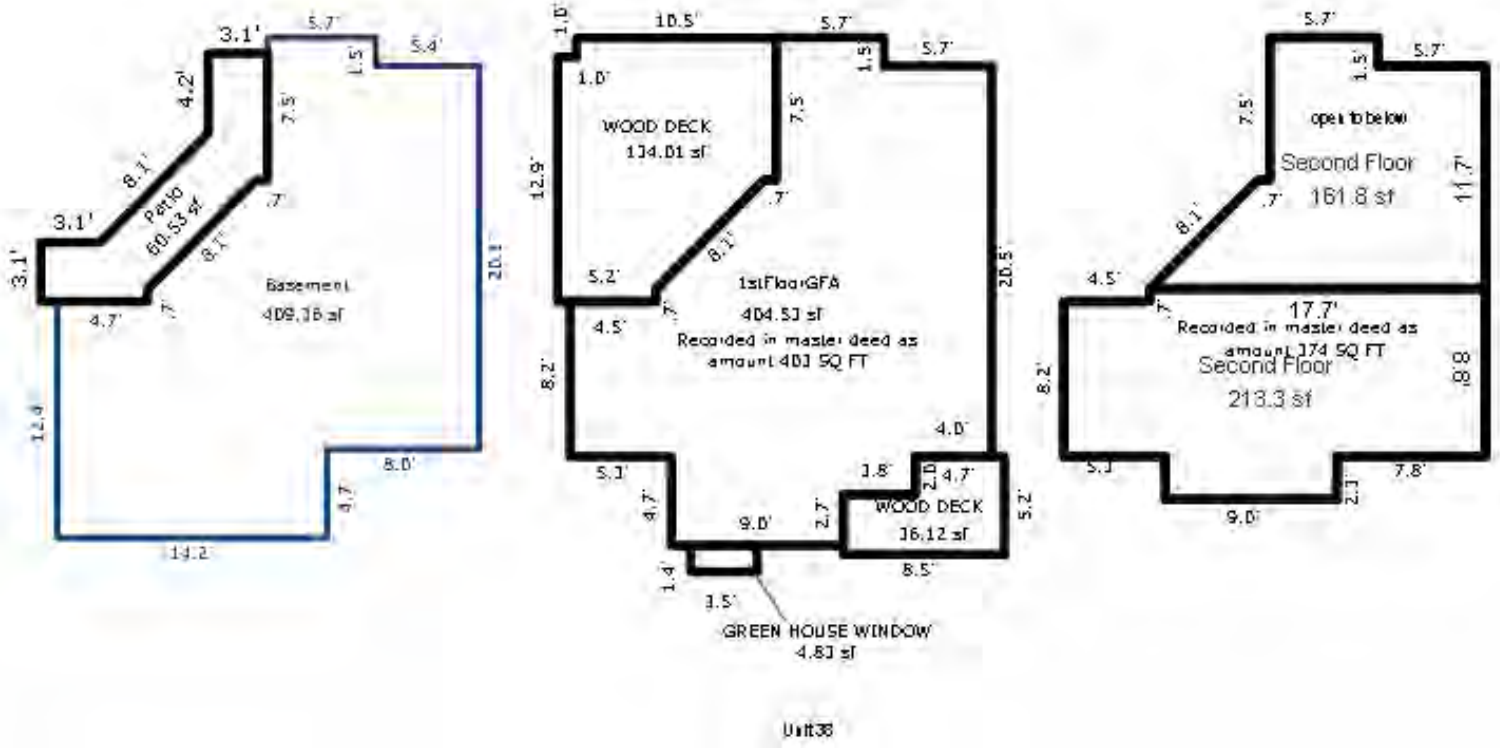
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	109,793
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
WSEP (1 Story)			118	7,388	6,280
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	165,747	140,895

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 267,701

*** Information herein deemed reliable but not guaranteed***

BUILDING K



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-039-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LARK PATRICIA TRUST	KARIBIAN ADAM & KIMBERLY	210,000	03/16/2012	WD	03-ARM'S LENGTH	1117P119	PROPERTY TRANSFER	100.0
LARK JOHN K & PATRICIA F	LARK PATRICIA TRUST	0	12/31/2007	WD	03-ARM'S LENGTH	965/499	DEED	0.0
MOCERI	LARK	132,000	10/31/1994	WD	03-ARM'S LENGTH	395:580	OTHER	0.0
GAUSS	MOCERI	116,500	06/18/1991	WD	03-ARM'S LENGTH	325:134	OTHER	0.0

Property Address

39 HAWKS NEST

Owner's Name/Address

KARIBIAN ADAM & KIMBERLY
2031 CARHART AVE
ANN ARBOR MI 48104

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 462,797 TCV/TFA: 451.51

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

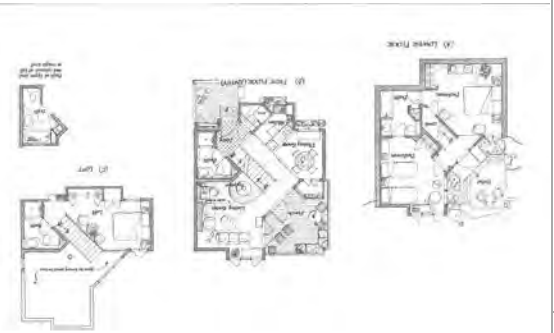
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L319 P853 L325 P134 L395 P580/94 UNIT 39 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG L, EAST END UNIT 2.5S



Who	When	What
TPC	08/10/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	131,400	231,400			131,287C
2025	100,000	122,600	222,600			127,836C
2024	60,000	125,200	185,200			123,993C
2023	40,000	128,900	168,900			118,089C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

662	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 162,711 E.C.F.
Total Depr Cost: 138,314 X 1.900
Estimated T.C.V: 262,797

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

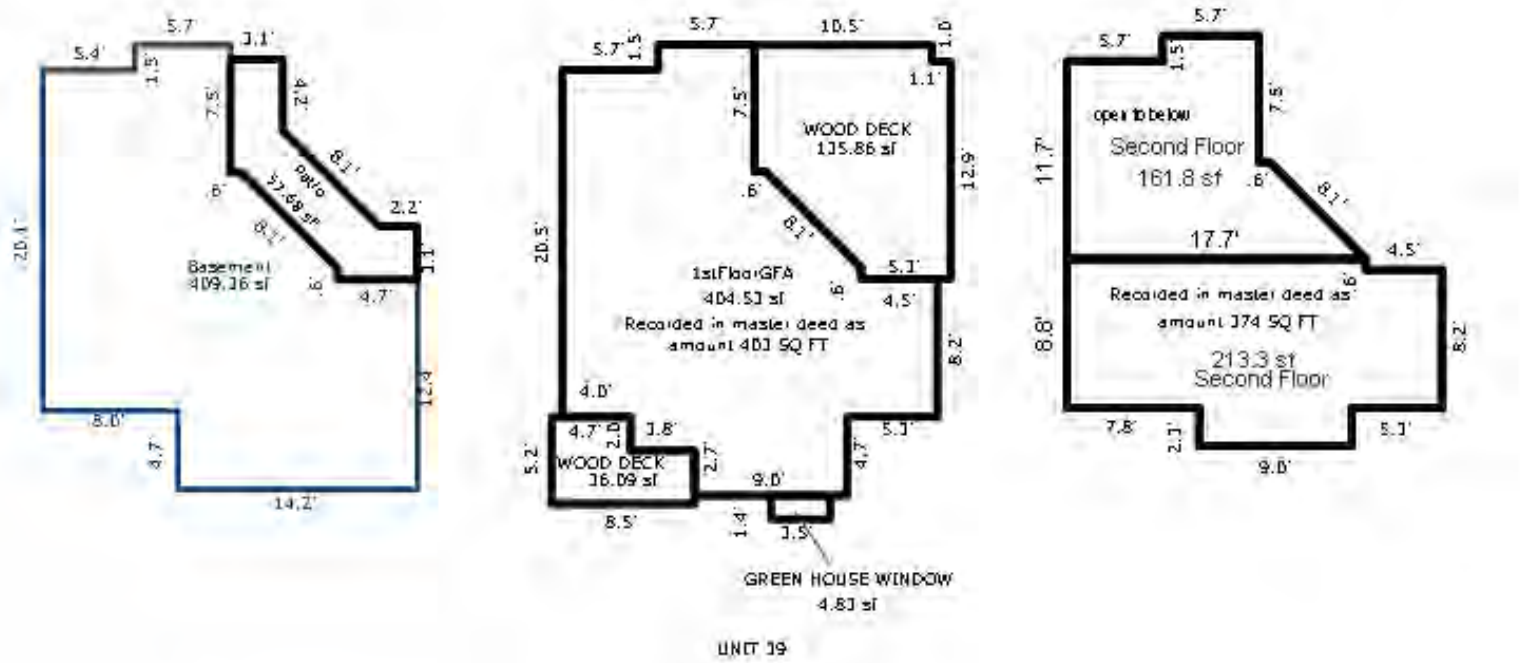
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	109,793
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,781	2,364
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
Deck					
Treated Wood			40	1,571	1,335
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	162,711	138,314

Notes: END UNIT
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 262,797

*** Information herein deemed reliable but not guaranteed***

BUILDING L



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-040-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KUBICKI DALE & CONSTANCE L	KUBICKI DALE & CONSTANCE I	0	02/07/2023	QC	09-FAMILY/RELATED ENTITY	2023002137	PROPERTY TRANSFER	0.0
WINOGRAD FAMILY TRUST	KUBICKI DALE & CONSTANCE I	175,000	08/25/2020	WD	03-ARM'S LENGTH	2020005328	PROPERTY TRANSFER	100.0
WINOGRAD LESLEY J & SHELLE	WINOGRAD FAMILY TRUST	235,600	01/30/2014	WD	09-FAMILY/RELATED ENTITY	1192P190	PROPERTY TRANSFER	100.0
WINOGRAD LESLEY J & SHELLE	WINOGRAD LESLEY J & SHELLE	0	12/18/2008	QC	09-FAMILY/RELATED ENTITY	2008 994/795QC	DEED	0.0

Property Address

40 HAWKS NEST

Owner's Name/Address

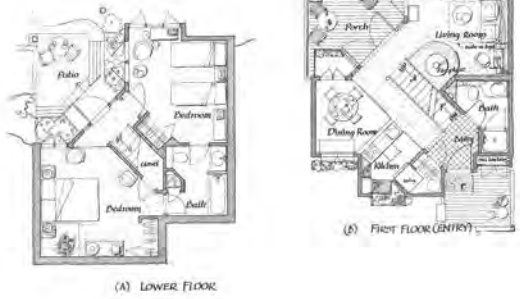
KUBICKI DALE & CONSTANCE L TRUST
2967 LINCOLN AVE
SAINT JOSEPH MI 49085

Tax Description

L443 P192 L553 P949/00 L553 P951/00 UNIT 40 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG L, LOWER MIDDLE, FOREST VIEW
2BED/2BATH
LOWER TWO LEVELS



(A) LOWER FLOOR (B) FIRST FLOOR (ENTRY)

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 418,781 TCV/TFA: 515.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units		200000.00000	100		200,00
			0.00 Total Acres		Total Est. Land Value =			200,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	04/25/2019	INSPECTED
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	109,400	209,400			115,764C
2025	100,000	101,800	201,800			112,721C
2024	60,000	103,900	163,900			109,332C
2023	40,000	106,900	146,900			104,126C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 406 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 20
Floor Area: 812
Total Base New : 143,937 E.C.F.
Total Depr Cost: 115,148 X 1.900
Estimated T.C.V: 218,781

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

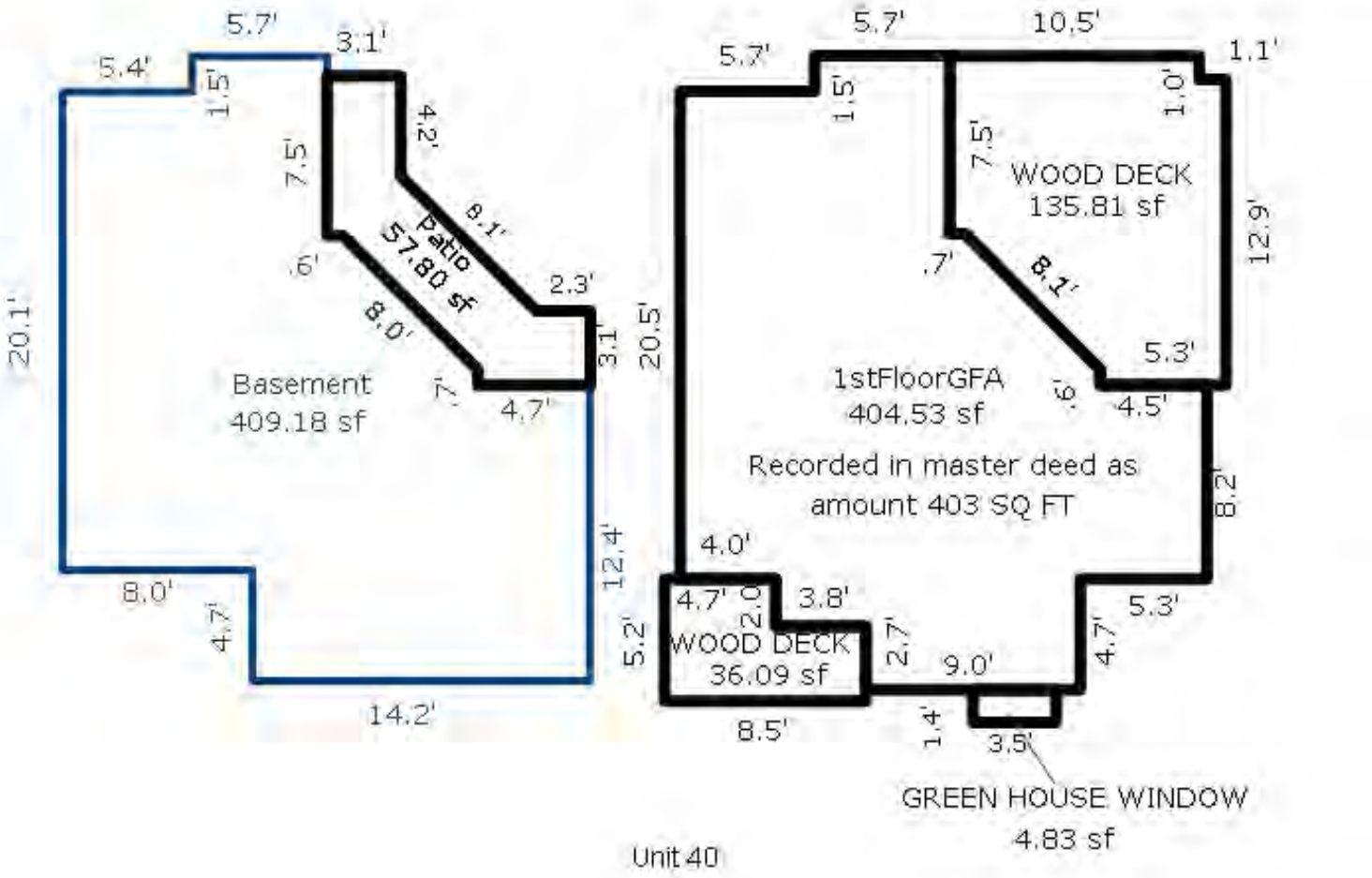
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	110,403	88,320
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,161
3 Fixture Bath			1	4,567	3,654
Porches					
WSEP (2 Story)			118	11,821	9,457
WSEP (1 Story)			118	7,388	5,910
Water/Sewer					
Public Water			1	1,494	1,195
Public Sewer			1	1,494	1,195
Built-Ins					
Appliance Allow.			1	2,767	2,214
Fireplaces					
Wood Stove			1	2,552	2,042
			Totals:	143,937	115,148

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 218,781

*** Information herein deemed reliable but not guaranteed***

BUILDING L



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-041-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THETARD THOMAS E & LISA L	COSTELLO TIMOTHY C & KIMBE	381,500	08/05/2024	WD	03-ARM'S LENGTH	2024003551	PROPERTY TRANSFER	100.0
WEEMES WILLIAM DEAN & ANDR	THETARD THOMAS E & LISA L	190,000	10/16/2020	WD	03-ARM'S LENGTH	2020006950	PROPERTY TRANSFER	100.0
TUDAY THOMAS & TRACEY	WEEMES WILLIAM DEAN & ANDE	200,000	09/05/2007	WD	03-ARM'S LENGTH	952/585	DEED	100.0
TUDAY THOMAS & TRACEY	WEEMES WILLIAM DEAN & ANDE	200,000	09/04/2007	WD	03-ARM'S LENGTH	952:585	PROPERTY TRANSFER	100.0

Property Address

41 HAWKS NEST

Owner's Name/Address

COSTELLO TIMOTHY C & KIMBERLY L
17215 HIDDEN TREASURE DR
WEST OLIVE MI 49460

Tax Description

L269 P106 L485 P670/98 L553 P223/00 UNIT 41 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG L, UPPER & LOFT, MIDDLE
1BED/2BATH
UPPER TWO LEVELS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 387,211 TCV/TFA: 628.59

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	06/14/2024	INSPECTED
TPC	06/20/2019	INSPECTED
TPC	08/03/2018	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	93,600	193,600			192,357C
2025	100,000	87,300	187,300			187,300S
2024	60,000	89,200	149,200			97,031C
2023	40,000	91,800	131,800			92,411C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 411 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 10
Floor Area: 616
Total Base New : 109,474 E.C.F.
Total Depr Cost: 98,532 X 1.900
Estimated T.C.V: 187,211

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

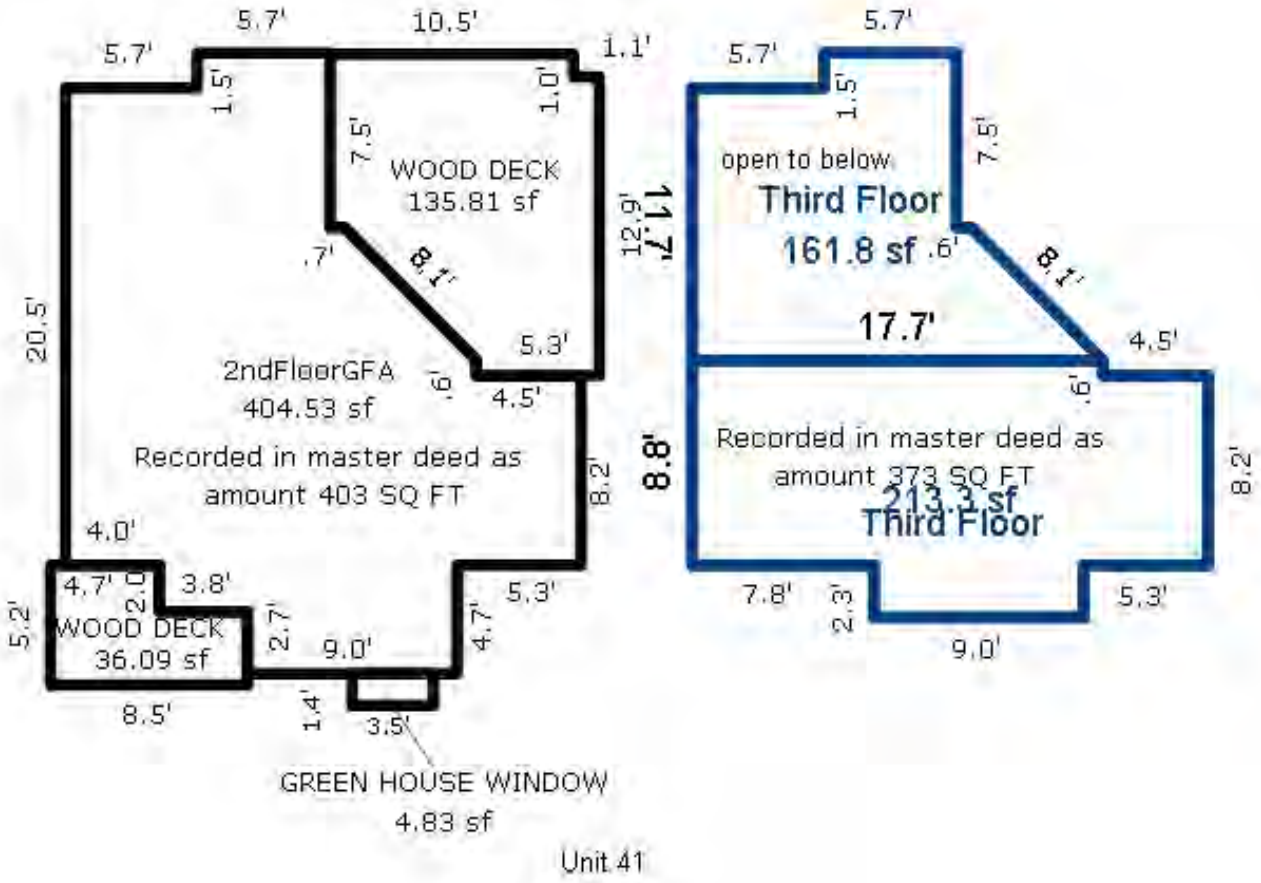
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	411		
			Total:	81,914	73,728
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,306
2 Fixture Bath			1	3,056	2,750
Porches					
WSEP (2 Story)			118	11,821	10,639
WCP (1 Story)			40	2,925	2,632
Water/Sewer					
Public Water			1	1,494	1,345
Public Sewer			1	1,494	1,345
Built-Ins					
Appliance Allow.			1	2,767	2,490
Fireplaces					
Wood Stove			1	2,552	2,297
			Totals:	109,474	98,532

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 187,211

*** Information herein deemed reliable but not guaranteed***

BUILDING L



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-042-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCALL MARILYN	SCHMIDT ANDREW E & AMY B	180,000	04/14/2017	WD	03-ARM'S LENGTH	1293P88	PROPERTY TRANSFER	100.0
ALTERMAN IRWIN M TRUST	MCCALL MARILYN	0	04/13/2017	QC	09-FAMILY/RELATED ENTITY	1293P86	DEED	0.0
ALTERMAN IRWIN & MCCALL MA	ALTERMAN IRWIN TRUST	0	02/20/2013	QC	09-FAMILY/RELATED ENTITY	1155P214	DEED	0.0
FRIED	ALTERMAN	105,000	01/17/1992	WD	03-ARM'S LENGTH	334:589	PROPERTY TRANSFER	0.0

Property Address

42 HAWKS NEST

Owner's Name/Address

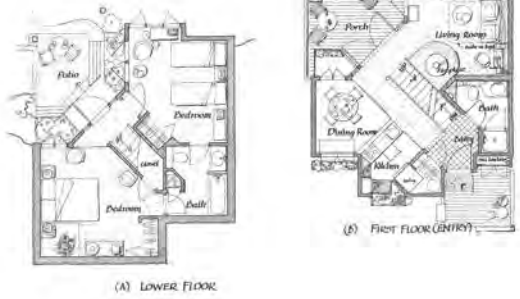
SCHMIDT ANDREW E & AMY B
875 CASCADE HILLS EAST DR SE
GRAND RAPIDS MI 49546

Tax Description

L269 P245 L329 P946-947 L334 P589/92 L829 P333/04 UNIT 42 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG L, LOWER 2 FLOORS, WEST END
2BED/2BATH
LOWER TWO LEVELS



(A) LOWER FLOOR (B) FIRST FLOOR (ENTRY)

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 414,371 TCV/TFA: 515.39

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	04/26/2017	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	107,200	207,200			103,091C
2025	100,000	99,800	199,800			100,381C
2024	60,000	101,900	161,900			97,363C
2023	40,000	104,900	144,900			92,727C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 804
Total Base New : 132,754 E.C.F.
Total Depr Cost: 112,827 X 1.900
Estimated T.C.V: 214,371

(16) Porches/Decks

Area	Type
131	WCP (2 Story)
36	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

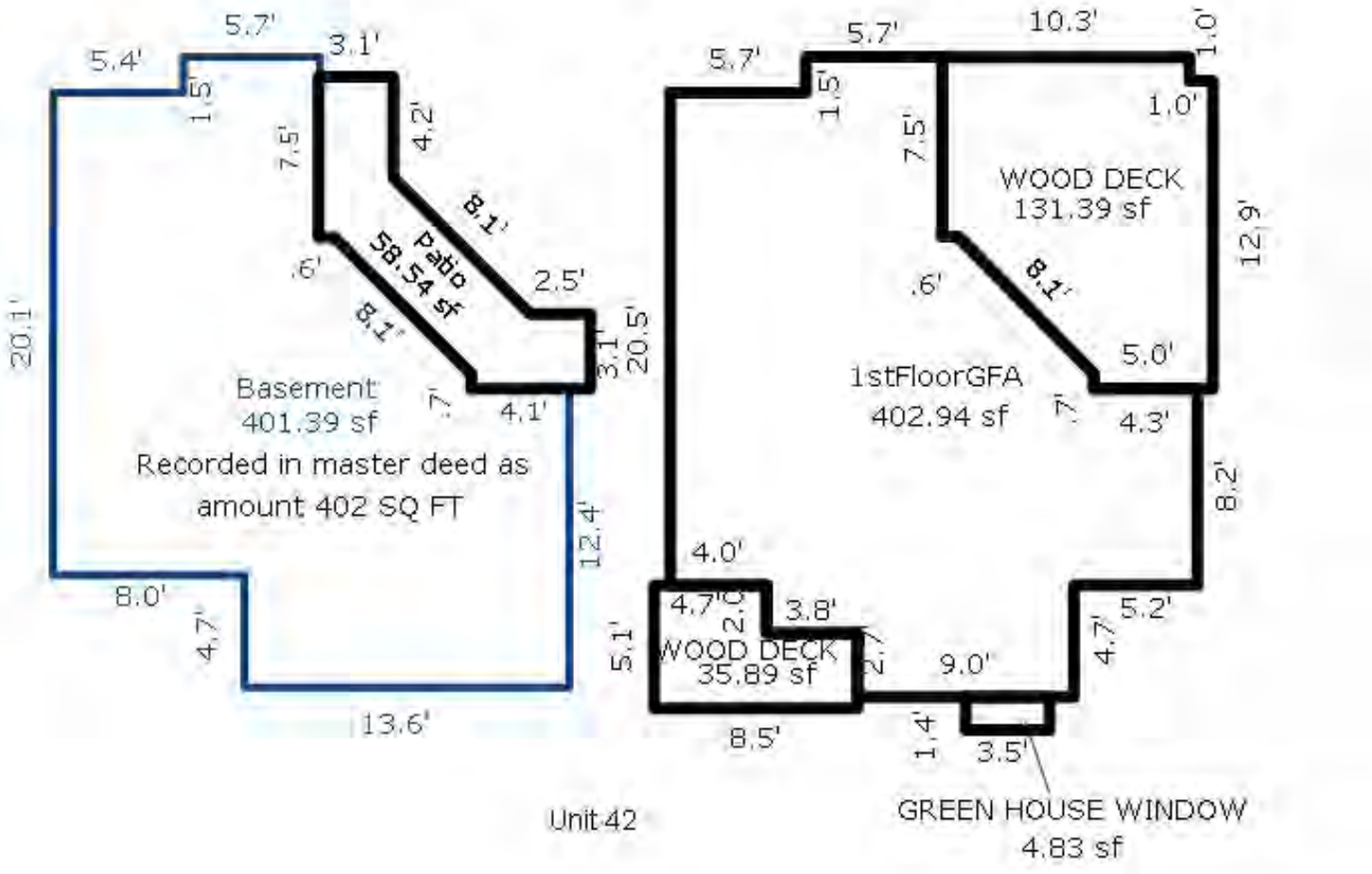
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	109,451	93,019
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
2 Fixture Bath			1	3,056	2,598
Porches					
WCP (2 Story)			131	7,753	6,590
WCP (1 Story)			36	2,736	2,326
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	132,754	112,827

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 214,371

*** Information herein deemed reliable but not guaranteed***

BUILDING L



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-043-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHIPWAY JEFFREY S & MCDONA	MCDONALD RAYMOND ET AL	0	04/22/2021	QC	09-FAMILY/RELATED ENTITY	2021003825	DEED	0.0
MAKSYMOWICZ DANIEL J & ALI	SHIPWAY JEFFREY S & MCDONA	183,000	02/19/2008	WD	03-ARM'S LENGTH	968/695	DEED	100.0
MUSZYNSKI	MAKSYMOWICZ	80,000	07/13/1990	WD	03-ARM'S LENGTH	313:147	OTHER	0.0

Property Address

43 HAWKS NEST

Owner's Name/Address

MCDONALD RAYMOND ET AL
8492 NEW HAVEN WAY
CANTON MI 48187

Tax Description

L271 P931/87 L290 P223/88 L313 P147/90 UNIT 43 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG L, UPPER, WEST END
1BED/2BATH
UPPER TWO LEVELS

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 378,649 TCV/TFA: 616.69

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/10/2018	INSPECTED
TPC	06/30/2010	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	89,300	189,300			84,970C
2025	100,000	83,500	183,500			82,737C
2024	60,000	85,200	145,200			80,250C
2023	40,000	87,700	127,700			76,429C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2003

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 110,623 E.C.F.
Total Depr Cost: 94,026 X 1.900
Estimated T.C.V: 178,649

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

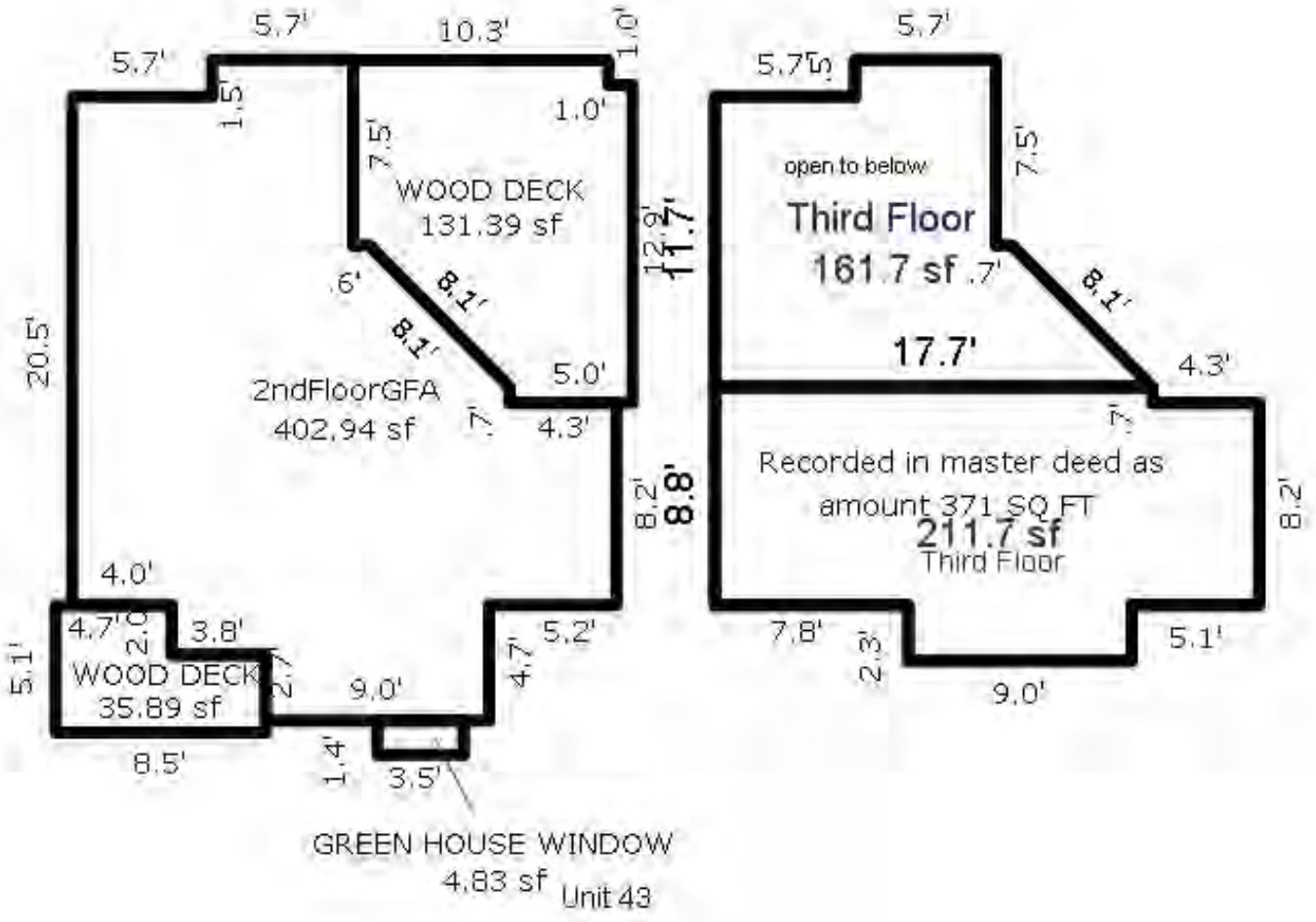
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	81,552	69,316
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	110,623	94,026

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,649

*** Information herein deemed reliable but not guaranteed***

BUILDING L



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-044-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUELLER ROBYN L	JOHNSON DOUGLAS R & SUNSTE	240,000	10/23/2020	WD	03-ARM'S LENGTH	2020007183	PROPERTY TRANSFER	100.0
CATALPA SPEC EQUITY LLC	MUELLER ROBYN L	10	06/07/2018	QC	09-FAMILY/RELATED ENTITY	1332P54	OTHER	100.0
44 HAWKS NEST TRUST	CATALPA SPEC EQUITY LLC	235,000	11/30/2015	WD	16-LC PAYOFF	1288P32	PROPERTY TRANSFER	100.0
PERSHA KATHLEEN	44 HAWKS NEST TRUST	0	03/01/2014	QC	09-FAMILY/RELATED ENTITY	1192P637	OTHER	100.0

Property Address

44 HAWKS NEST

Owner's Name/Address

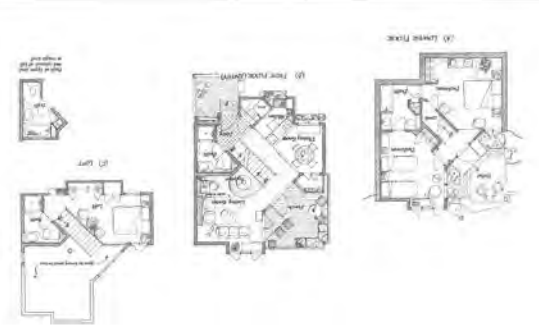
JOHNSON DOUGLAS R & SUNSTEIN JULIE
1425 W STADIUM BLVD
ANN ARBOR MI 48103

Tax Description

L1243P526 LIEN L272 P686 L310 P95 L354 P649/92 UNIT 44 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG M, SOUTH END 2.5S WINDOWS FACING W
3BED/3BATH
THREE LEVEL



Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 470,138 TCV/TFA: 458.67

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
X	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	03/14/2019	INSPECTED
TPC	08/03/2018	INSPECTED
TPC	06/30/2010	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	135,100	235,100			143,619C
2025	100,000	125,900	225,900			139,844C
2024	60,000	128,500	188,500			135,640C
2023	45,000	132,300	177,300			129,181C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 167,257 E.C.F.
Total Depr Cost: 142,178 X 1.900
Estimated T.C.V: 270,138

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WSEP (2 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

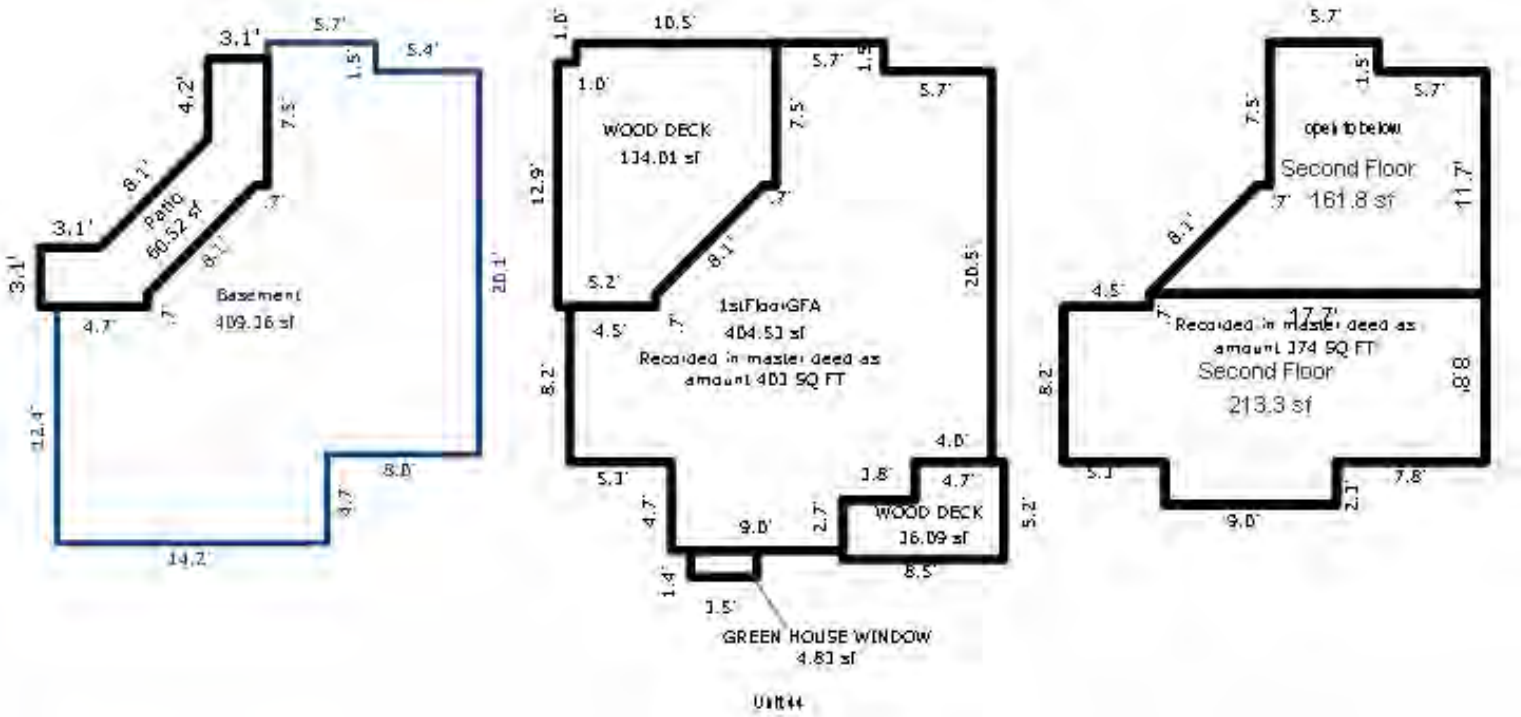
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	109,793
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			2	9,133	7,763
Porches					
WSEP (1 Story)			118	7,388	6,280
WSEP (2 Story)			118	11,821	10,048
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	167,257	142,178

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 270,138

*** Information herein deemed reliable but not guaranteed***

BUILDING M



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-045-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEJA LESLIE D LIVING TRUST	THETARD LISA L & THOMAS E	481,500	07/12/2024	WD	03-ARM'S LENGTH	2024003233	PROPERTY TRANSFER	100.0
DEJA J PHILLIP & LESLIE C	DEJA LESLIE D LIVING TRUST	0	02/12/2007	QC	09-FAMILY/RELATED ENTITY	943:77	OTHER	0.0
GWINNELL	DEJA	125,000	02/24/1997	WD	03-ARM'S LENGTH	439:606	OTHER	0.0

Property Address

45 HAWKS NEST

Owner's Name/Address

THETARD LISA L & THOMAS E
909 IRONWOOD CC DR
NORMAL IL 61761

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 423,735 TCV/TFA: 527.03

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units		200000.00000	100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L270 P745 L412 P836 L439 P606 L706 P474/03 L931 P265/07 L943 P77/07 UNIT 45 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG M, LOWER, INTERIOR, FACING W
2BED/2BATH
LOWER TWO LEVELS
WINDOWS FACING WEST TOWARD UNIT 53

(A) LOWER FLOOR

(B) FIRST FLOOR (ENTRY)

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	111,900	211,900			209,713C
2025	100,000	104,200	204,200			204,200S
2024	60,000	106,400	166,400			106,808C
2023	45,000	109,500	154,500			101,722C

Who	When	What
TPC	05/04/2024	INSPECTED
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 804
Total Base New : 138,552 E.C.F.
Total Depr Cost: 117,755 X 1.900
Estimated T.C.V: 223,735

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

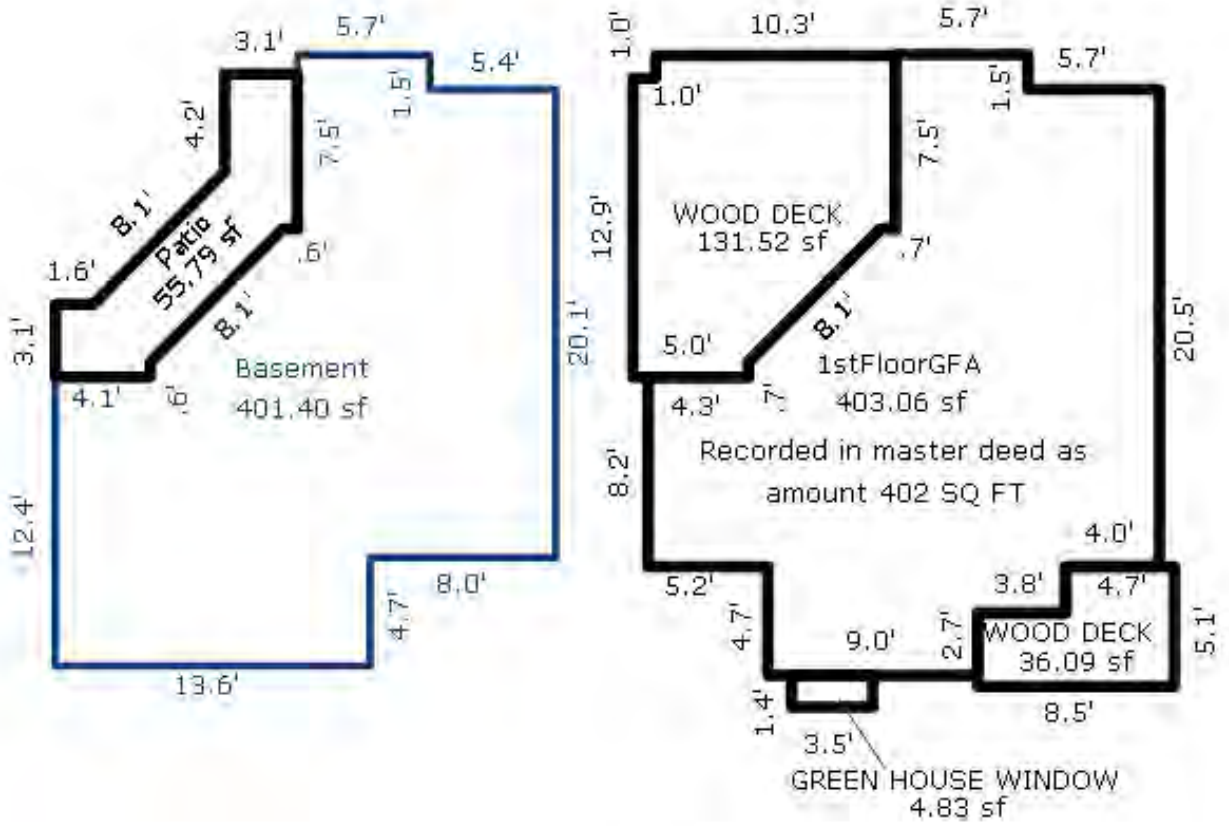
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	109,451	93,019
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (1 Story)			118	7,388	6,280
WSEP (1 Story)			118	7,388	6,280
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	138,552	117,755

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 223,735

*** Information herein deemed reliable but not guaranteed***

BUILDING M



UNIT 42

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-046-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCGEHEE TREVOR & KAREN	HNC #5 LLC	425,000	12/11/2025	WD	03-ARM'S LENGTH	2025005950	PROPERTY TRANSFER	100.0
DZIEKAN RANDALL S & DARIN-	MCGEHEE TREVOR & KAREN	172,000	07/21/2020	WD	03-ARM'S LENGTH	2020004363	PROPERTY TRANSFER	100.0
DZIEKAN RANDALL STEVEN	DZIEKAN RANDALL S &	0	01/20/2017	QC	09-FAMILY/RELATED ENTITY	1287P370	OTHER	0.0
ZDANEK	DZIEKAN	75,000	06/11/1993	WD	03-ARM'S LENGTH	364:617	OTHER	0.0

Property Address

46 HAWKS NEST

Owner's Name/Address

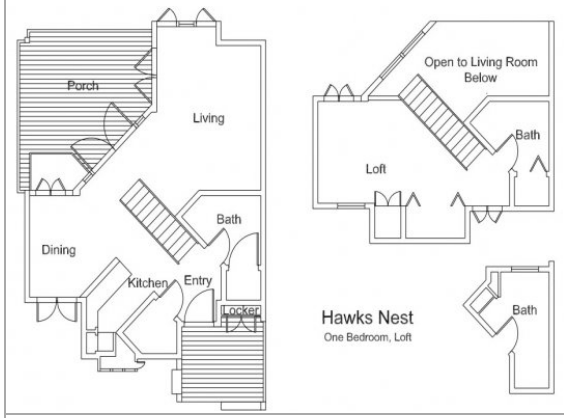
HNC #5 LLC
151 S OLD WOODWARD AVE #400
BIRMINGHAM MI 48009

Tax Description

L271 P80 L364 P516-517 L364 P617-618/93 UNIT 46 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG M, UPPER, INTERIOR FACING W
1BED/2BATH
UPPER TWO LEVELS



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 378,649 TCV/TFA: 616.69

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2025	INSPECTED
TPC	07/20/2020	INSPECTED
TPC	08/03/2018	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	89,300	189,300			189,300S
2025	100,000	83,500	183,500			102,622C
2024	60,000	85,200	145,200			99,537C
2023	45,000	87,700	132,700			94,798C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 110,623 E.C.F.
Total Depr Cost: 94,026 X 1.900
Estimated T.C.V: 178,649

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

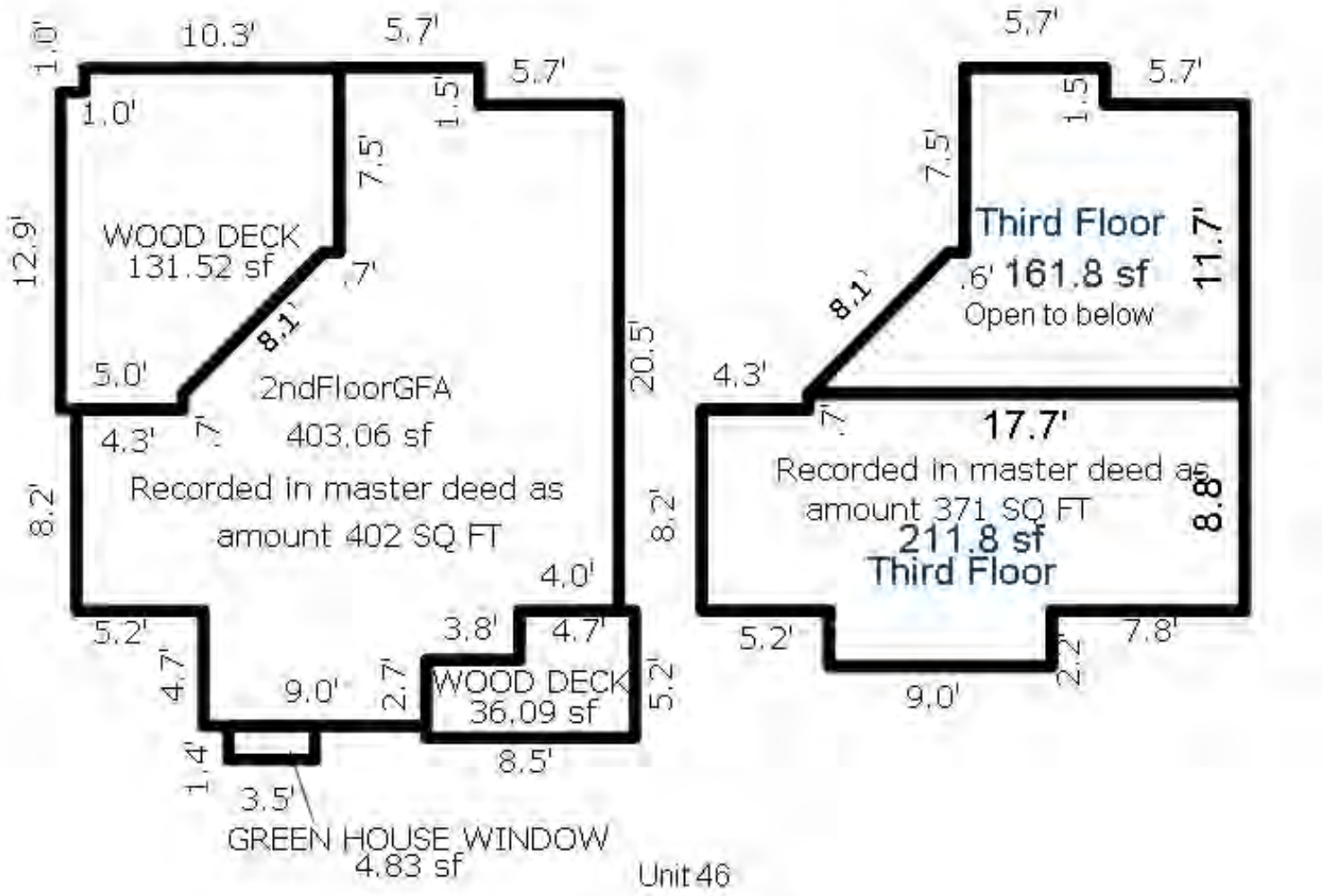
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	81,552	69,316
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	110,623	94,026

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,649

*** Information herein deemed reliable but not guaranteed***

BUILDING M



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-047-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAWKS NEST HOLDING LLC	CAMPBELL CAROLINE	0	11/29/2023	CD	21-NOT USED/OTHER	2023005289	DEED	100.0
SAI XAVIER	HAWKS NEST HOLDING LLC	395,000	09/08/2023	WD	03-ARM'S LENGTH	2023003981	PROPERTY TRANSFER	100.0
STINEBAUGH NAOMI & SAI XAV	SAI XAVIER	0	12/10/2021	QC	09-FAMILY/RELATED ENTITY	2022000255	DEED	0.0
HENDINGS HOLDINGS LLC	STINEBAUGH NAOMI & SAI XAV	215,000	02/05/2021	WD	03-ARM'S LENGTH	2021001407	PROPERTY TRANSFER	100.0

Property Address

47 HAWKS NEST

Owner's Name/Address

CAMPBELL CAROLINE
2252 HATTON
VIRGINIA BEACH VA 23451

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 421,589 TCV/TFA: 524.36

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units		200000.00000	100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

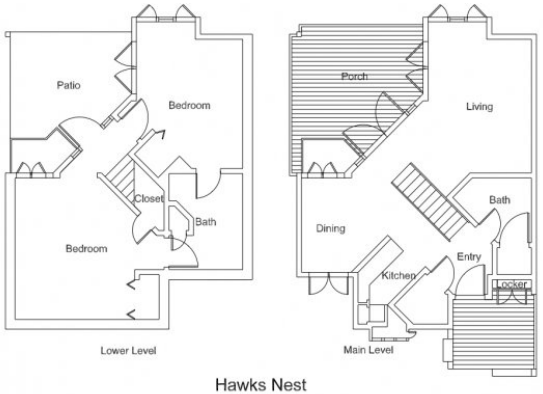
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L271 P110 L465 P750/98 UNIT 47 HAWK'S NEST CONDOMINIUM REC L253 P934-933 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG M, LOWER FACING W TO UNIT 53
2BED/2BATH
LOWER TWO LEVELS



Hawks Nest
Two Bedroom

Who	When	What
TPC	02/03/2026	INSPECTED
TPC	05/23/2023	INSPECTED
TPC	08/03/2018	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	110,800	210,800			175,237C
2025	100,000	103,300	203,300			170,630C
2024	60,000	105,500	165,500			165,500S
2023	45,000	104,100	149,100			111,510C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 804
Total Base New : 137,223 E.C.F.
Total Depr Cost: 116,626 X 1.900
Estimated T.C.V: 221,589

(16) Porches/Decks

Area	Type
134	WSEP (1 Story)
134	WSEP (1 Story)
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

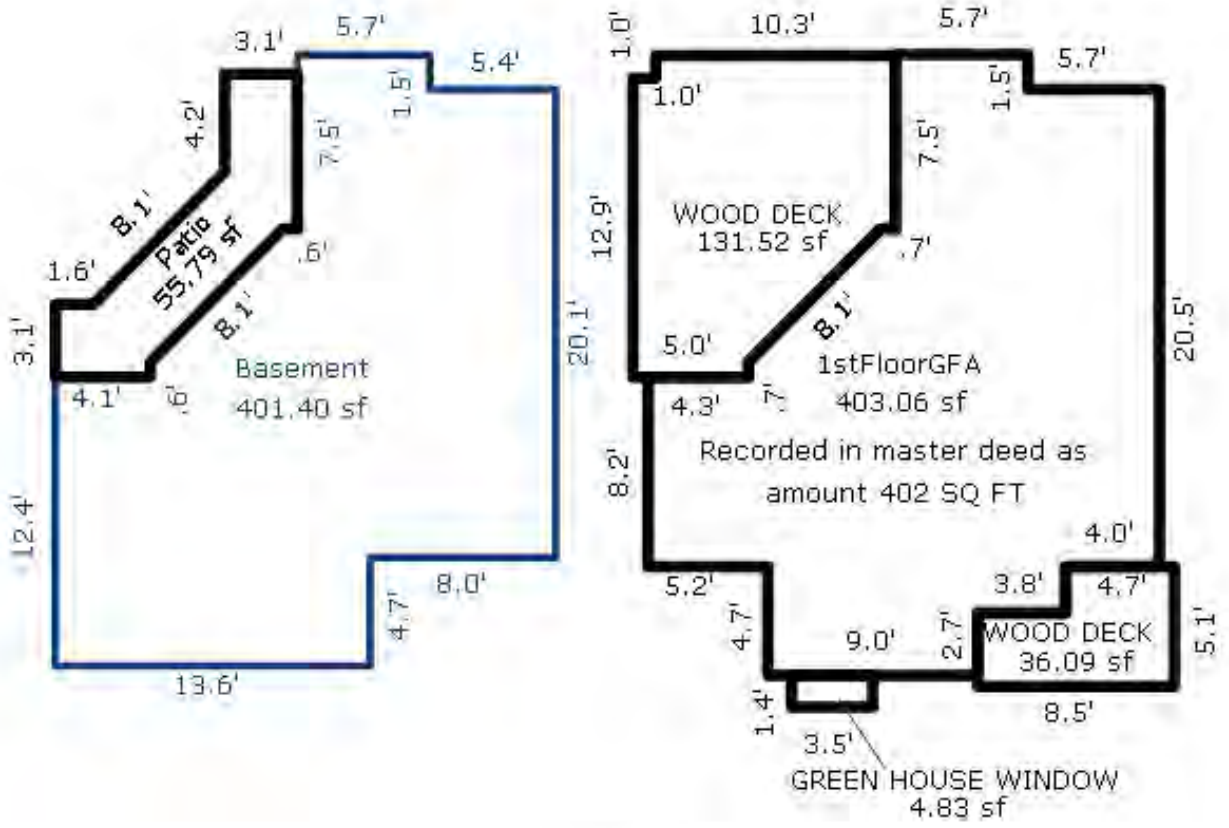
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	105,053	89,281
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (1 Story)			134	8,181	6,954
WSEP (1 Story)			134	8,181	6,954
Deck					
Treated Wood			36	1,483	1,261
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	137,223	116,626

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 221,589

*** Information herein deemed reliable but not guaranteed***

BUILDING M



UNIT 47

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-048-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILKERSON STEPHEN F & DEBO	ALEX FRANCIS & JANICE	310,000	03/31/2022	WD	03-ARM'S LENGTH	2022002227	PROPERTY TRANSFER	100.0
LAZARUS	WILKERSON	230,000	12/10/2002	WD	03-ARM'S LENGTH	690:683	PROPERTY TRANSFER	0.0
SEYMOUR	LAZARUS	191,000	04/24/2002	WD	03-ARM'S LENGTH	642:643	OTHER	0.0
MITCHELL	SEYMOUR	112,000	05/11/1998	WD	03-ARM'S LENGTH	475:687	PROPERTY TRANSFER	0.0

Property Address

48 HAWKS NEST

Owner's Name/Address

ALEX FRANCIS & JANICE
5230 GALLAGHER
WHITMORE LAKE MI 48189

Tax Description

L270 P763 L318 P689 L475 P687/98 L642 P643/02 L690 P68/02 UNIT 48 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG M, UPPER, END, FACING W
1BED/2BATH
UPPER TWO LEVELS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 389,168 TCV/TFA: 633.82

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	02/25/2022	INSPECTED
TPC	08/03/2018	INSPECTED
TPC	10/19/2016	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 200K			1 Units	200000.00000		100		200,00

0.00 Total Acres Total Est. Land Value = 200,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	100,000	94,600	194,600			153,313C
2025	100,000	88,400	188,400			149,283C
2024	60,000	90,200	150,200			144,795C
2023	45,000	92,900	137,900			137,900S

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 10
Floor Area: 614
Total Base New : 110,623 E.C.F.
Total Depr Cost: 99,562 X 1.900
Estimated T.C.V: 189,168

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

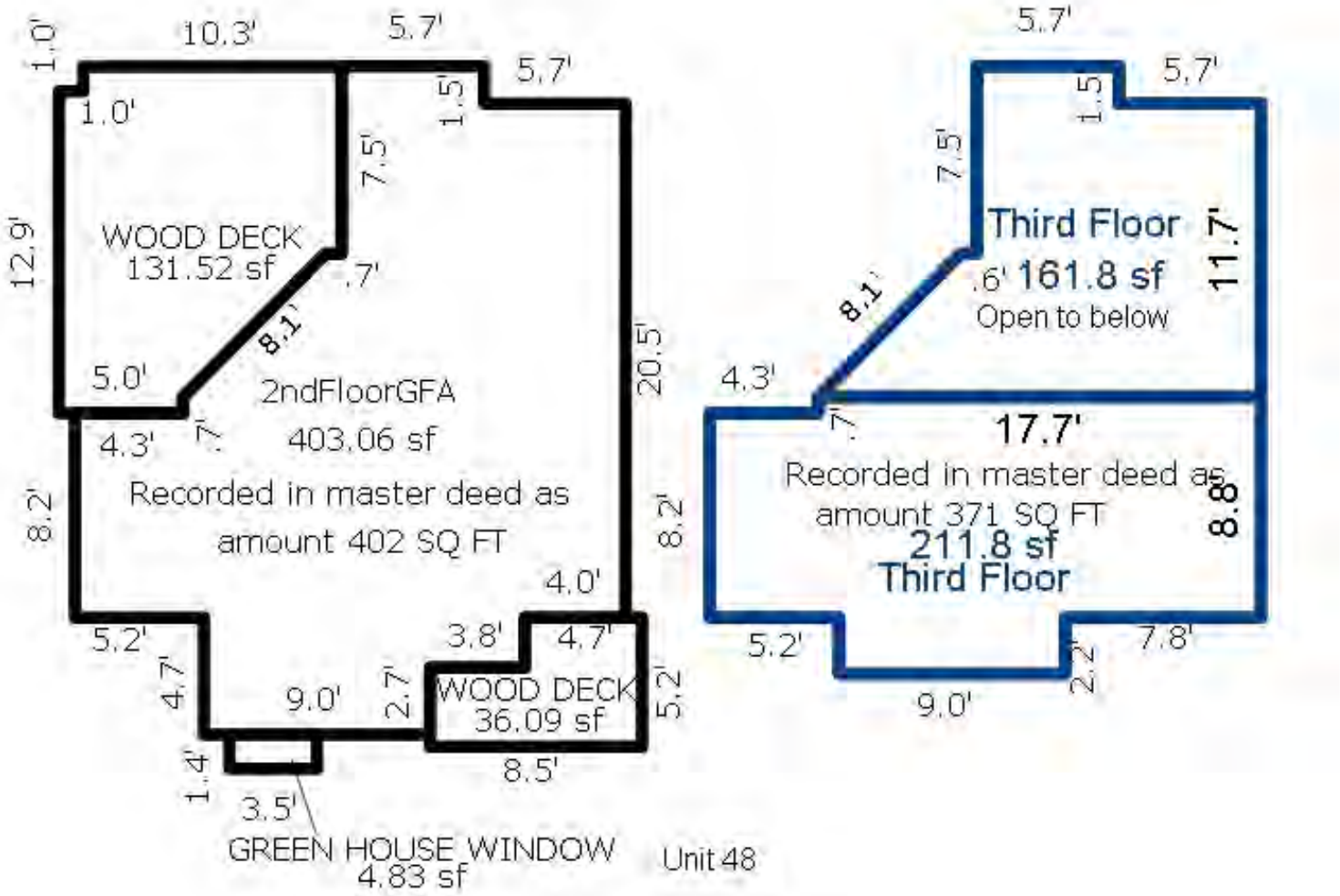
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	81,552	73,398
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,306
3 Fixture Bath			1	4,567	4,110
Porches					
WSEP (2 Story)			118	11,821	10,639
WCP (1 Story)			40	2,925	2,632
Water/Sewer					
Public Water			1	1,494	1,345
Public Sewer			1	1,494	1,345
Built-Ins					
Appliance Allow.			1	2,767	2,490
Fireplaces					
Wood Stove			1	2,552	2,297
			Totals:	110,623	99,562

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 189,168

*** Information herein deemed reliable but not guaranteed***

BUILDING M



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-049-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OMNI DETROIT HOLDINGS LLC	OKEEFE MARY LYNNE & TOM	265,000	08/16/2019	WD	03-ARM'S LENGTH	2019004715	PROPERTY TRANSFER	100.0
POTESTIVO FABIENNE V & BRI	OMNI DETROIT HOLDINGS LLC	233,000	04/10/2018	CD	09-FAMILY/RELATED ENTITY	L1327P568	PROPERTY TRANSFER	100.0
POTESTIVO BRIAN & FABIENNE	POTESTIVO FABIENNE V & BRI	0	01/13/2011	QC	09-FAMILY/RELATED ENTITY	2011 1076-997Q(	PROPERTY TRANSFER	0.0
BILEK WILLIAM MARK TRUST	POTESTIVO BRIAN & FABIENNE	345,000	02/03/2006	WD	03-ARM'S LENGTH	891:401	OTHER	100.0

Property Address

49 HAWKS NEST

Owner's Name/Address

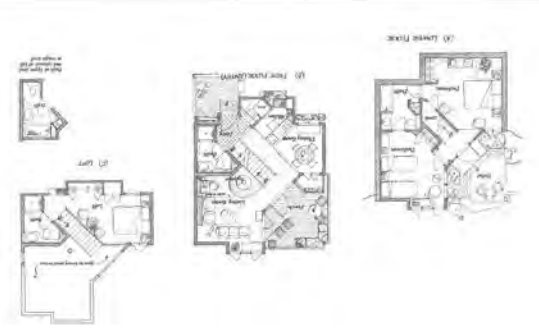
OKEEFE MARY LYNNE & TOM
265 WESTWOOD DR
BLOOMFIELD TOWNSHIP MI 48301

Tax Description

L274 P688 L323 P15 L342 P926/92 L891 P401/06 UNIT 49 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG N, END UNIT 2.5S FACING W @ BLUFF
3BED/3BATH
THREE LEVELS



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 565,212 TCV/TFA: 551.43

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	132,600	282,600			153,507C
2025	150,000	123,500	273,500			149,472C
2024	130,000	126,100	256,100			144,978C
2023	70,000	129,800	199,800			138,075C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 164,206 E.C.F.
Total Depr Cost: 139,585 X 1.900
Estimated T.C.V: 265,212

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (2 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

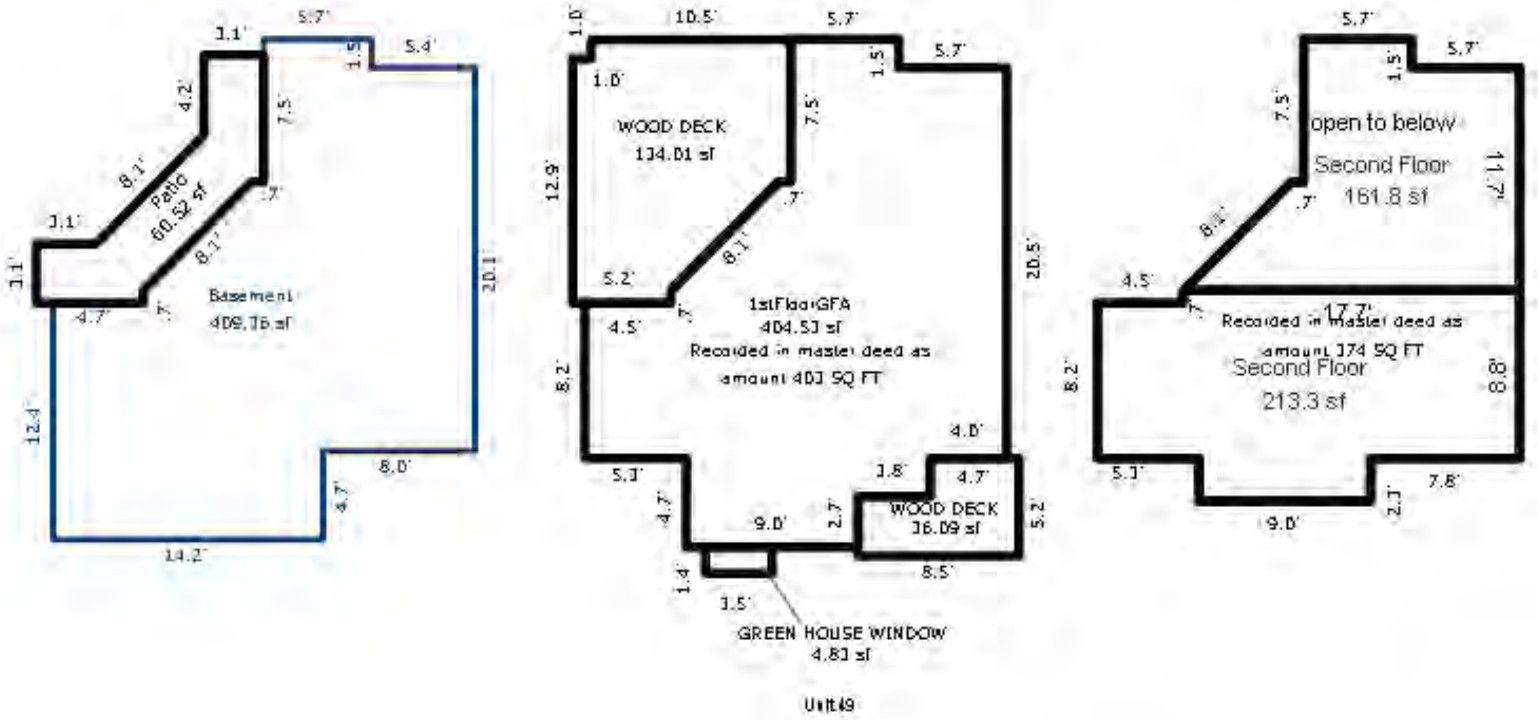
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	109,793
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
2 Fixture Bath			1	3,056	2,598
Porches					
WCP (1 Story)			118	5,847	4,970
WSEP (2 Story)			118	11,821	10,048
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	164,206	139,585

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 265,212

*** Information herein deemed reliable but not guaranteed***

BUILDING N



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-050-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HISCHKE WILLIAM & DIANE	HISCHKE WILLIAM & DIANE	1	05/19/2015	WD	03-ARM'S LENGTH	1232P1	PROPERTY TRANSFER	0.0
MORICAL JAMES M & JOANNE	HISCHKE WILLIAM & DIANE	300,500	06/03/2005	WD	03-ARM'S LENGTH	856P454	DEED	100.0
MORICAL JAMES M & JOANNE	HISCHKE WILLIAM & DIANE	300,500	06/01/2005	WD	03-ARM'S LENGTH	856:454	OTHER	100.0
SCHULTZ	MORICAL	140,000	05/01/1998	WD	03-ARM'S LENGTH	474:189	PROPERTY TRANSFER	0.0

Property Address

50 HAWKS NEST

Owner's Name/Address

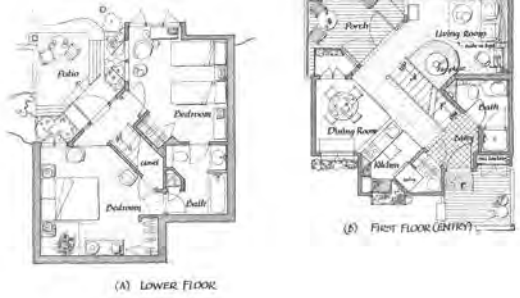
HISCHKE WILLIAM & DIANE
212 CANTERBURY TRL
ROCHESTER MI 48309

Tax Description

L272 P68 L384 P249 L407 P877 L474 P189 L856 P454/05 UNIT 50 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG N, LOWER, INTERIOR FACING W @ BLUFF
2BED/2BATH
LOWER TWO LEVELS



(A) LOWER FLOOR (B) FIRST FLOOR (ENTRY)

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 522,938 TCV/TFA: 652.04

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	111,500	261,500			132,052C
2025	150,000	103,800	253,800			128,581C
2024	130,000	106,000	236,000			124,715C
2023	70,000	109,100	179,100			118,777C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 138,056 E.C.F.
Total Depr Cost: 117,336 X 1.900
Estimated T.C.V: 222,938

(16) Porches/Decks

Area	Type
118	WCP (2 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

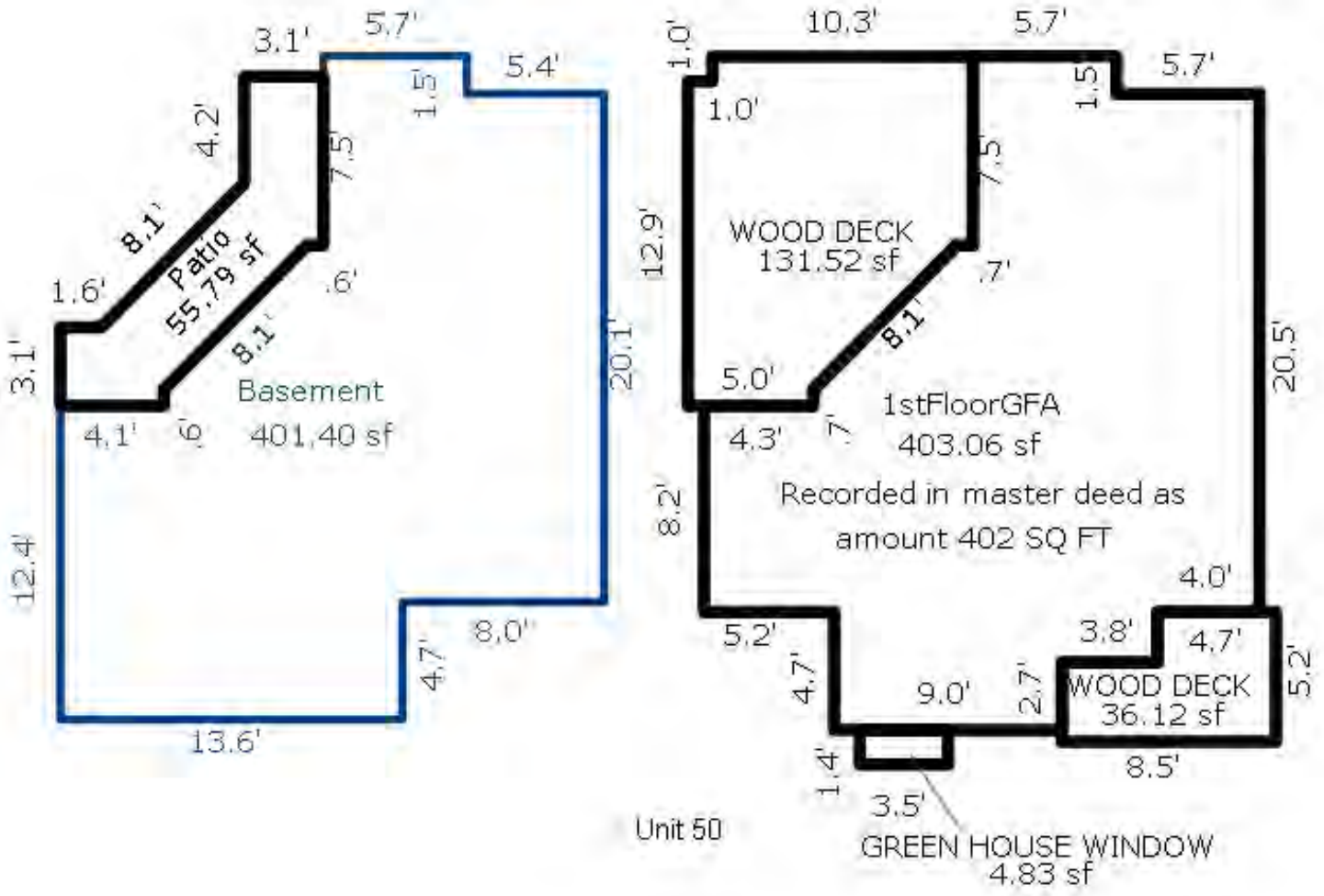
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	109,210	92,817
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WCP (2 Story)			118	7,133	6,063
WSEP (1 Story)			118	7,388	6,280
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	138,056	117,336

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 222,938

*** Information herein deemed reliable but not guaranteed***

BUILDING N



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-051-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRATTON	CIOTTI	120,000	08/12/1999	WD	03-ARM'S LENGTH	520:727	OTHER	0.0
LEVINE	STRATTON	100,000	08/21/1997	WD	03-ARM'S LENGTH	451:313	OTHER	0.0

Property Address

51 HAWKS NEST

Owner's Name/Address

CIOTTI MARY
3463 STATE ST #475
SANTA BARBARA CA 93105

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 476,210 TCV/TFA: 775.59

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Tax Description

L300 P962 L417 P187 L451 P313 L520 P727 UNIT 51 HAWK'S NEST CONDOMINIUM REC L 253 P 934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG N, UPPER, INTERIOR FACING W @ BLUFF
1BED/2BATH
UPPER TWO LEVELS

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	88,100	238,100			100,262C
2025	150,000	82,200	232,200			97,627C
2024	130,000	83,900	213,900			94,692C
2023	70,000	86,400	156,400			90,183C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 109,112 E.C.F.
Total Depr Cost: 92,742 X 1.900
Estimated T.C.V: 176,210

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

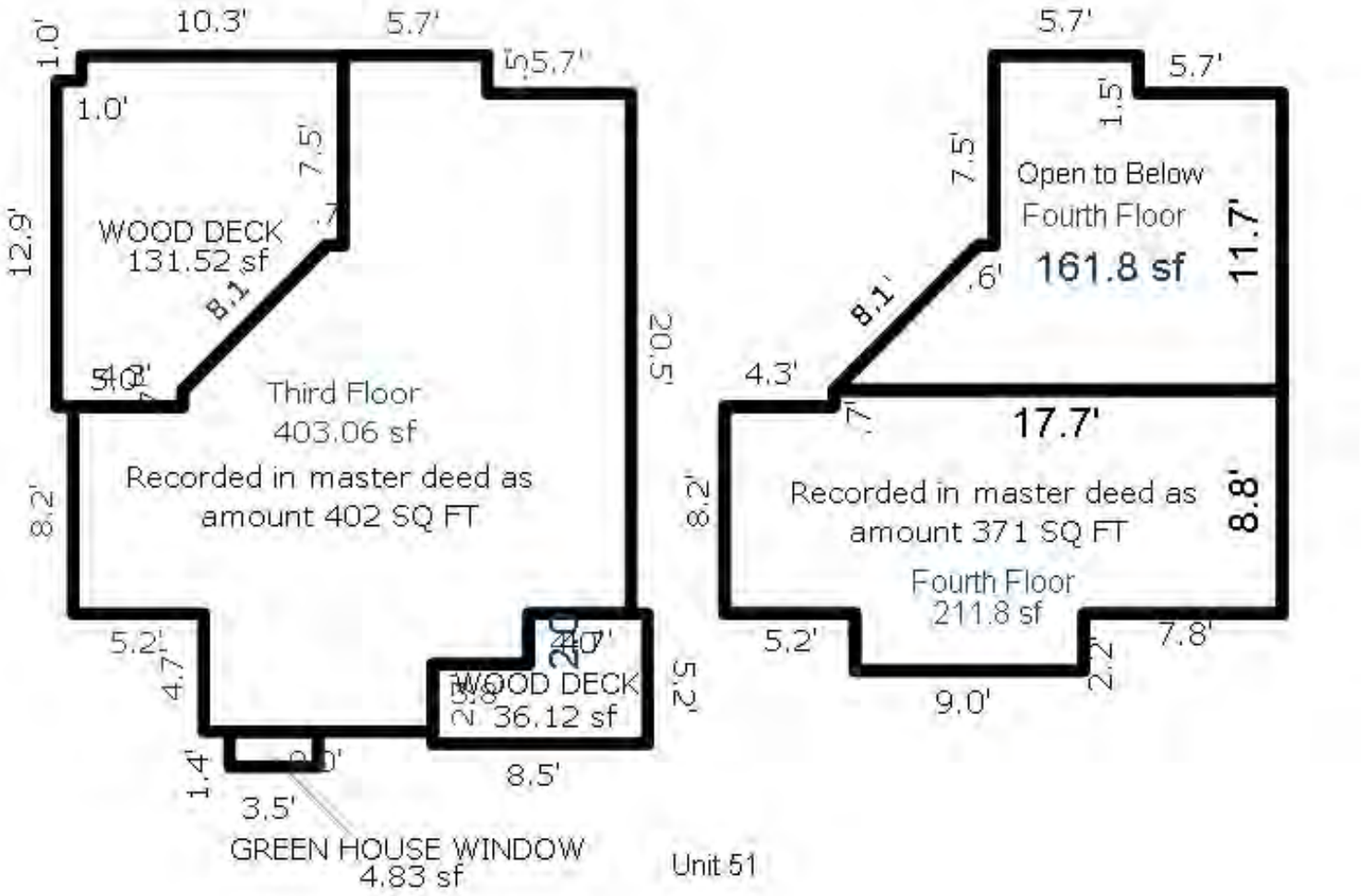
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	81,552	69,316
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	109,112	92,742

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 176,210

*** Information herein deemed reliable but not guaranteed***

BUILDING N



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-052-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SULLIVAN DYLAN & HARDY SUZ	MI DWELLLINGS LLC	0	07/19/2023	WD	09-FAMILY/RELATED ENTITY	2023003155	DEED	0.0
LEAHY JOHN M & CATHY J	SULLIVAN DYLAN & HARDY SUZ	385,000	06/24/2022	WD	03-ARM'S LENGTH	2022003741	PROPERTY TRANSFER	100.0
BINDER CHARLES W TRUST	LEAHY JOHN M & CATHY J	228,000	10/04/2019	WD	03-ARM'S LENGTH	2019005795	PROPERTY TRANSFER	100.0

Property Address

52 HAWKS NEST

Owner's Name/Address

MI DWELLLINGS LLC
141 W 74TH ST APT 1B
NEW YORK NY 10023

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 522,794 TCV/TFA: 643.83

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

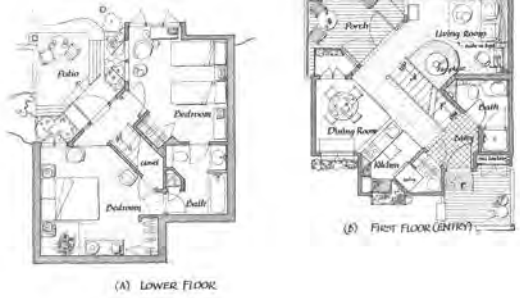
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L272 P57 L305 P916 L456 P223/97 UNIT 52 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG N, LOWER, END FACING W AT BLUFF
2BED/2BATH
LOWER TWO LEVELS



(A) LOWER FLOOR (B) FIRST FLOOR (ENTRY)

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	111,400	261,400			199,007C
2025	150,000	103,700	253,700			193,776C
2024	130,000	105,900	235,900			187,950C
2023	70,000	109,000	179,000			179,000S

Who	When	What
TPC	05/20/2022	INSPECTED
TPC	06/01/2019	INSPECTED
TPC	08/03/2018	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 406 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 812
Total Base New : 137,963 E.C.F.
Total Depr Cost: 117,260 X 1.900
Estimated T.C.V: 222,794

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

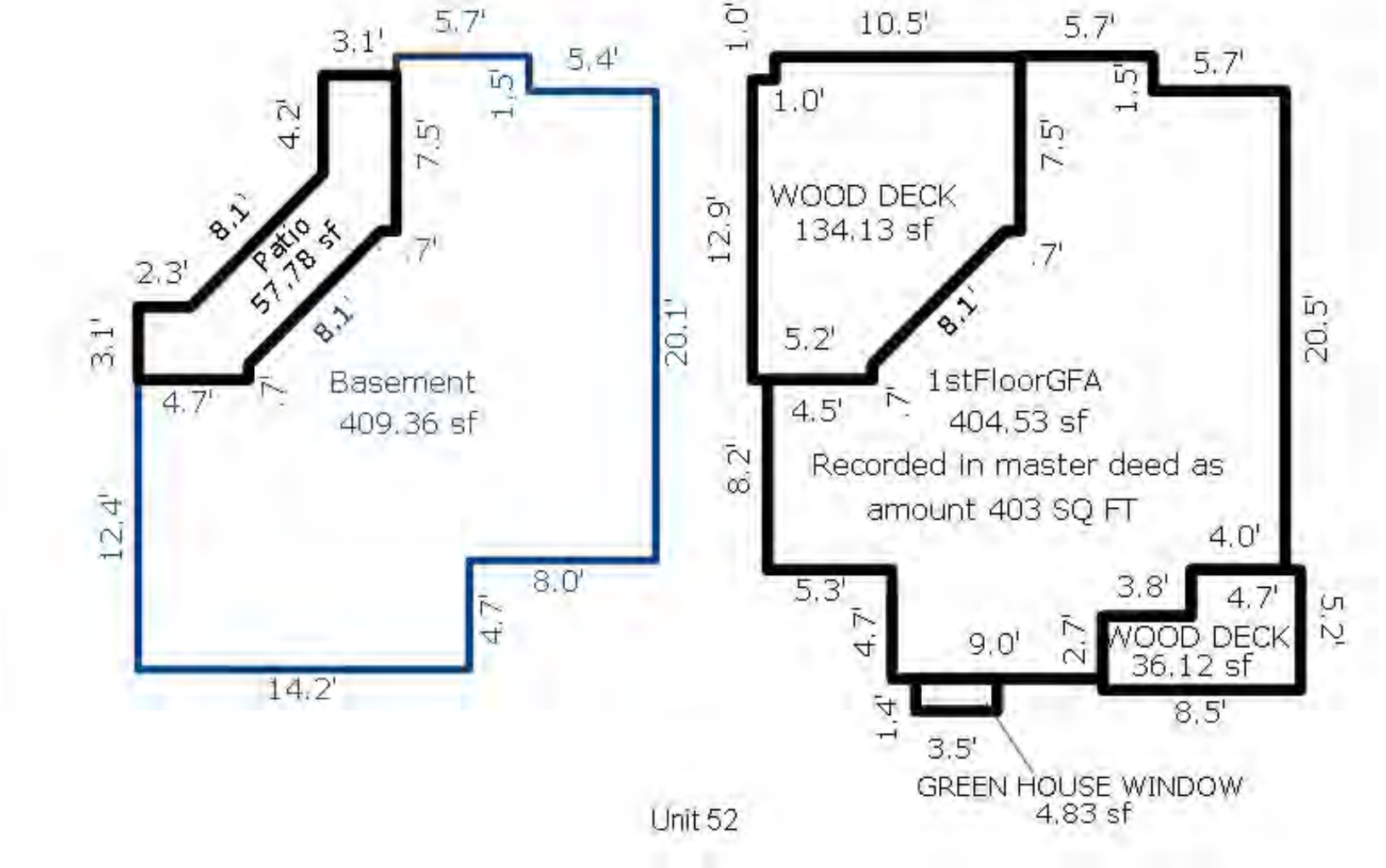
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 406 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	406		
			Total:	110,403	93,834
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (1 Story)			118	7,388	6,280
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	137,963	117,260

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 222,794

*** Information herein deemed reliable but not guaranteed***

BUILDING N



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-053-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBERTS	GULA	100,000	03/20/1996	WD	03-ARM'S LENGTH	419:926	OTHER	0.0

Property Address

53 HAWKS NEST

Owner's Name/Address

GULA ROBERT J & CONSTANCE L
5703 ALBER RD
SALINE MI 48176

Tax Description

L274 P197 L360 P426 L419 P925-927/96 UNIT 53 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG N, UPPER, END FACING W AT BLUFF
1BED/2BATH
UPPER TWO LEVELS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2026 Est TCV 489,063 TCV/TFA: 793.93

Building Permit(s)	Date	Number	Status
Commercial/Residential	05/17/2018	PB18-0238	100% FINIS
Mechanical	02/26/2014	PM14-0106	
Plumbing	02/24/2014	PP14-0024	
Electrical	02/12/2014	PE14-0042	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	05/29/2014	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Work Description for Permit PB18-0238, Issued 05/17/2018: Commercial/Residential - new deck and stairs for adding Electric Lift Chair - 183 sq. ft.
Work Description for Permit PM14-0106, Issued 02/26/2014: Commercial Alteration - Vent 2 Bathroom fans:PB14-0016
Work Description for Permit PP14-0024, Issued 02/24/2014: Commercial/Residential Alteration - Replace Fixtures in Master Bathroom, Half Bath Downstairs & Kitchen:PB14-0016
Work Description for Permit PB14-0016, Issued 02/06/2014: Commercial/Residential Wood frame, two (2) story Remodel - Main Floor 500 sq. ft., Upper Level 250 sq. ft.
Work Description for Permit PB13-0159, Issued 06/10/2013: Adding one window.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	94,500	244,500			120,251C
2025	150,000	88,200	238,200			117,090C
2024	130,000	103,200	233,200			113,570C
2023	70,000	106,300	176,300			108,162C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 411 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1,000

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 10
Floor Area: 616
Total Base New : 110,557 E.C.F.
Total Depr Cost: 99,507 X 1.900
Estimated T.C.V: 189,063

(16) Porches/Decks

Area	Type
119	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

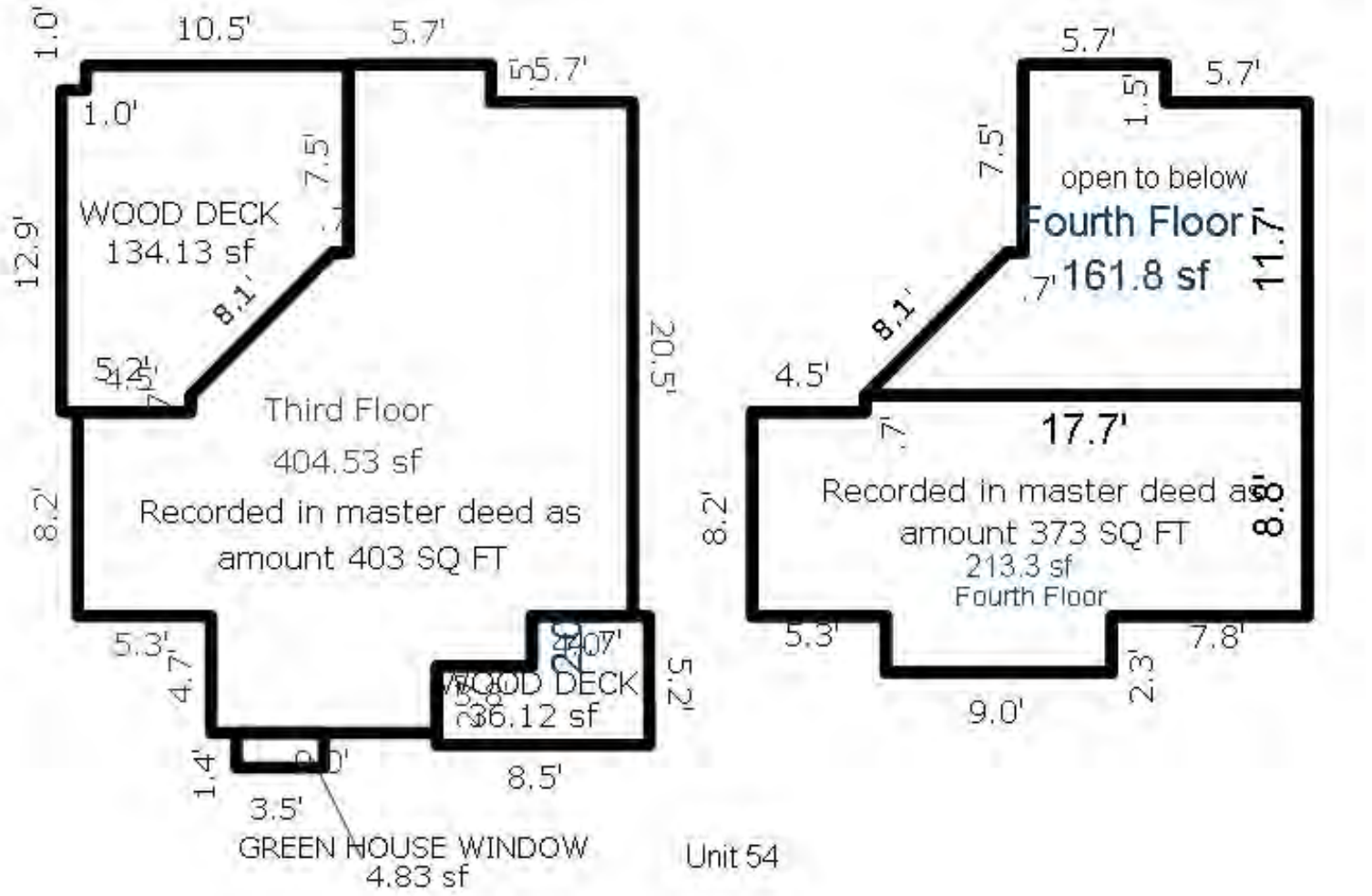
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 411 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	411		
			Total:	81,914	73,728
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,306
2 Fixture Bath			1	3,056	2,750
Porches					
WSEP (2 Story)			119	11,904	10,714
WCP (1 Story)			40	2,925	2,632
Water/Sewer					
Public Water			1	1,494	1,345
Public Sewer			1	1,494	1,345
Built-Ins					
Appliance Allow.			1	2,767	2,490
Fireplaces					
Wood Stove			1	2,552	2,297
Lump Sum Items					
LIFT				1,000	900
			Totals:	110,557	99,507

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 189,063

*** Information herein deemed reliable but not guaranteed***

BUILDING N



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-054-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LACKEY THOMAS W & JEANNETT	HNC #2 LLC	320,000	12/03/2015	WD	03-ARM'S LENGTH	1248P210	PROPERTY TRANSFER	100.0
LACKEY THOMAS W & JEANNETT	LACKEY THOMAS W & JEANNETT	1	04/01/2013	QC	09-FAMILY/RELATED ENTITY	1159P685	OTHER	0.0
LACKEY LIVING TRUST	LACKEY THOMAS W & JEANNETT	0	12/17/2012	QC	09-FAMILY/RELATED ENTITY	1157P174	DEED	0.0
LACKEY THOMAS & JEANNETTE	LACKEY LIVING TRUST	0	02/18/2008	WD	03-ARM'S LENGTH	968/638	DEED	0.0

Property Address

54 HAWKS NEST

Owner's Name/Address

HNC #2 LLC
151 S OLD WOODWARD AVE SUITE 400
BIRMINGHAM MI 48009

Tax Description

L380 P854 L494 P795/98 L637 P523/02 UNIT 54 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG O, END 2.5S
3BED/3BATH
THREE LEVEL

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 629,397 TCV/TFA: 614.05

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	12/10/2015	INSPECTED
TPC	10/14/2013	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 360K			1 Units	360000.00000		100		360,00

0.00 Total Acres Total Est. Land Value = 360,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	180,000	134,700	314,700			187,937C
2025	200,000	125,600	325,600			182,997C
2024	150,000	128,200	278,200			177,495C
2023	100,000	132,000	232,000			169,043C

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 166,798 E.C.F.
Total Depr Cost: 141,788 X 1.900
Estimated T.C.V: 269,397

(16) Porches/Decks

Area	Type
134	WSEP (2 Story)
36	WPP
60	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

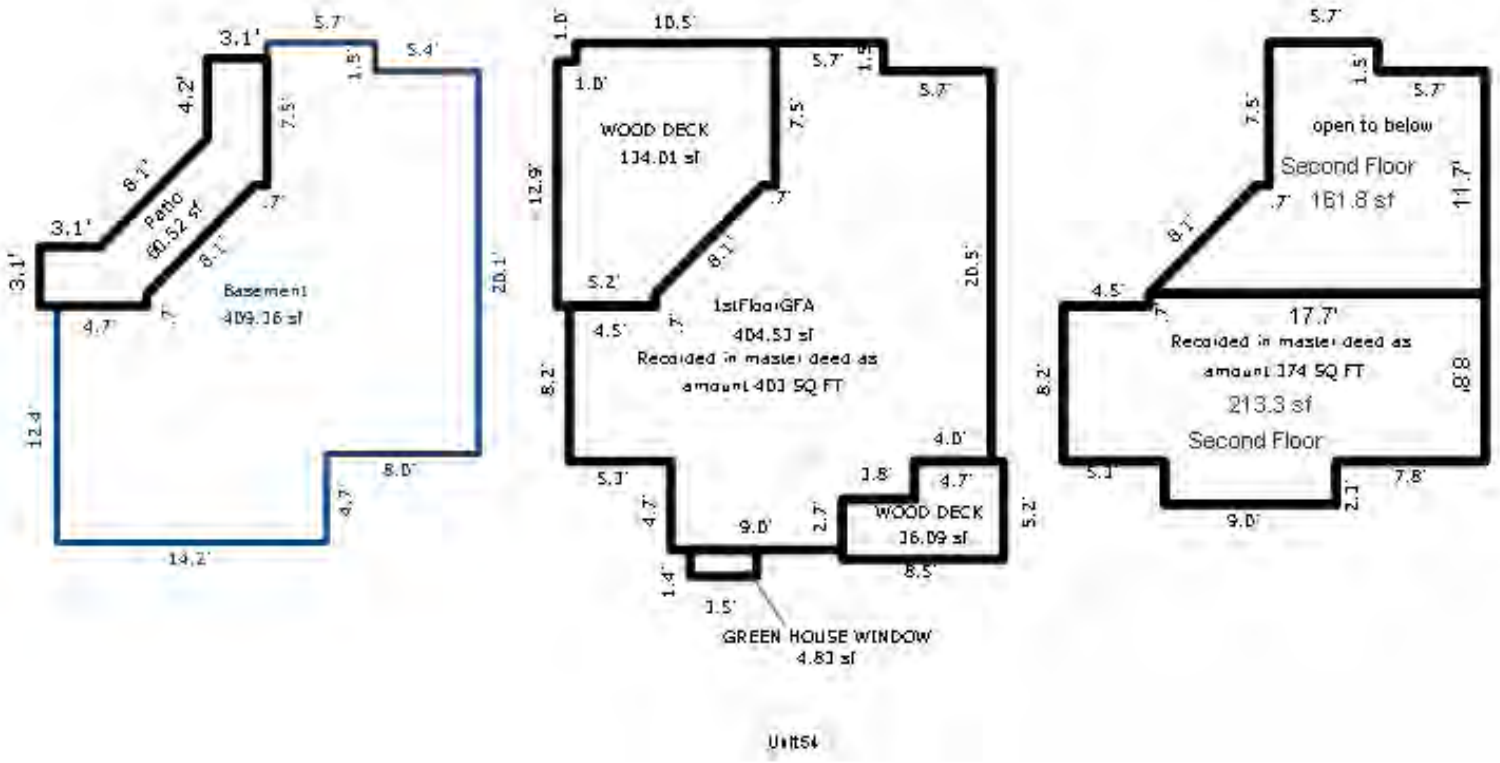
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	109,793
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			2	9,133	7,763
Porches					
WSEP (2 Story)			134	13,089	11,126
WPP			36	1,885	1,602
WCP (1 Story)			60	3,776	3,210
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	166,798	141,788

Notes: 3LEVEL 3BDRM, 3BATH
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 269,397

*** Information herein deemed reliable but not guaranteed***

BUILDING O



Unit54

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-055-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CASTIGNOLA DAVID S & JANET	HAWKS NEST 55 LLC	275,000	07/01/2011	WD	03-ARM'S LENGTH	1090-132	PROPERTY TRANSFER	100.0
LYSAGHT LEON J JR & PAMELA	CASTIGNOLA DAVID S & JANET	321,000	09/08/2004	WD	03-ARM'S LENGTH	822:425	OTHER	100.0
OCONNELL	LYSAGHT	135,500	07/05/1994	WD	03-ARM'S LENGTH	389:374	OTHER	0.0

Property Address

55 HAWKS NEST

Owner's Name/Address

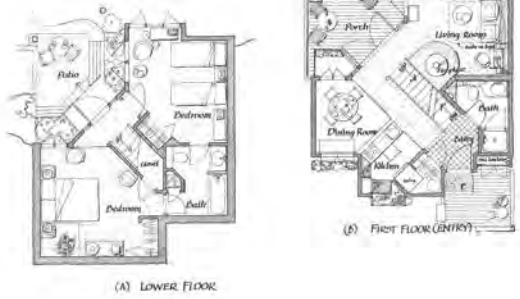
HAWKS NEST 55 LLC
421 CHICAGO
BRITTON MI 49229

Tax Description

L274 P638/87 L306 P67/89 L389 P374/94 L822 P425/04 UNIT 55 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG O, LOWER, INTERIOR
2BED/2BATH
LOWER TWO LEVELS



(A) LOWER FLOOR (B) FIRST FLOOR (ENTRY)

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 520,911 TCV/TFA: 649.51

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	06/30/2010	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	110,500	260,500			131,287C
2025	150,000	102,800	252,800			127,836C
2024	130,000	104,900	234,900			123,993C
2023	70,000	108,000	178,000			118,089C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 136,800 E.C.F.
Total Depr Cost: 116,269 X 1.900
Estimated T.C.V: 220,911

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

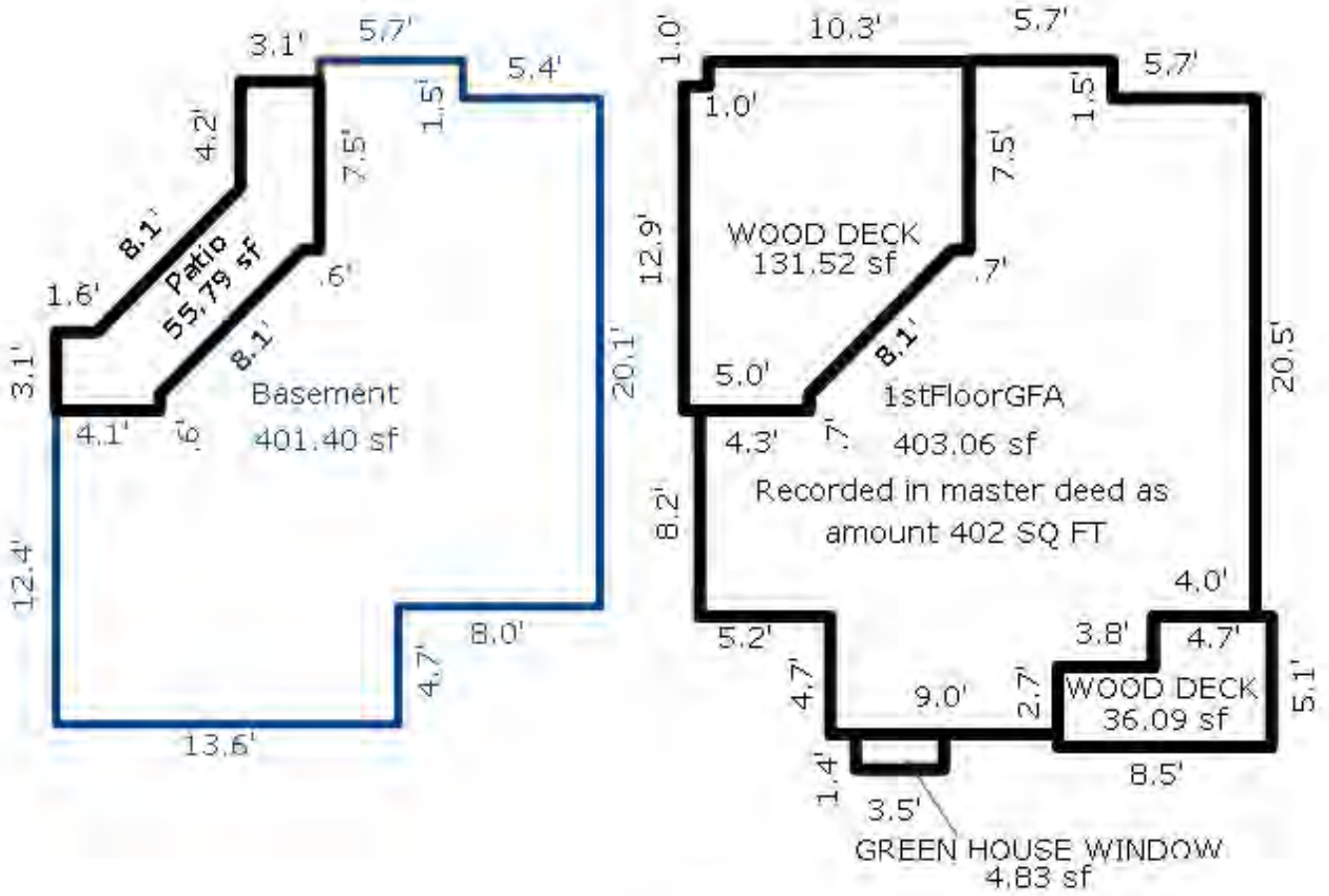
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	109,210	92,817
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (1 Story)			118	7,388	6,280
WSEP (1 Story)			118	7,388	6,280
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	136,800	116,269

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 220,911

*** Information herein deemed reliable but not guaranteed***

BUILDING O



UNIT 50

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-056-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MASTROIANNI REMO & FACCHIN	FACCHINI ANNA M TRUST	0	09/16/2021	QC	09-FAMILY/RELATED ENTITY	2021007957	PROPERTY TRANSFER	0.0
CASTIGNOLA DAVID S & JANET	MASTROIANNI REMO & FACCHIN	175,000	01/09/2015	WD	03-ARM'S LENGTH	1219P88	PROPERTY TRANSFER	100.0
BLOCHER KENYON R & CAROLE	CASTIGNOLA DAVID S & JANET	265,000	09/07/2004	WD	03-ARM'S LENGTH	821:843	OTHER	100.0
FREEMAN	BLOCHER	128,000	08/30/1996	WD	03-ARM'S LENGTH	429:270	PROPERTY TRANSFER	0.0

Property Address

56 HAWKS NEST

Owner's Name/Address

FACCHINI ANNA M TRUST
2740 GLOUCHESTER RD
ROCHESTER MI 48309

Tax Description

L275 P171/87 L429 P270/96 L563 P492/00
L821 P843/04 UNIT 56 HAWK'S NEST
CONDOMINIUM MASTER DEED REC L253 P934/993
SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG O, UPPER, INTERIOR, 1BDRM
1BED/2BATH
UPPER TWO LEVELS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 478,649 TCV/TFA: 779.56

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	06/30/2010	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	89,300	239,300			106,917C
2025	150,000	83,500	233,500			104,107C
2024	130,000	85,200	215,200			100,977C
2023	70,000	87,700	157,700			96,169C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 110,623 E.C.F.
Total Depr Cost: 94,026 X 1.900
Estimated T.C.V: 178,649

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

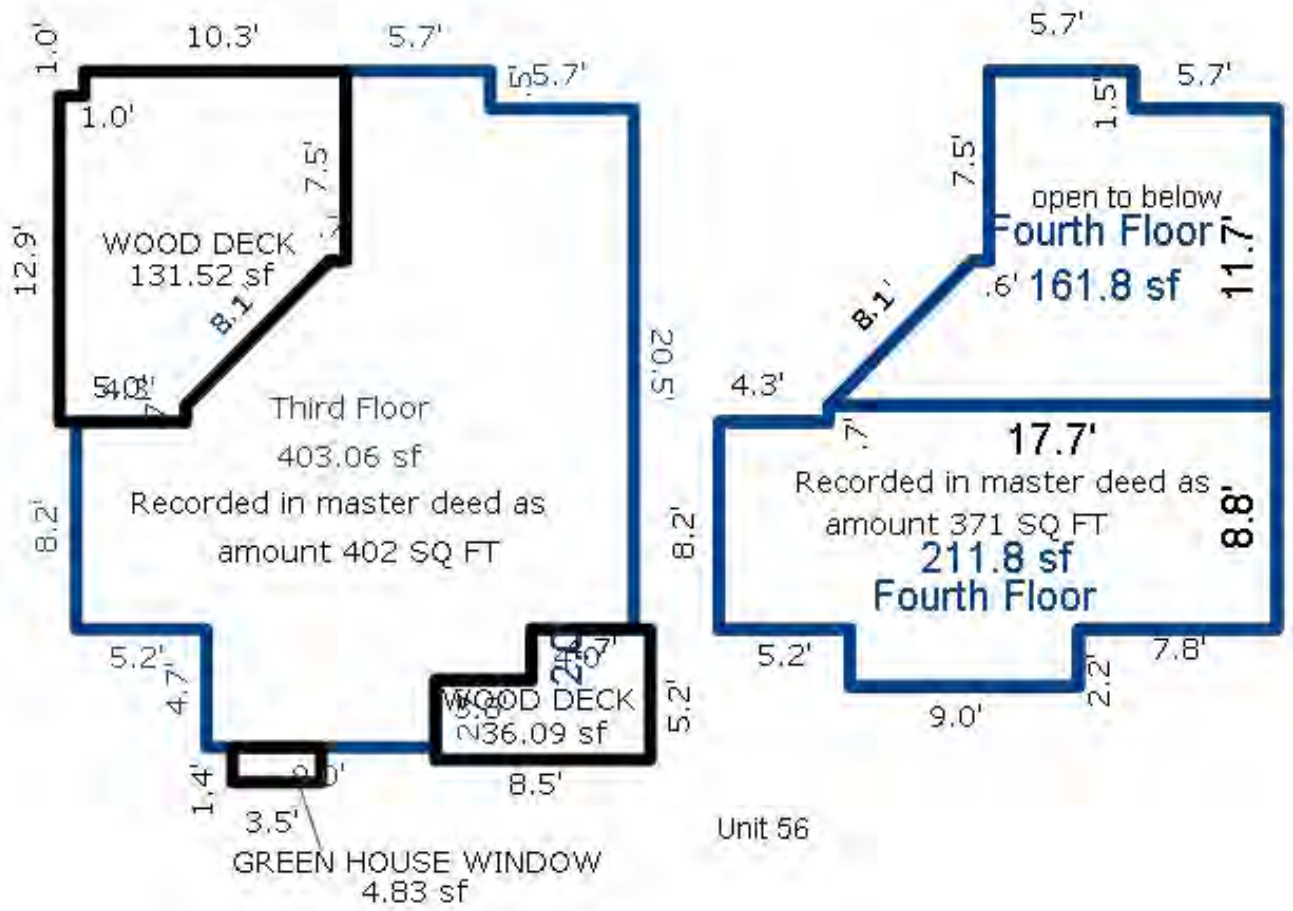
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	81,552	69,316
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	110,623	94,026

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,649

*** Information herein deemed reliable but not guaranteed***

BUILDING O



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-057-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRENAN MICHAEL & JOAN	BRENNAN MICHAEL J & JOAN E	0	03/20/2015	WD	09-FAMILY/RELATED ENTITY	1230P662	PROPERTY TRANSFER	0.0
JENCKA CHRISTOPHER G & JAN	BRENAN MICHAEL & JOAN	275,000	03/02/2012	WD	03-ARM'S LENGTH	1116P521	PROPERTY TRANSFER	100.0
YOUNG	JENCKA	112,000	08/31/1993	WD	03-ARM'S LENGTH	369:844	OTHER	0.0

Property Address

57 HAWKS NEST

Owner's Name/Address

BRENNAN MICHAEL J & JOAN E TRUST
1378 CAROL AVE
PLYMOUTH MI 48170

Tax Description

L276 P500 L369 P844/93 UNIT 57 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG O LOWER END
2BED/2BATH
LOWER TWO LEVELS

(A) LOWER FLOOR

(B) FIRST FLOOR (ENTRY)

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 518,806 TCV/TFA: 645.28

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	109,400	259,400			129,884C
2025	150,000	101,800	251,800			126,470C
2024	130,000	103,900	233,900			122,668C
2023	70,000	107,000	177,000			116,827C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2010

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 804
Total Base New : 135,500 E.C.F.
Total Depr Cost: 115,161 X 1.900
Estimated T.C.V: 218,806

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	109,451	93,019
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (1 Story)			118	7,388	6,280
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	135,500	115,161

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 218,806

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-058-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEDBETTER	WELLER	117,000	12/12/1994	WD	03-ARM'S LENGTH	397:957	OTHER	0.0

Property Address

58 HAWKS NEST

Owner's Name/Address

WELLER DEREK & ANNA
2119 VICTORIA CR
ANN ARBOR MI 48103

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 476,210 TCV/TFA: 775.59

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L274 P443 L397 P957 L412 P198-200/95 UNIT 58 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG O, UPPER, END, 1BDRM
1BED/2BATH
UPPER TWO LEVELS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	88,100	238,100			100,115C
2025	150,000	82,200	232,200			97,483C
2024	130,000	83,900	213,900			94,552C
2023	70,000	86,400	156,400			90,050C

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	10/14/2013	INSPECTED
WAS	12/24/2007	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 109,112 E.C.F.
Total Depr Cost: 92,742 X 1.900
Estimated T.C.V: 176,210

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

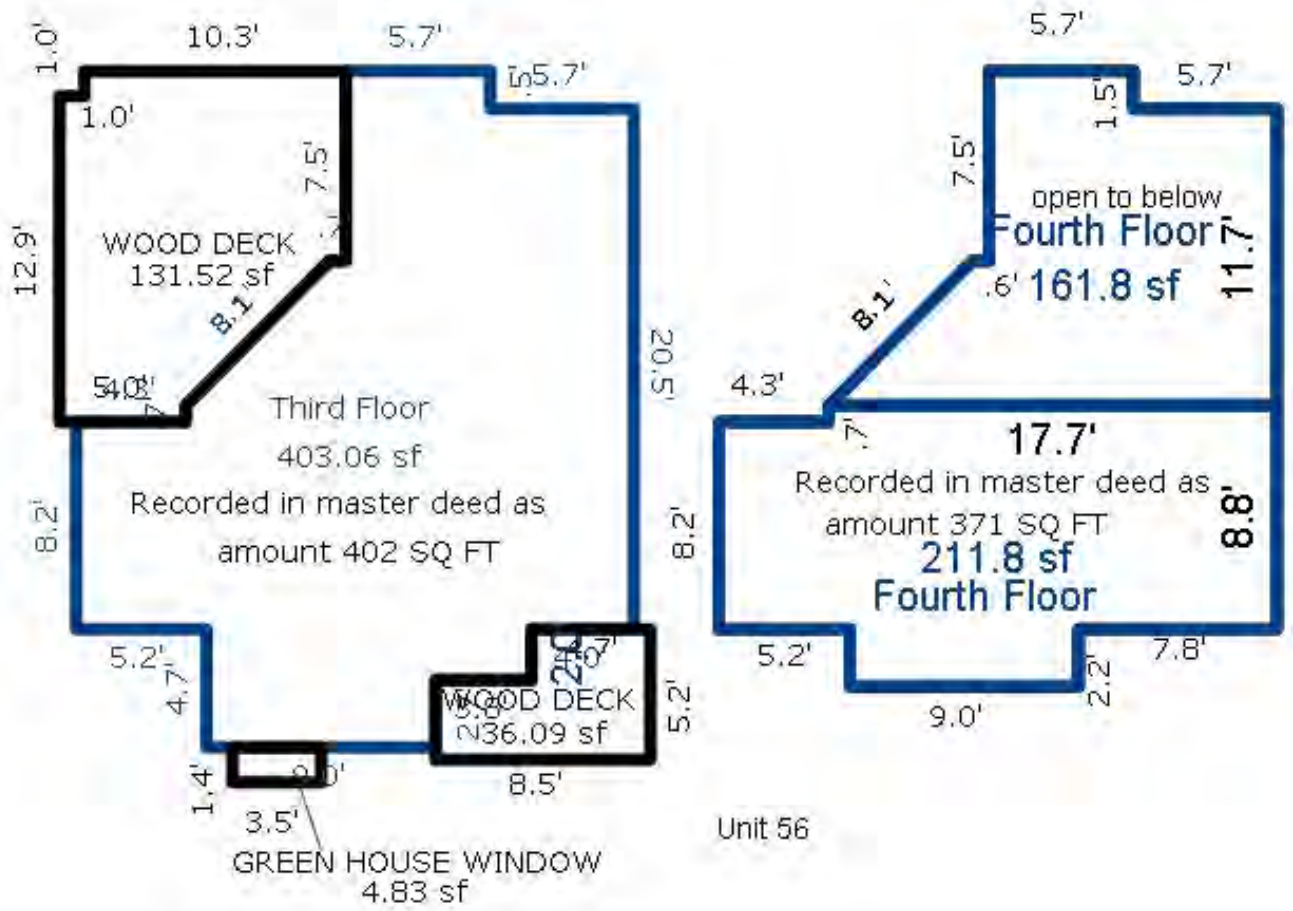
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	81,552	69,316
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	109,112	92,742

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 176,210

*** Information herein deemed reliable but not guaranteed***

BUILDING O



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-059-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTHARDT FREDERICK W & NAN	HNC #1 LLC	340,000	12/03/2015	WD	03-ARM'S LENGTH	1247P316	PROPERTY TRANSFER	100.0
KUSHNER	LUTHARDT	375,000	09/13/2002	WD	03-ARM'S LENGTH	666:323	OTHER	0.0

Property Address

59 HAWKS NEST

Owner's Name/Address

HNC #1 LLC
151 S OLD WOODWARD AVE STE 400
BIRMINGHAM MI 48009

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 625,212 TCV/TFA: 609.96

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 360K			1 Units	360000.00000		100		360,00

0.00 Total Acres Total Est. Land Value = 360,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

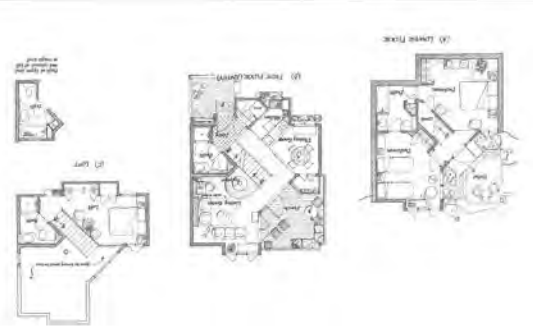
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L279 P935/87 L637 P554/02 L666 P323/02 UNIT 59 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG P, END, 2.5S
3BED/3BATH
THREE LEVELS



Who	When	What
TPC	08/07/2018	INSPECTED
TPC	12/09/2015	INSPECTED
TPC	10/14/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	180,000	132,600	312,600			186,534C
2025	200,000	123,500	323,500			181,630C
2024	150,000	126,100	276,100			176,169C
2023	100,000	129,800	229,800			167,780C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 164,206 E.C.F.
Total Depr Cost: 139,585 X 1.900
Estimated T.C.V: 265,212

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

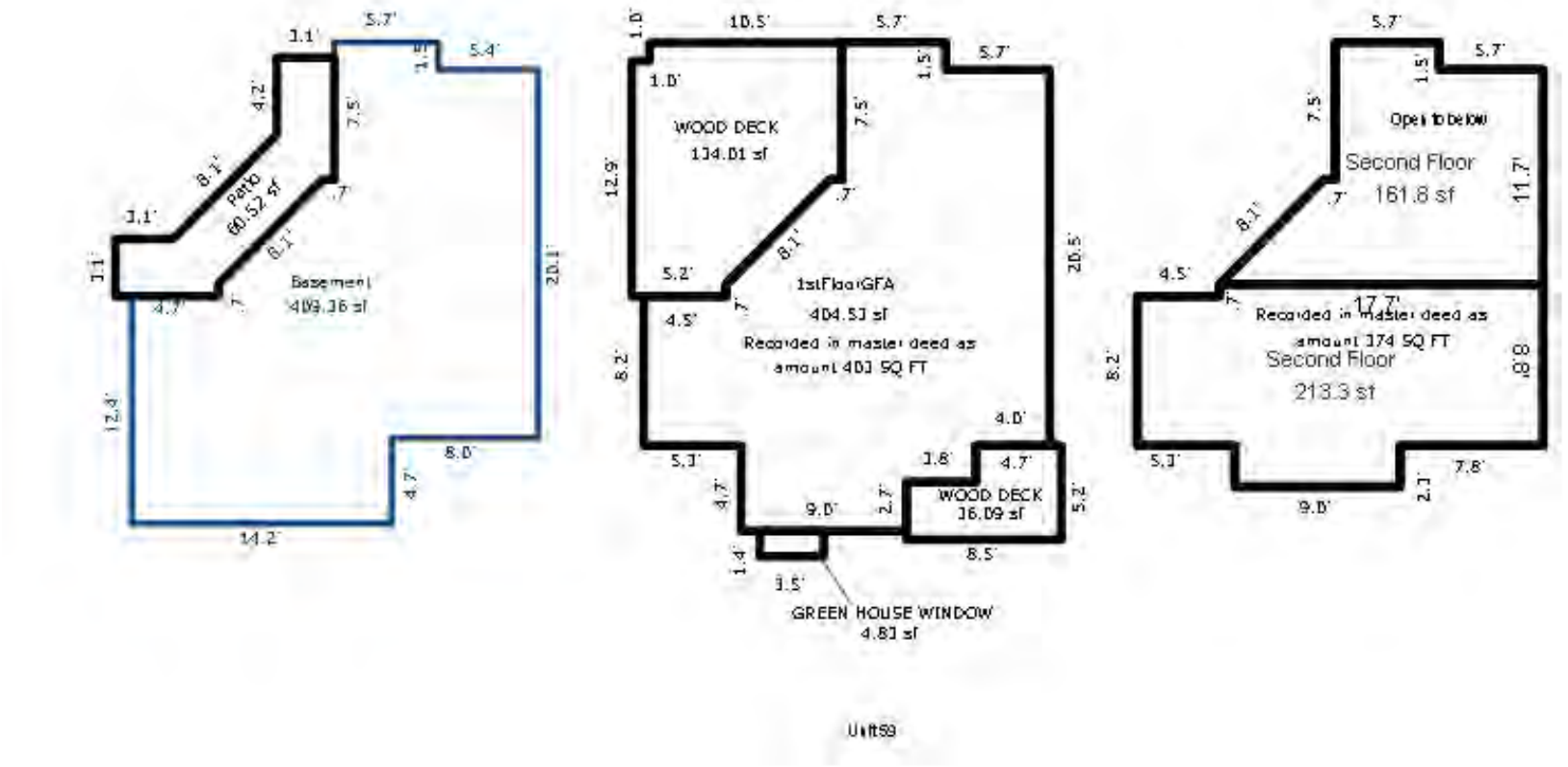
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	109,793
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	164,206	139,585

Notes: 3BDRM 3 BATH 3 LEVELS
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 265,212

*** Information herein deemed reliable but not guaranteed***

BUILDING P



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-060-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEUMEISTER GARY C & CAROL	HNC #3 LLC	230,000	05/31/2018	WD	03-ARM'S LENGTH	1330P578	PROPERTY TRANSFER	100.0
WILKE RONALD & CAROL	NEUMEISTER GARY C & CAROL	349,900	09/30/2005	WD	03-ARM'S LENGTH	874:339	OTHER	100.0
LOVE TRUST	WILKE	310,000	04/08/2002	WD	03-ARM'S LENGTH	639:841	OTHER	0.0
DOBBS	LOVE	148,000	10/04/1995	WD	03-ARM'S LENGTH	411:473	OTHER	0.0

Property Address

60 HAWKS NEST

Owner's Name/Address

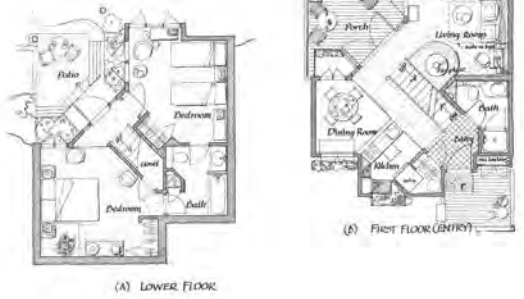
HNC #3 LLC
151 S OLD WOODWARD AVE STE 400
BIRMINGHAM MI 48009

Tax Description

L333 P25 L411 P473 L485 P39 L639 P841 L874 P339/05 UNIT 60 HAWK'S NEST CONDOMINIUM REC L253 P934-993 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG P, LOWER, INTERIOR
2BED/2BATH
LOWER TWO LEVELS



(A) LOWER FLOOR (B) FIRST FLOOR (ENTRY)

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 15
2026 Est TCV 517,516 TCV/TFA: 645.28

Building Permit(s)	Date	Number	Status
Electrical	12/20/2021	PE21-0888	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	10/19/2016	INSPECTED
TPC	10/14/2013	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Work Description for Permit PE21-0888, Issued 12/20/2021: Electrical for Residential Alteration. Consumers.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	108,800	258,800			133,730C
2025	150,000	101,200	251,200			130,215C
2024	130,000	103,300	233,300			126,300C
2023	70,000	106,300	176,300			120,286C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2022

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 401 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 802
Total Base New : 134,698 E.C.F.
Total Depr Cost: 114,482 X 1.900
Estimated T.C.V: 217,516

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

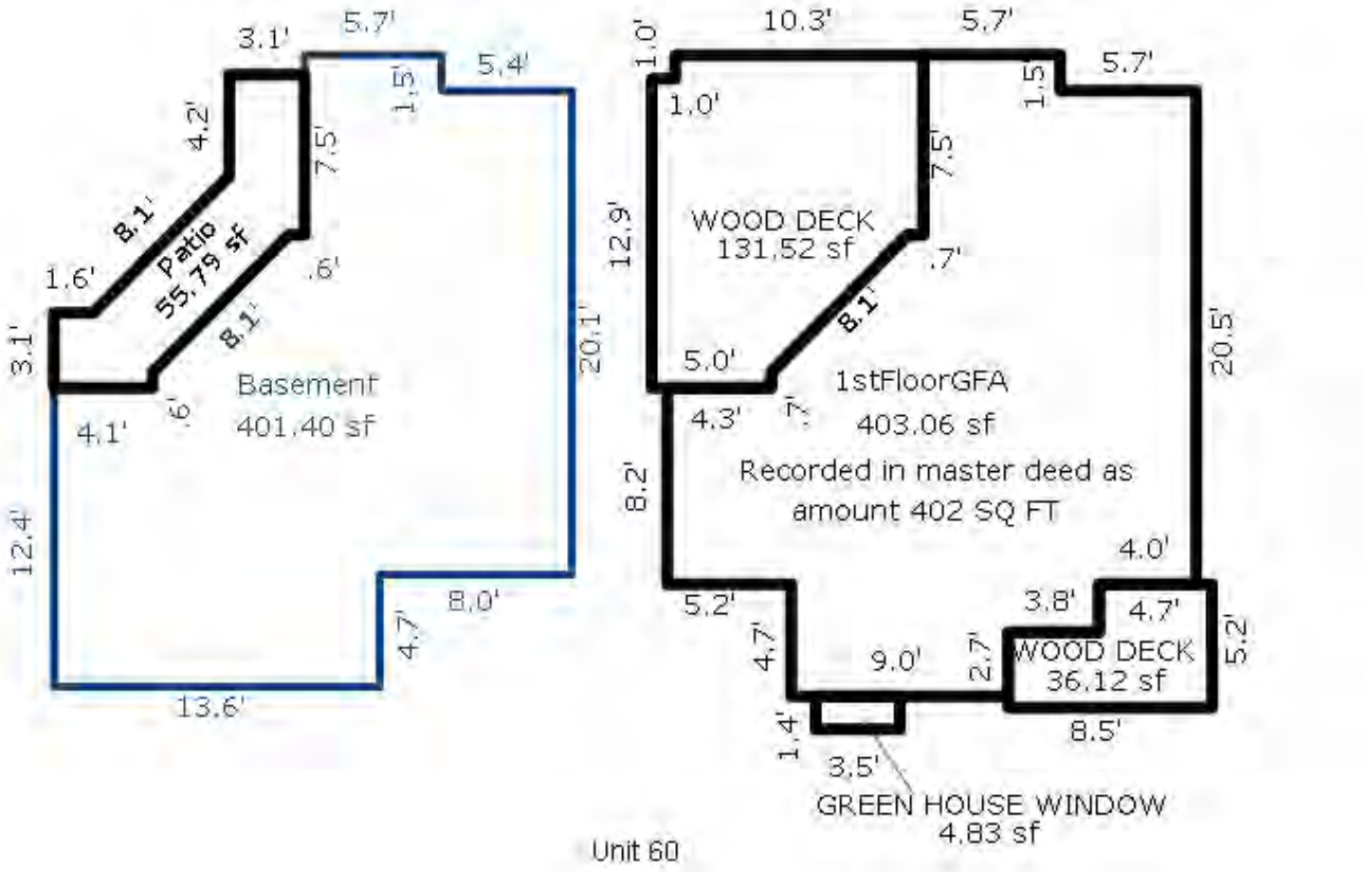
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Electric Baseboard
Ground Area = 401 SF Floor Area = 802 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	401		
			Total:	108,649	92,340
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
2 Fixture Bath			1	3,056	2,598
Porches					
WSEP (1 Story)			118	7,388	6,280
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	134,698	114,482

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 217,516

*** Information herein deemed reliable but not guaranteed***

BUILDING P



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-061-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GEORGE C KEVIN TRUST	HOLOWEIKO KAREN	0	09/29/2016	WD	09-FAMILY/RELATED ENTITY	1274P590	OTHER	50.0
HOLOWEIKO KAREN	HOLOWEIKO KAREN & JIRAK JA	0	09/29/2016	QC	09-FAMILY/RELATED ENTITY	12274P593	OTHER	0.0
HOLOWEIKO KAREN & JIRAK JA	HOLOWEIKO JIRAK JOINT TRUS	0	09/29/2016	QC	09-FAMILY/RELATED ENTITY	1274P612	OTHER	0.0
HOLOWEIKO KAREN L SINGLE	HOLOWEIKO KAREN L	0	03/12/2015	QC	09-FAMILY/RELATED ENTITY	1223P710	PROPERTY TRANSFER	0.0

Property Address

61 HAWKS NEST

Owner's Name/Address

HOLOWEIKO JIRAK JOINT TRUST
PO BOX 483
GLEN ARBOR MI 49636

Tax Description

L276 P218 L297 P396 L389 P824 L493 P815 L794 P871/04 UNIT 61 HAWK'S NEST CONDOMINIUM REC L253 P934-993 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG P, UPPER, INTERIOR, 1BDRM
1BED/2BATH
UPPER TWO LEVELS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 10/08/2018

MAP #: 15

2026 Est TCV 478,649 TCV/TFA: 779.56

Building Permit(s)	Date	Number	Status
Mechanical	10/03/2019	PM19-0760	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	10/14/2013	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Work Description for Permit PM19-0760, Issued 10/03/2019: Residential Alteration - Install wood stove

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	89,300	239,300			106,789C
2025	150,000	83,500	233,500			103,982C
2024	130,000	85,200	215,200			100,856C
2023	70,000	87,700	157,700			96,054C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 409 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 614
Total Base New : 110,623 E.C.F.
Total Depr Cost: 94,026 X 1.900
Estimated T.C.V: 178,649

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

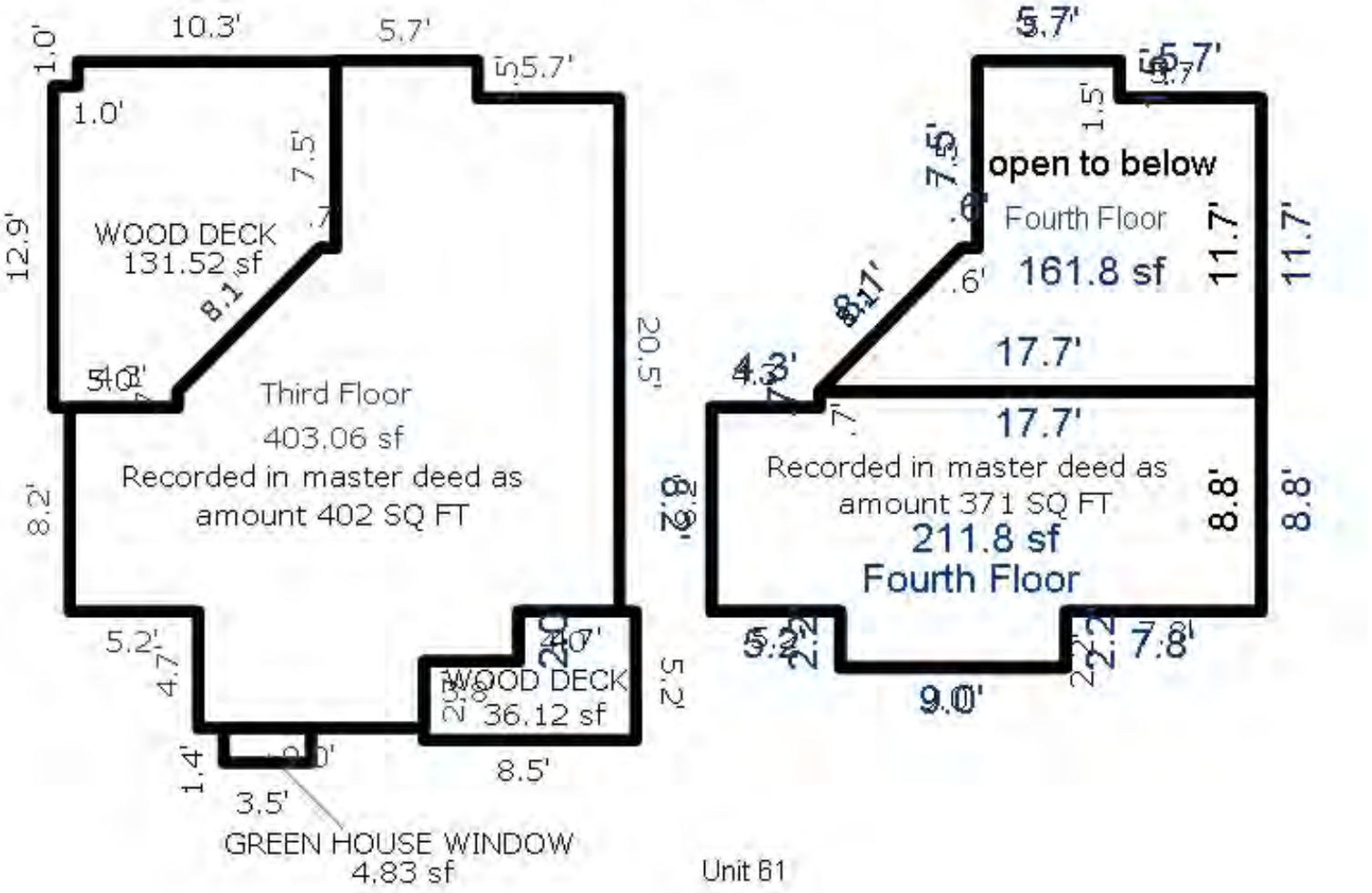
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 409 SF Floor Area = 614 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	409		
			Total:	81,552	69,316
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	110,623	94,026

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,649

*** Information herein deemed reliable but not guaranteed***

BUILDING P



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-062-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTHARDT FREDERICK W & NAN	GULA ROBERT J & CONNIE	275,000	06/15/2012	WD	03-ARM'S LENGTH	1126P844	PROPERTY TRANSFER	100.0
VANDERWALL	LUTHARDT	172,500	08/07/1998	WD	03-ARM'S LENGTH	483:811	PROPERTY TRANSFER	0.0
WARMOLTS	VANDERWALL	160,000	07/17/1997	WD	03-ARM'S LENGTH	449:102	OTHER	0.0

Property Address

62 HAWKS NEST

Owner's Name/Address

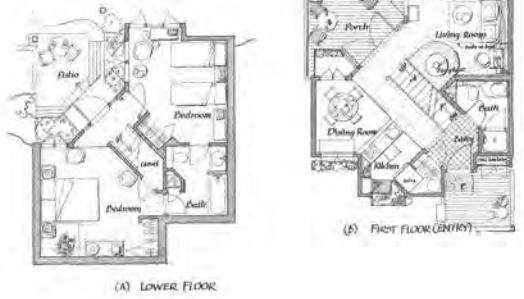
GULA ROBERT J & CONSTANCE L
5703 ALBER RD
SALINE MI 48176-9711

Tax Description

L276 P234 L410 P647 L449 P102 L483 P811 UNIT 62 HAWK'S NEST CONDOMINIUM REC L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG P, LOWER, END
2BED/2BATH
LOWER TWO LEVELS



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 536,879 TCV/TFA: 667.76

Building Permit(s)	Date	Number	Status
Commercial/Residential	06/10/2013	PB13-0160	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	10/19/2016	INSPECTED
TPC	10/14/2013	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Work Description for Permit PB13-0160, Issued 06/10/2013: Remove one window and adding two windows.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	118,400	268,400			150,808C
2025	150,000	110,300	260,300			146,844C
2024	130,000	128,800	258,800			142,429C
2023	70,000	132,500	202,500			135,647C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2013

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 9
Floor Area: 804
Total Base New : 137,011 E.C.F.
Total Depr Cost: 124,673 X 1.900
Estimated T.C.V: 236,879

(16) Porches/Decks

Area	Type
118	WSEP (1 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

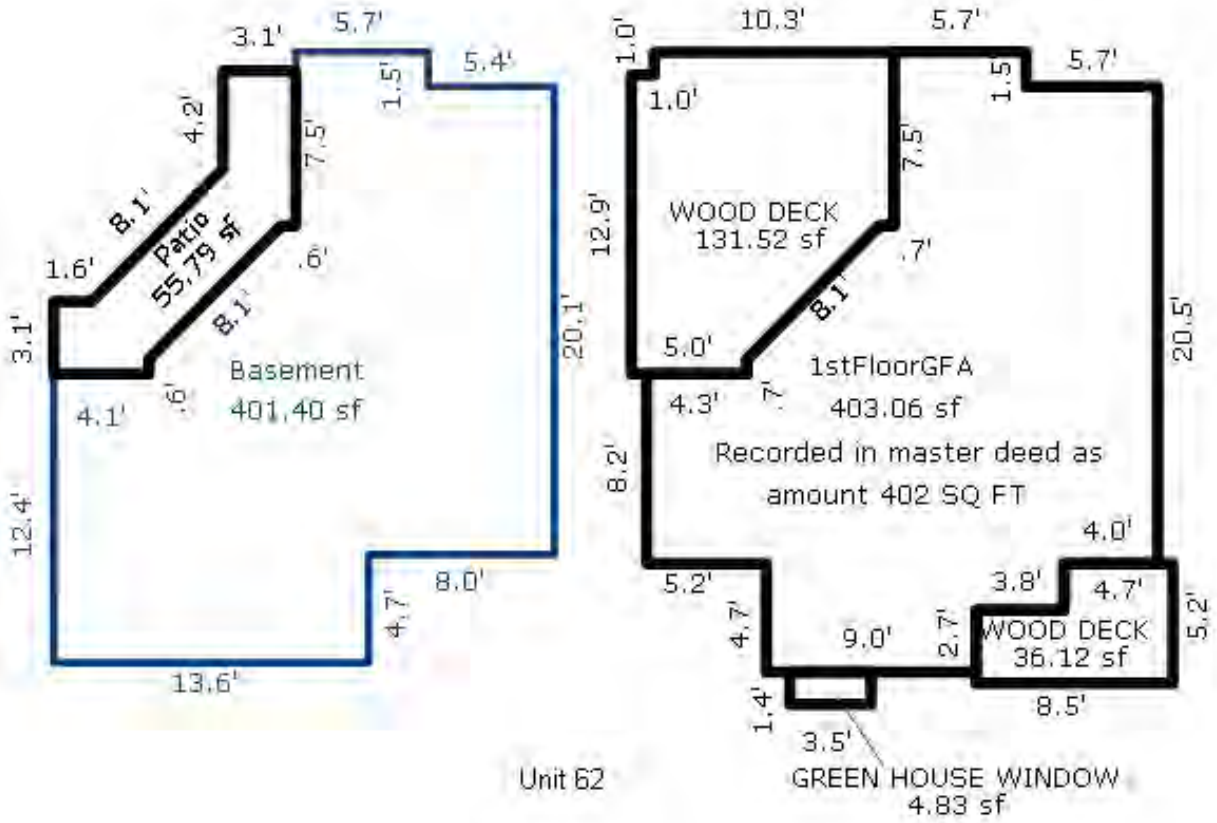
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	109,451	99,593
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,320
3 Fixture Bath			1	4,567	4,156
Porches					
WSEP (1 Story)			118	7,388	6,723
WCP (1 Story)			118	5,847	5,321
Water/Sewer					
Public Water			1	1,494	1,360
Public Sewer			1	1,494	1,360
Built-Ins					
Appliance Allow.			1	2,767	2,518
Fireplaces					
Wood Stove			1	2,552	2,322
			Totals:	137,011	124,673

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 236,879

*** Information herein deemed reliable but not guaranteed***

BUILDING P



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-063-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARSON WILLIAM MARK & ELAI	HAWKS NEST 63 LLC	215,000	07/27/2011	WD	03-ARM'S LENGTH	1090/134	PROPERTY TRANSFER	100.0
MOYAD MARK A	PARSON WILLIAM MARK & ELAI	265,000	10/31/2003	WD	03-ARM'S LENGTH	773:585	OTHER	100.0
PORTER	MOYAD	240,000	05/20/2002	WD	03-ARM'S LENGTH	645:651	OTHER	0.0
NIELSEN	PORTER	117,000	11/03/1994	WD	03-ARM'S LENGTH	396:469	OTHER	0.0

Property Address

63 HAWKS NEST

Owner's Name/Address

HAWKS NEST 63 LLC
421 CHICAGO
BRITTON MI 49229

Tax Description

L275 P930 L396 P469/94 L645 P651/02 L773 P585/03 UNIT 63 HAWK'S NEST CONDOMINIUM REC L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG P, UPPER, END, 1BDRM
1BED/2BATH
UPPER TWO LEVELS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 478,256 TCV/TFA: 781.46

Building Permit(s)	Date	Number	Status
Commercial/Residential	06/10/2013	PB13-0161	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	10/14/2013	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Work Description for Permit PB13-0161, Issued 06/10/2013: Remove one window and add three windows.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	89,100	239,100			106,917C
2025	150,000	83,300	233,300			104,107C
2024	130,000	85,000	215,000			100,977C
2023	70,000	87,500	157,500			96,169C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 408 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 612
Total Base New : 110,383 E.C.F.
Total Depr Cost: 93,819 X 1.900
Estimated T.C.V: 178,256

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

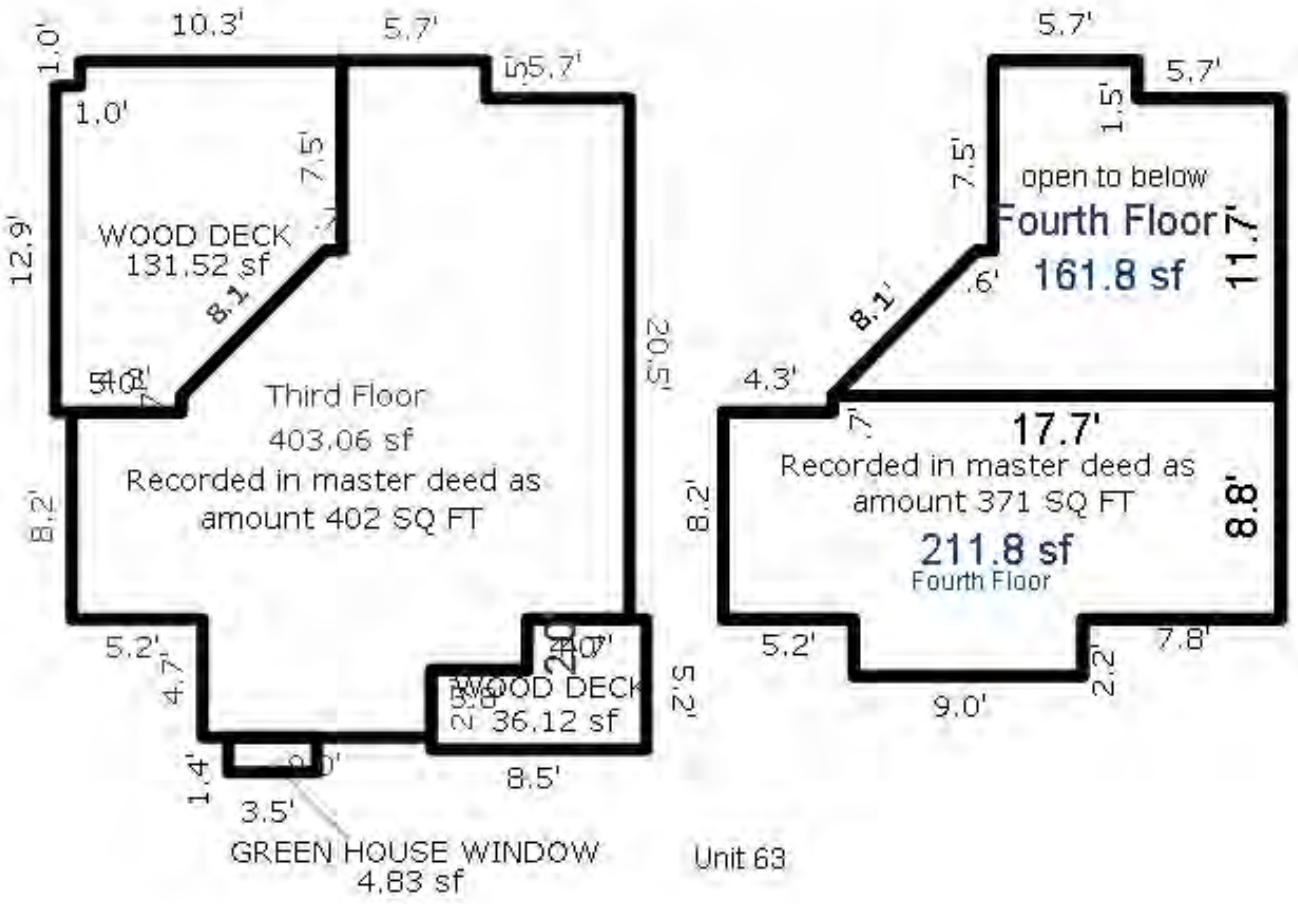
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	81,312	69,109
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	110,383	93,819

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,256

*** Information herein deemed reliable but not guaranteed***

BUILDING P



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-064-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUFFY JOHN M & RACHAEL A	LABARGE TRUST	680,000	10/07/2022	WD	03-ARM'S LENGTH	2022006046	PROPERTY TRANSFER	100.0
DUFFY JOHN& RACHAEL & DUFF	DUFFY JOHN M & RACHAEL A	0	06/07/2018	QC	09-FAMILY/RELATED ENTITY	1334P641	OTHER	0.0
DUFFY MARTIN JR A SINGLE M	DUFFY JOHN & DUFFY MAUREEN	0	02/18/2014	QC	09-FAMILY/RELATED ENTITY	1191P599	DEED	0.0
FLYNN JOSEPH M & MARY P H&	DUFFY MAUREEN & DUFFY JOHN	145,000	02/25/1993	WD	03-ARM'S LENGTH	359P424	OTHER	0.0

Property Address

64 HAWKS NEST

Owner's Name/Address

LABARGE TRUST
7264 TORY DR
HUDSONVILLE MI 49426

Tax Description

L277 P377 L359 P422-425/93 L745 P312/03 DC L745 P346/03 UNIT 64 HAWK'S NEST CONDOMINIUM REC L258 P1-27 UND 1/2 INT TO DUFFY MAUREEN UND 1/4 INT TO DUFFY JOHN UND 1/4 INT TO DUFFY MARTIN SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG Q, END 2.5S
3BED/3BATH
THREE LEVELS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 627,649 TCV/TFA: 612.34

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 360K			1 Units	360000.00000		100		360,00

0.00 Total Acres Total Est. Land Value = 360,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	180,000	133,800	313,800			256,931C
2025	200,000	124,700	324,700			250,177C
2024	150,000	127,400	277,400			242,655C
2023	100,000	131,100	231,100			231,100S

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986 NEW	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 410 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,025
Total Base New : 165,716 E.C.F.
Total Depr Cost: 140,868 X 1.900
Estimated T.C.V: 267,649

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
118	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

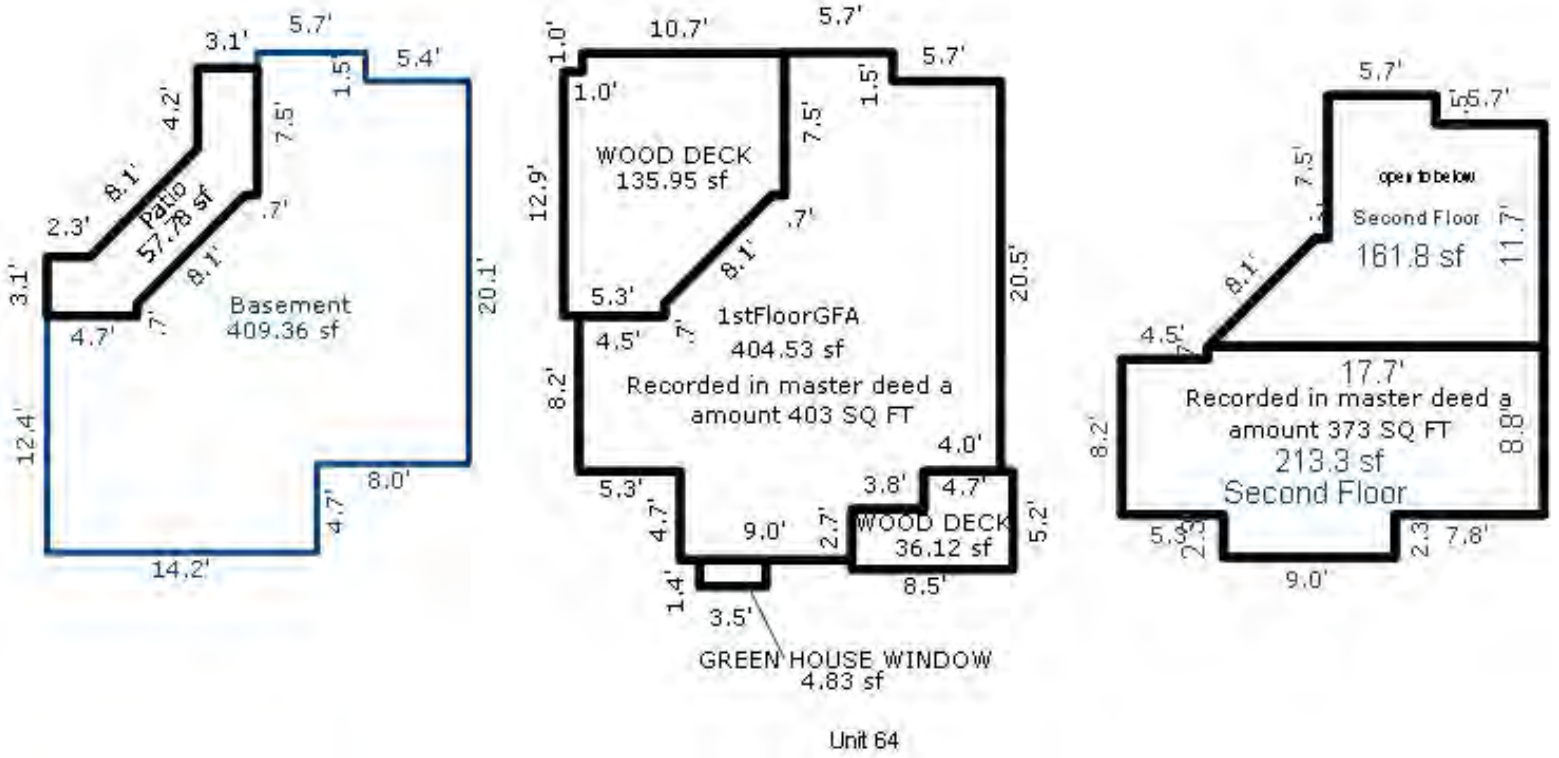
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 410 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Slab	410		
			Total:	129,157	109,793
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			2	9,133	7,763
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			118	5,847	4,970
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	165,716	140,868

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 267,649

*** Information herein deemed reliable but not guaranteed***

BUILDING Q



Unit 64

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-065-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON MARK STEVEN & MARI	MEESA INDU REKHA	267,000	10/20/2014	WD	03-ARM'S LENGTH	1212P246	PROPERTY TRANSFER	100.0
FOX LEO E & DIANNA L	JOHNSON MARK STEVEN & MARI	329,900	08/31/2004	WD	03-ARM'S LENGTH	820:500	OTHER	100.0
NODEN	FOX	190,000	01/03/2000	WD	03-ARM'S LENGTH	533:260	OTHER	0.0
SPENCER	NODEN	136,900	06/01/1991	WD	03-ARM'S LENGTH	324:724	PROPERTY TRANSFER	0.0

Property Address

65 HAWKS NEST

Owner's Name/Address

MEESA INDU REKHA
12109 CROSSWAY DR
FORT WAYNE IN 46815

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 521,246 TCV/TFA: 648.32

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

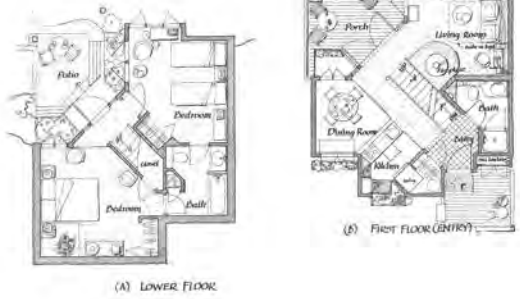
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L278 P21 L305 P381 L324 P724 L533 P260 L820 P500/04 UNIT 65 HAWK'S NEST CONDOMINIUM REC L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG Q, LOWER 2 FLOORS, INTERIOR
2BED/2BATH
LOWER TWO LEVELS



(A) LOWER FLOOR (B) FIRST FLOOR (ENTRY)

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	110,600	260,600			131,542C
2025	150,000	103,000	253,000			128,084C
2024	130,000	105,200	235,200			124,233C
2023	70,000	108,300	178,300			118,318C

Who	When	What
WAS	12/24/2007	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2001

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 804
Total Base New : 137,011 E.C.F.
Total Depr Cost: 116,445 X 1.900
Estimated T.C.V: 221,246

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

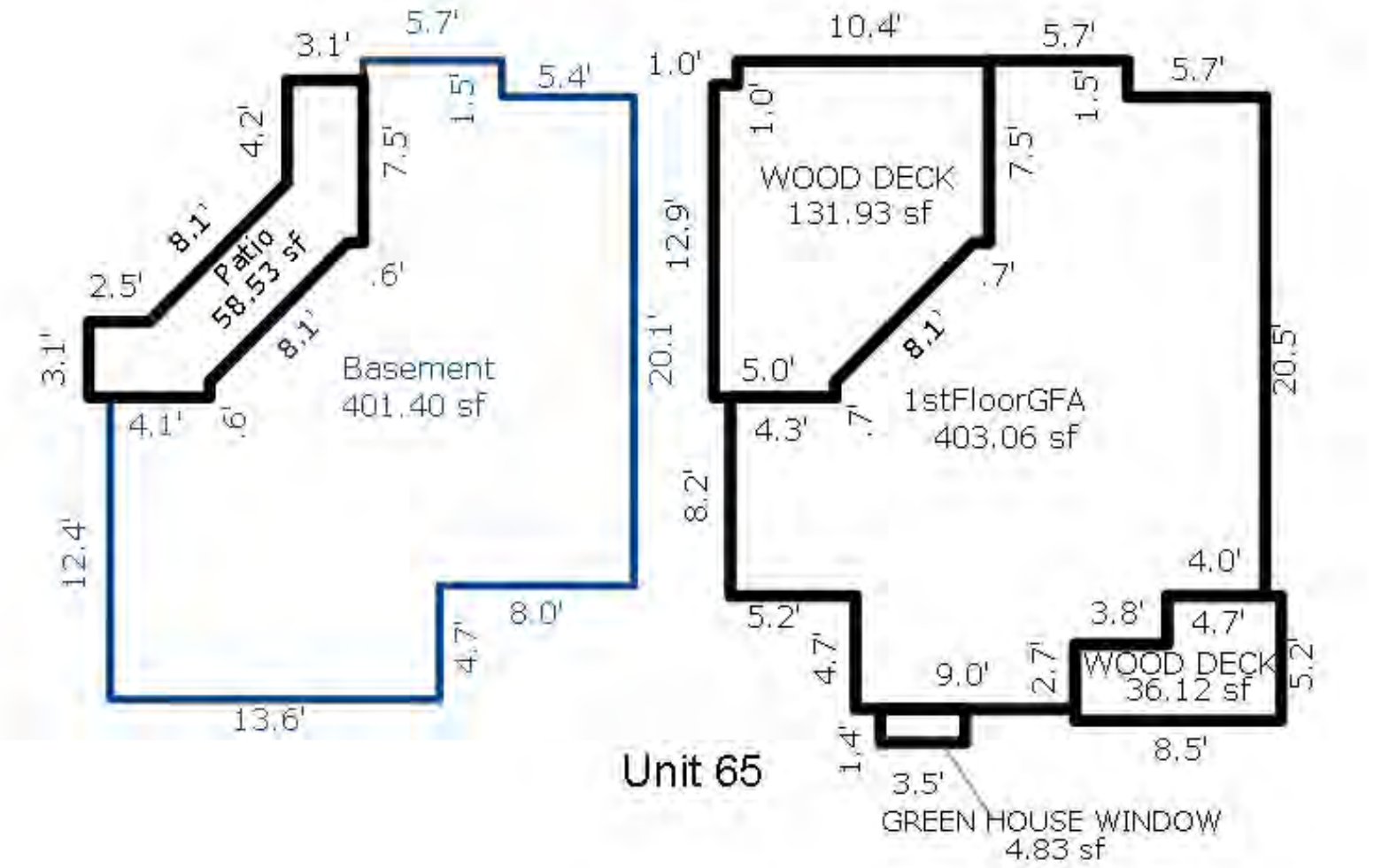
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	109,451	93,019
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WCP (1 Story)			118	5,847	4,970
WSEP (1 Story)			118	7,388	6,280
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	137,011	116,445

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 221,246

*** Information herein deemed reliable but not guaranteed***

BUILDING Q



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-066-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALM WILLIAM P & KIMBERLY S	LEAHY JOHN M & CATHY J	520,000	07/01/2022	WD	03-ARM'S LENGTH	2022003879	PROPERTY TRANSFER	100.0
MORICAL JAMES M & JOANN H	ALM WILLIAM P & KIMBERLY S	215,000	06/10/2011	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
DRASBA	MORICAL	162,500	06/18/1999	WD	03-ARM'S LENGTH	516:70	PROPERTY TRANSFER	0.0

Property Address

66 HAWKS NEST

Owner's Name/Address

LEAHY JOHN M & CATHY J
2222 W MARKET ST
LIMA OH 45805

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 538,256 TCV/TFA: 879.50

Building Permit(s)	Date	Number	Status
Mechanical	03/26/2012	PM12-0094	
Electrical	03/15/2012	PE12-0068	
Mechanical	03/15/2012	PM12-0089	
Plumbing	03/15/2012	PP12-0050	

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS HAWKS NEST 360K			1 Units	360000.00000		100		360,00

0.00 Total Acres Total Est. Land Value = 360,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

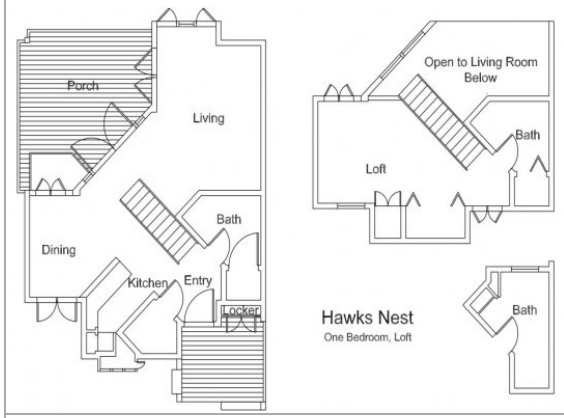
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L277 P241 L285 P887 L516 P070/99 UNIT 66 HAWK'S NEST CONDOMINIUM REC L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG Q, UPPER & LOFT, INTERIOR, 1BDRM 1BED/2BATH
UPPER TWO LEVELS



Work Description for Permit PM12-0094, Issued 03/26/2012: MECHANICAL RESIDENTIAL ALTERATION - REPLACE WOOD BURNING STOVE:PB12-0026
Work Description for Permit PE12-0068, Issued 03/15/2012: Residential electrical alterations:PB12-0026
Work Description for Permit PM12-0089, Issued 03/15/2012: Mechanical alterations for single family dwelling: vent range hood, 2 bath fans and 1 dryer vent hood. PB12-00026
Work Description for Permit PP12-0050, Issued 03/15/2012: Residential plumbing alteration:PB12-0026
Work Description for Permit PB12-0026, Issued 03/14/2012: Interior alteration to residential condominium; main floor 324 sq.ft., second floor 284 sq.ft.

Who	When	What
TPC	08/03/2018	INSPECTED
TPC	01/02/2013	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	180,000	89,100	269,100			206,901C
2025	200,000	83,300	283,300			201,462C
2024	130,000	112,900	242,900			195,405C
2023	70,000	116,100	186,100			186,100S

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2012

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 408 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 612
Total Base New : 110,383 E.C.F.
Total Depr Cost: 93,819 X 1.900
Estimated T.C.V: 178,256

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

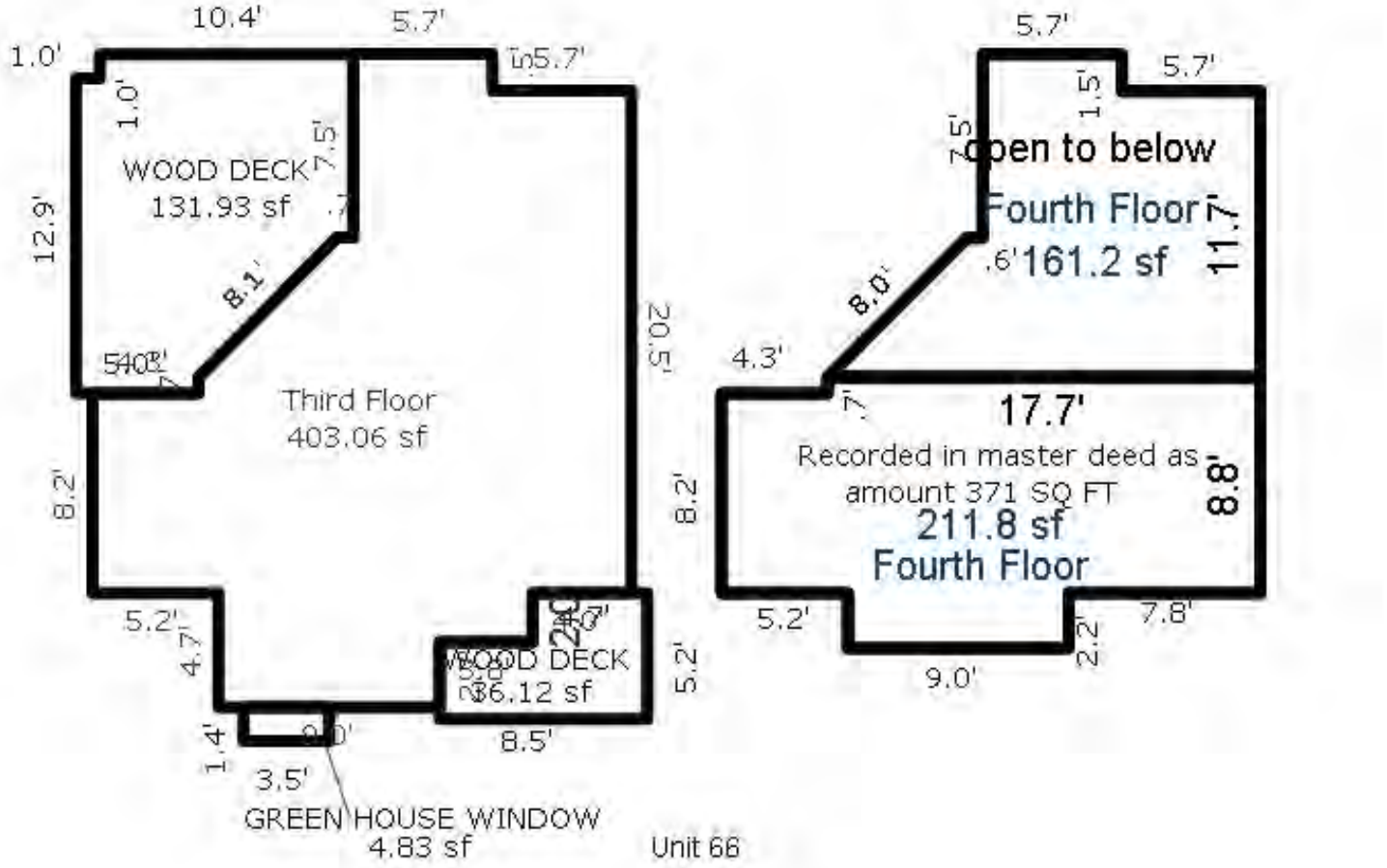
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 408 SF Floor Area = 612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	408		
			Total:	81,312	69,109
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WSEP (2 Story)			118	11,821	10,048
WCP (1 Story)			40	2,925	2,486
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Wood Stove			1	2,552	2,169
			Totals:	110,383	93,819

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 178,256

*** Information herein deemed reliable but not guaranteed***

BUILDING Q



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-067-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAWKS NEST 67 LLC	GULA ROBERT J & & CONSTANC	275,000	11/30/2012	WD	03-ARM'S LENGTH	1146P428	PROPERTY TRANSFER	100.0
BALAZOVIC ALBERT M & DEBRA	HAWKS NEST 67 LLC	252,000	06/27/2011	WD	03-ARM'S LENGTH	1089-499	PROPERTY TRANSFER	100.0
BOWMAN	BALAZOVIC	320,000	12/02/2002	WD	03-ARM'S LENGTH	687:251	PROPERTY TRANSFER	0.0
VANCLEAVE & CLOWERS	BOWMAN	160,000	09/26/1997	WD	03-ARM'S LENGTH	454:123	PROPERTY TRANSFER	0.0

Property Address

67 HAWKS NEST

Owner's Name/Address

GULA ROBERT J & CONSTANCE L
5703 ALBER RD
SALINE MI 48176

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 536,879 TCV/TFA: 667.76

Building Permit(s)	Date	Number	Status
Commercial/Residential	06/10/2013	PB13-0162	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

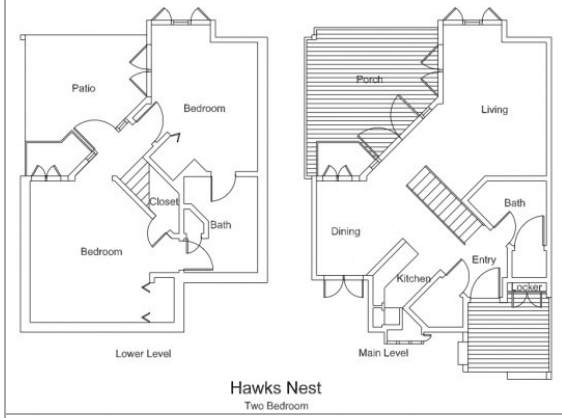
Work Description for Permit PB13-0162, Issued 06/10/2013: Removing one window and adding two windows.

Tax Description

L276 P850 L314 P276 L454 P123/97 L687 P251/02 UNIT 67 HAWK'S NEST CONDOMINIUM REC IN L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG Q, LOWER 2 FLOORS, END LAKE VIEW
2BED/2BATH
LOWER TWO LEVELS



Hawks Nest
Two Bedroom

Who	When	What
TPC	08/03/2018	INSPECTED
WAS	12/24/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	118,400	268,400			150,808C
2025	150,000	110,300	260,300			146,844C
2024	130,000	128,800	258,800			142,429C
2023	70,000	132,500	202,500			135,647C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2005 2013

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 402 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 9
Floor Area: 804
Total Base New : 137,011 E.C.F.
Total Depr Cost: 124,673 X 1.900
Estimated T.C.V: 236,879

(16) Porches/Decks

Area	Type
118	WCP (1 Story)
118	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

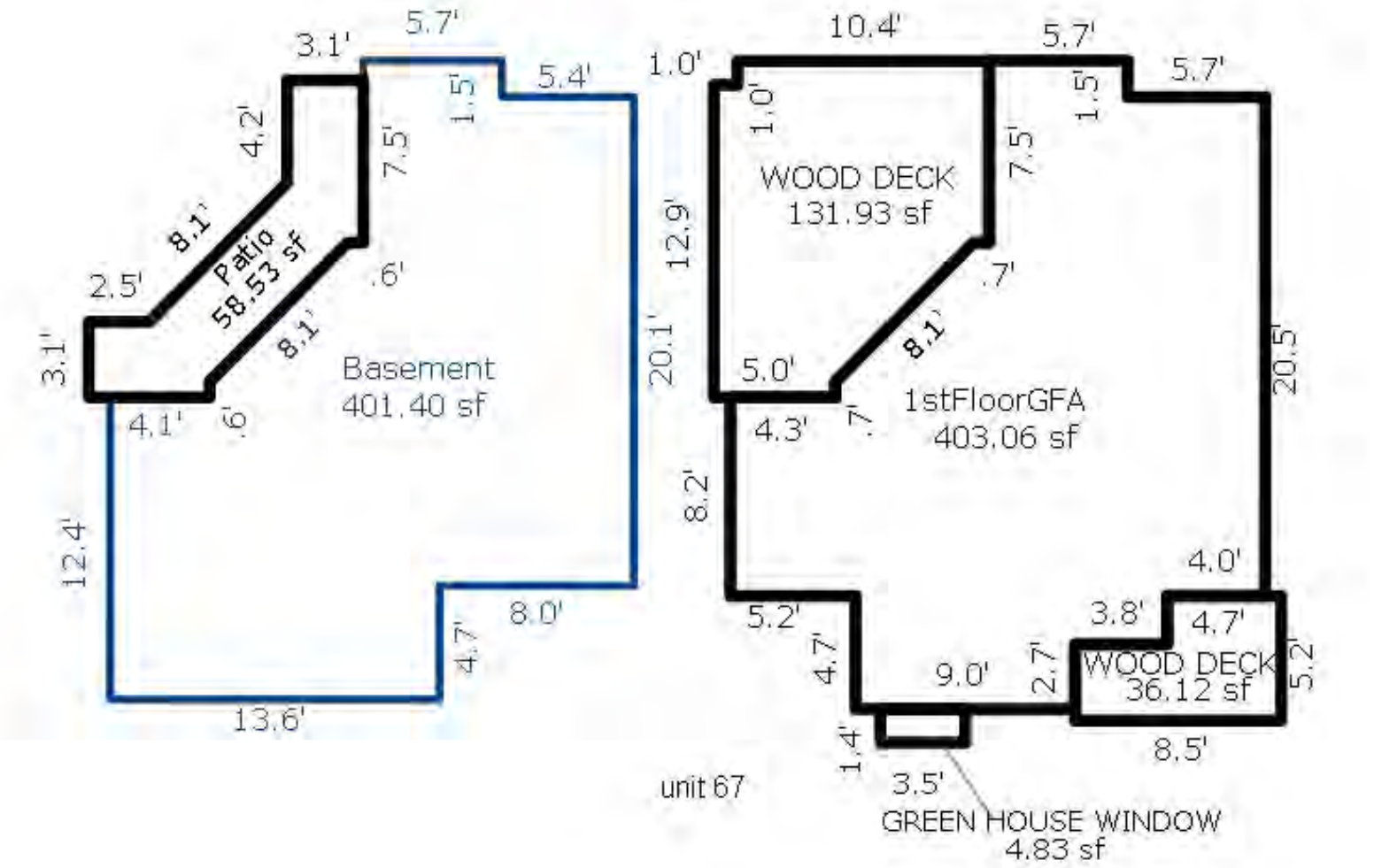
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	402		
			Total:	109,451	99,593
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,320
3 Fixture Bath			1	4,567	4,156
Porches					
WCP (1 Story)			118	5,847	5,321
WSEP (1 Story)			118	7,388	6,723
Water/Sewer					
Public Water			1	1,494	1,360
Public Sewer			1	1,494	1,360
Built-Ins					
Appliance Allow.			1	2,767	2,518
Fireplaces					
Wood Stove			1	2,552	2,322
			Totals:	137,011	124,673

Notes:
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 236,879

*** Information herein deemed reliable but not guaranteed***

BUILDING Q



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-715-068-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WORMAN GARY L & MARK K	GULA ROBERT J & CONSTANCE	260,000	01/09/2014	WD	03-ARM'S LENGTH	1189P166	PROPERTY TRANSFER	100.0
CAMPANA THOMAS L & MARTHA	WORMAN GARY L & MARK K	258,000	09/10/2008	WD	03-ARM'S LENGTH	2008 987/717WD	DEED	100.0
SCHULD MARY JO &	CAMPANA THOMAS L & MARTHA	279,000	10/15/2004	WD	03-ARM'S LENGTH	827:701	OTHER	100.0
ZIMMERMAN	SCHULD	225,000	10/29/2001	WD	03-ARM'S LENGTH	608:689	PROPERTY TRANSFER	0.0

Property Address

68 HAWKS NEST

Owner's Name/Address

GULA ROBERT J & CONSTANCE L
5703 ALBER RD
SALINE MI 48176

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 15

2026 Est TCV 491,573 TCV/TFA: 795.43

Building Permit(s)	Date	Number	Status
Plumbing	06/02/2014	PP14-0113	
Mechanical	05/29/2014	PM14-0226	
Electrical	05/22/2014	PE14-0183	
Commercial/Residential	03/12/2014	PB14-0034	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H715.H715 HAWKS NEST CONDOS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H715 HAWKS RIDGE&<1000SQFT			1 Units	300000.00000		100		300,00

0.00 Total Acres Total Est. Land Value = 300,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L276 P623 L355 P492 L390 P808/94 L608 P689/01 L639 P570/02 L827 P701/04 UNIT 68 HAWK'S NEST CONDOMINIUM REC L258 P1-27 SEC 14 T29N R14W. 2ND AMENDMENT L931P103

Comments/Influences

BLDG Q, UPPER&LOFT, END 1BDRM2BATH
1BED/2BATH
UPPER TWO LEVELS

Work Description for Permit PP14-0113, Issued 06/02/2014: Commercial/Residential Plumbing Alteration:PB14-0034
Work Description for Permit PM14-0226, Issued 05/29/2014: Commercial/Residential Alteration - 2 Bath Fan Vents:PB14-0034
Work Description for Permit PE14-0183, Issued 05/22/2014: Commercial/Residential Electric for Remodel:PB14-0034
Work Description for Permit PB14-0034, Issued 03/12/2014: Remove and replace one window and add three windows.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	150,000	95,800	245,800			123,888C
2025	150,000	89,400	239,400			120,631C
2024	130,000	108,500	238,500			117,004C
2023	70,000	111,600	181,600			111,433C

Who	When	What
TPC	09/23/2014	INSPECTED
WAS	12/24/2007	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1986	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 412 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 8
Floor Area: 618
Total Base New : 109,597 E.C.F.
Total Depr Cost: 100,828 X 1.900
Estimated T.C.V: 191,573

(16) Porches/Decks

Area	Type
118	WSEP (2 Story)
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

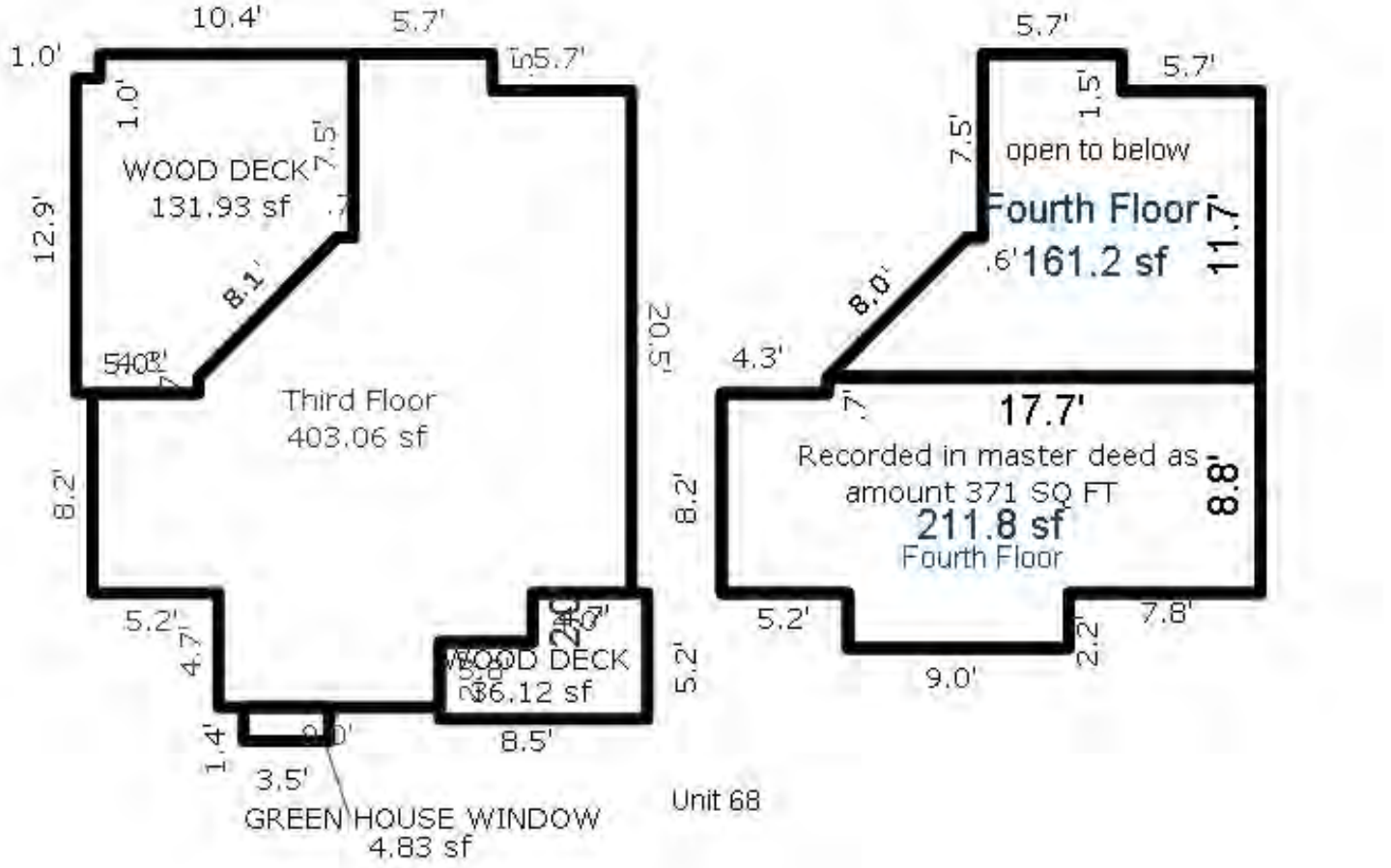
Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C 10 Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Air w/ Ducts
Ground Area = 412 SF Floor Area = 618 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	412		
			Total:	82,037	75,473
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,335
2 Fixture Bath			1	3,056	2,812
Porches					
WSEP (2 Story)			118	11,821	10,875
WCP (1 Story)			40	2,925	2,691
Water/Sewer					
Public Water			1	1,494	1,374
Public Sewer			1	1,494	1,374
Built-Ins					
Appliance Allow.			1	2,767	2,546
Fireplaces					
Wood Stove			1	2,552	2,348
			Totals:	109,597	100,828

Notes: LOFT
EXTENSIVE REMOD
ECF (H715 HAWKS NEST CONDOS HOMESTEAD) 1.900 => TCV: 191,573

*** Information herein deemed reliable but not guaranteed***

BUILDING Q



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BACKUS JOSEPH B & BARBARA	BACKUS JOSEPH B & BARBARA	1	04/03/2019	QC	09-FAMILY/RELATED ENTITY	1354P988	PROPERTY TRANSFER	0.0
CHMIEL IZME TRUST	BACKUS JOSEPH B & BARBARA	0	08/23/1988	MLC	03-ARM'S LENGTH	291P42	DEED	0.0

Property Address

6154 S TAMARACK LN

Owner's Name/Address

BACKUS JOSEPH B & BARBARA L
985 LAKE RIDGE DR UNIT #5
TRAVERSE CITY MI 49684

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2026 Est TCV 1,355,272 TCV/TFA: 1371.7

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4080.4080 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	53.00	1047.91	1.0000	1.1061	21000	100		1,231,122
53 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	1,231,122

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.83	70	50	1,079

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,579

Public Improvements

	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L291 P42/88 L386 P367/94 GA 797 VINCENT STOCKS PLAT OF LOT 1 HILL CREEK SUBDIVISION LIBER 3 OF PLATS SEC 25 T29N R14W.

Comments/Influences

Who	When	What
TPC	04/03/2019	INSPECTED
TPC	04/18/2013	INSPECTED
WAS	11/03/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	615,600	62,000	677,600			227,111C
2025	586,200	59,600	645,800			221,141C
2024	605,800	58,600	664,400			214,492C
2023	510,200	44,400	554,600			204,279C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1965	0

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Tile

(7) Excavation

Basement: 0 S.F.
Crawl: 988 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 988
Total Base New : 148,848 E.C.F.
Total Depr Cost: 44,656 X 2.700
Estimated T.C.V: 120,571

(16) Porches/Decks

Area	Type
304	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

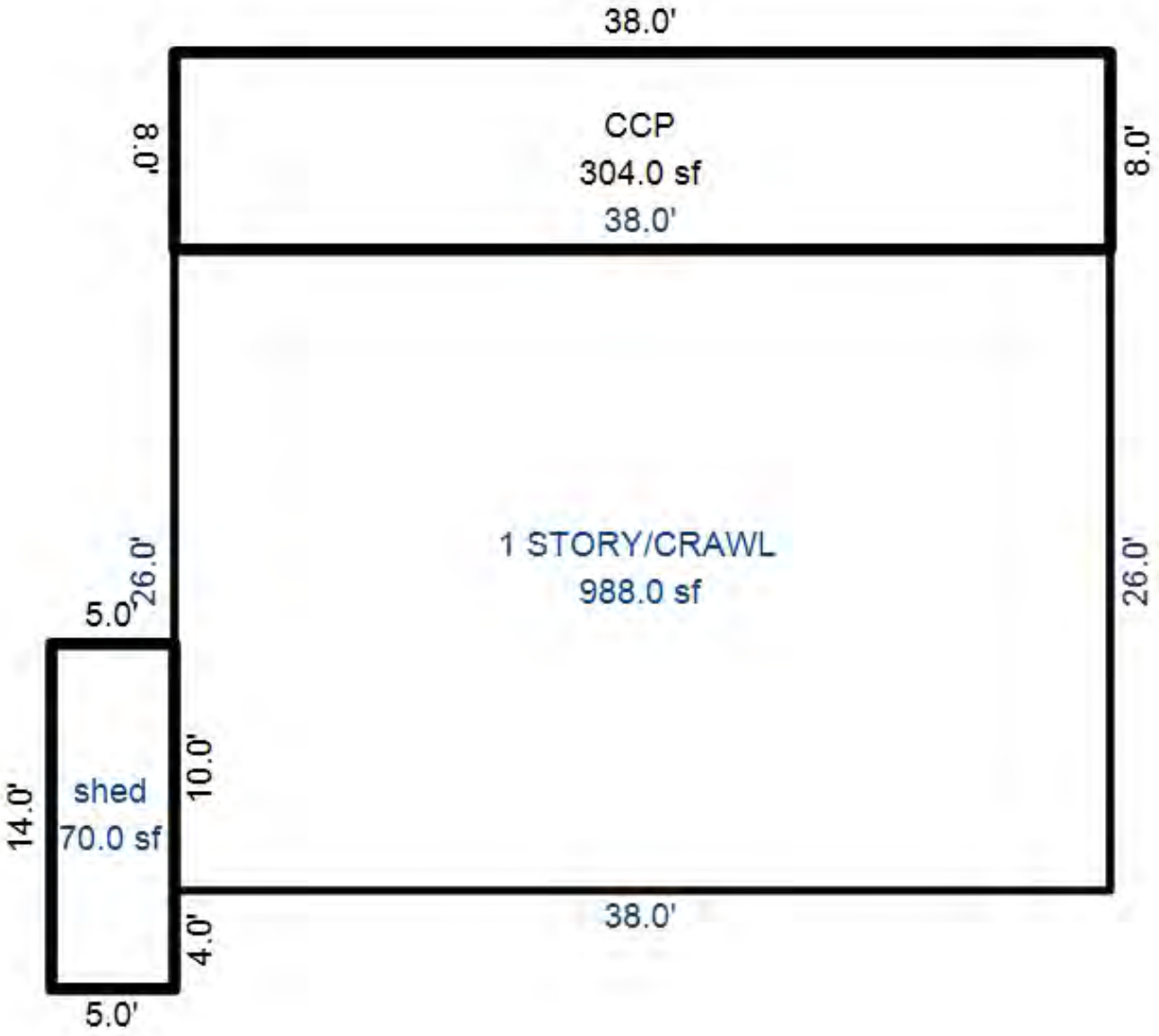
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1965
(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 988 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/50/100/100/30
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	988		
			Total:	123,705	37,112
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,209	363
2 Fixture Bath			1	2,552	766
Water/Sewer					
1000 Gal Septic			1	4,473	1,342
Water Well, 100 Feet			1	5,522	1,657
Porches					
CCP (1 Story)			304	7,263	2,179
Built-Ins					
Appliance Allow.			1	1,934	580
Fireplaces					
Prefab 1 Story			1	2,190	657
			Totals:	148,848	44,656

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 120,571

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHICK LOIS ANN TRUST	CHICK LYLE E	0	09/16/2022	QC	09-FAMILY/RELATED ENTITY	2022005601	PROPERTY TRANSFER	0.0
CHICK ANN ESTATE	CHICK LOIS ANN TRUST	0	09/09/2022	QC	08-ESTATE	2022005600	PROPERTY TRANSFER	0.0
CHICK LYLE E & CHICK LOIS	CHICK LYLE E TRUST	0	09/09/2022	WD	09-FAMILY/RELATED ENTITY	2022005602	PROPERTY TRANSFER	0.0

Property Address

6156 S TAMARACK LN

Owner's Name/Address

CHICK LYLE E TRUST &
CHICK LOIS ANN TRUST
1643 RIDGEWOOD DR
EAST LANSING MI 48823

Tax Description

L519 P639/99 LOT 2 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2026 Est TCV 2,180,410 TCV/TFA: 973.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/18/2013	INSPECTED
WAS	11/03/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	250.00	1.0000	0.7731	21000	100		1,623,416
100 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	1,623,416

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	811,700	278,500	1,090,200			459,577C
2025	773,100	271,800	1,044,900			447,495C
2024	798,900	267,300	1,066,200			434,040C
2023	672,700	201,600	874,300			413,372C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1967	0

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1280 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 40
Floor Area: 2,240
Total Base New : 340,738 E.C.F.
Total Depr Cost: 204,442 X 2.700
Estimated T.C.V: 551,994

(16) Porches/Decks

Area	Type
396	Treated Wood

(17) Garage

Year Built: 1989
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

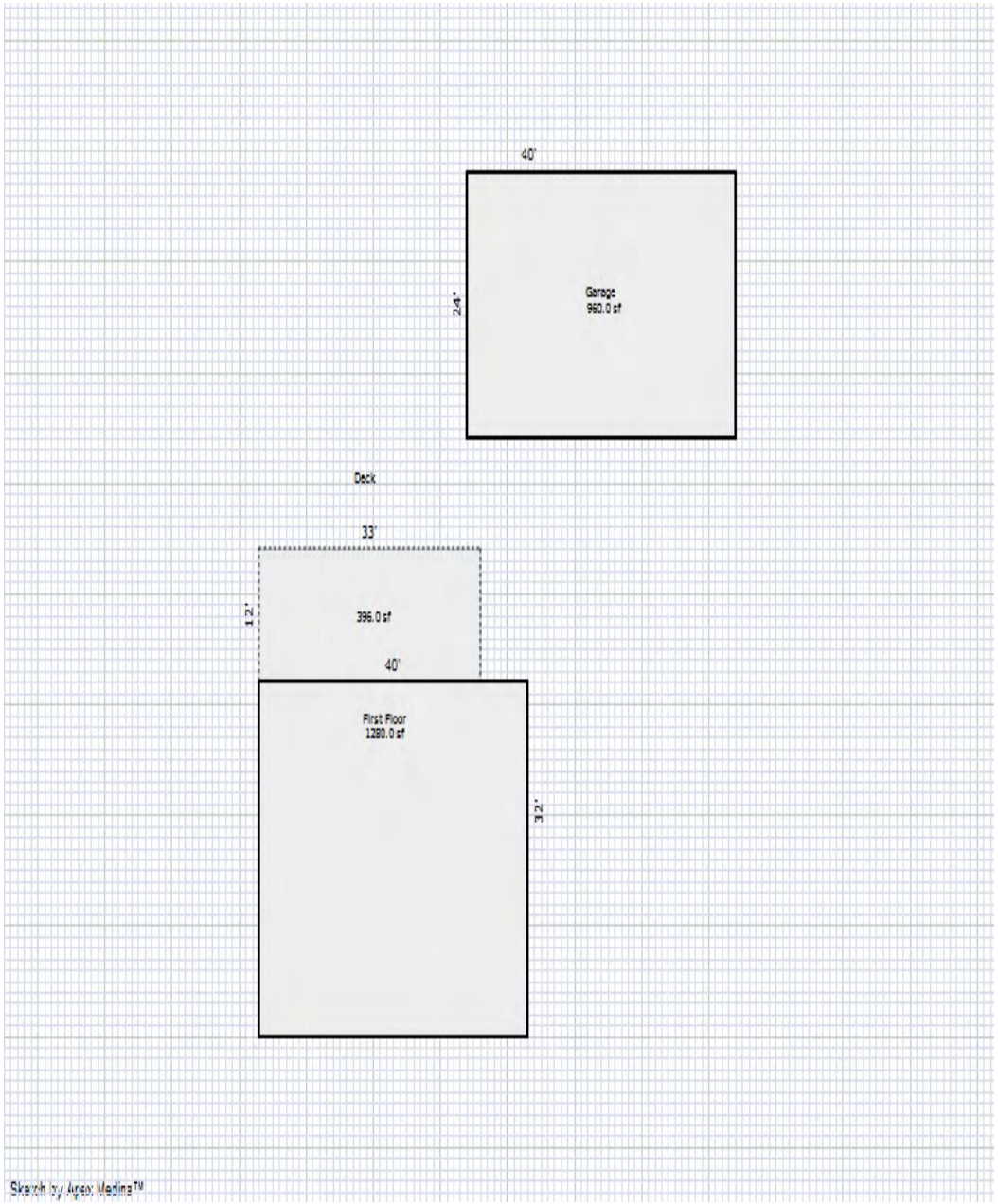
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1967
(11) Heating System: Electric Baseboard
Ground Area = 1280 SF Floor Area = 2240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,280		
1 Story	Siding	Overhang	960		
			Total:	260,513	156,307
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	871
3 Fixture Bath			2	9,133	5,480
Water/Sewer					
1000 Gal Septic			1	4,782	2,869
Water Well, 100 Feet			1	5,847	3,508
Deck					
Treated Wood			396	6,368	3,821
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			960	42,826	25,696
Door Opener			1	537	322
Built-Ins					
Appliance Allow.			1	2,767	1,660
Fireplaces					
Exterior 1 Story			1	6,514	3,908
			Totals:	340,738	204,442

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 551,994

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
6158 S TAMARACK LN

Owner's Name/Address
EGAN THOMAS M & ROSEMARY W 6158 S TAMARACK LN MAPLE CITY MI 49664

Tax Description
L298 P849/89 LOT 3 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 05/10/1994
MAP #: 48
2026 Est TCV 2,183,627 TCV/TFA: 1066.2

Building Permit(s)	Date	Number	Status
Mechanical	05/12/2021	PM21-0396	100% FINIS

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/17/2013	INSPECTED
WAS	11/16/2009	INSPECTED
WAS	11/03/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	248.00	1.0000	0.7715	21000	100		1,620,159
100 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	1,620,159

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	47.90	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
BOAT HOIST	2,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PM21-0396, Issued 05/12/2021: Residential Alteration - Install unit heater and gas stove

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	810,100	281,700	1,091,800			390,489C
2025	771,500	270,000	1,041,500			380,223C
2024	797,200	265,600	1,062,800			368,791C
2023	671,400	200,300	871,700			351,230C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: A-FRAME

Yr Built	Remodeled
1970	1989

Condition: Average

Room List

	Basement
3	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min	

Size of Closets

X	Lg		Ord		Small	

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Ceramic Til
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1024 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
1	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C -5
Effec. Age: 35
Floor Area: 2,048
Total Base New : 318,244 E.C.F.
Total Depr Cost: 206,840 X 2.700
Estimated T.C.V: 558,468

(16) Porches/Decks

Area	Type
1024	WPP
248	WPP
52	Wood Balcony
24	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage: 3 Car

Carport Area:
Roof:

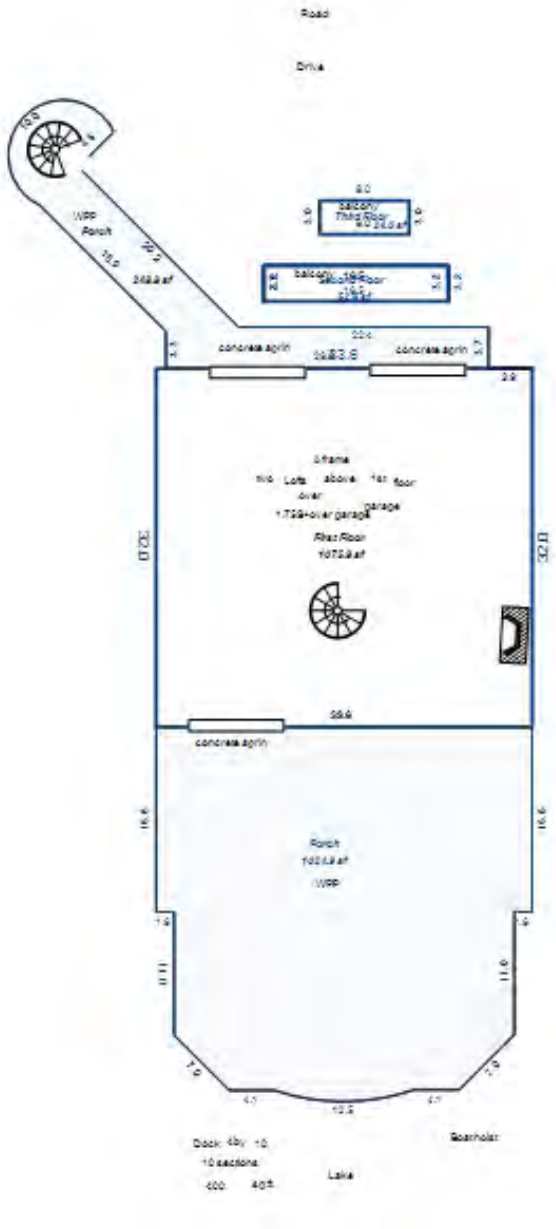
Cost Est. for Res. Bldg: 1 Single Family A-FRAME Cls C -5 Blt 1970
(11) Heating System: Forced Hot Water
Ground Area = 1024 SF Floor Area = 2048 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,024		
1 Story	Siding	Overhang	256		
1 Story	Siding	Overhang	256		
			Total:	249,556	162,194

Other Additions/Adjustments			
Basement, Outside Entrance, Below Grade	1	2,781	1,808
Plumbing			
Average Fixture(s)	1	1,451	943
3 Fixture Bath	2	9,133	5,936
2 Fixture Bath	1	3,056	1,986
Water/Sewer			
1000 Gal Septic	1	4,782	3,108
Water Well, 100 Feet	1	5,847	3,801
Porches			
WPP	248	5,337	3,469
WPP	1024	16,230	10,549
Balcony			
Wood Balcony	52	2,317	1,506
Wood Balcony	24	1,069	695
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 3 Car	1	5,356	3,481
Door Opener	1	537	349
Built-Ins			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OWLS NEST OF TAMARACK COVE	OWLS NEST OF TAMARACK COVE	140,000	10/15/2011	PTA	09-FAMILY/RELATED ENTITY		PROPERTY TRANSFER	0.0
HERINGHAUS JOHN R ET AL	OWLS NEST OF TAMARACK COVE	0	11/28/2008	QC	09-FAMILY/RELATED ENTITY	2008 998-641QC	DEED	0.0

Property Address

6160 S TAMARACK LN

Owner's Name/Address

OWLS NEST OF TAMARACK COVE LLC
316 WESTGATE DR
MANSFIELD OH 44906

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2026 Est TCV 2,065,420 TCV/TFA: 1270.2

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	08/31/1987	1987-1516	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	220.00	1.0000	0.7487	21000	100		1,572,354
100 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	1,572,354

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	39.96	25	50	499
Wood Frame	39.96	25	50	499

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500
Total Estimated Land Improvements True Cash Value =				2,498

Public Improvements

- [ ] Dirt Road
- [X] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [X] Electric
- [X] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [X] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [X] Wooded
- [ ] Pond
- [X] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Work Description for Permit 1987-1516, Issued 08/31/1987: 3BDRM. 1200GAL & 500 GAL SEPTIC TANK & 1050 SQFT DRAIN BED

Tax Description

L998P641 SITUATED IN THE TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN,
AND BEING LOTS 4 AND 4A, OF VINCENT STOCK'S PLAT OF HI11 CREEK SUBDIVISION OF PARTS OF GOVERNMENT LOTS 4 AND 5, SECTION 25, TOWN 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGES 4 AND 5, LEELANAU COUNTY RECORDS, WITH FULL RIPARIAN RIGHTS. TOGETHER WITH AN EASEMENT TO USE AS A RIGHT-OF-WAY FOR

Who	When	What
TPC	04/18/2013	INSPECTED
WAS	11/03/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	786,200	246,500	1,032,700			458,550C
2025	748,700	236,100	984,800			446,495C
2024	773,700	232,300	1,006,000			433,070C
2023	651,600	174,900	826,500			412,448C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1968	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		
X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1626 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 35
Floor Area: 1,626
Total Base New : 279,528 E.C.F.
Total Depr Cost: 181,692 X 2.700
Estimated T.C.V: 490,568

(16) Porches/Decks

Area	Type
24	CPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

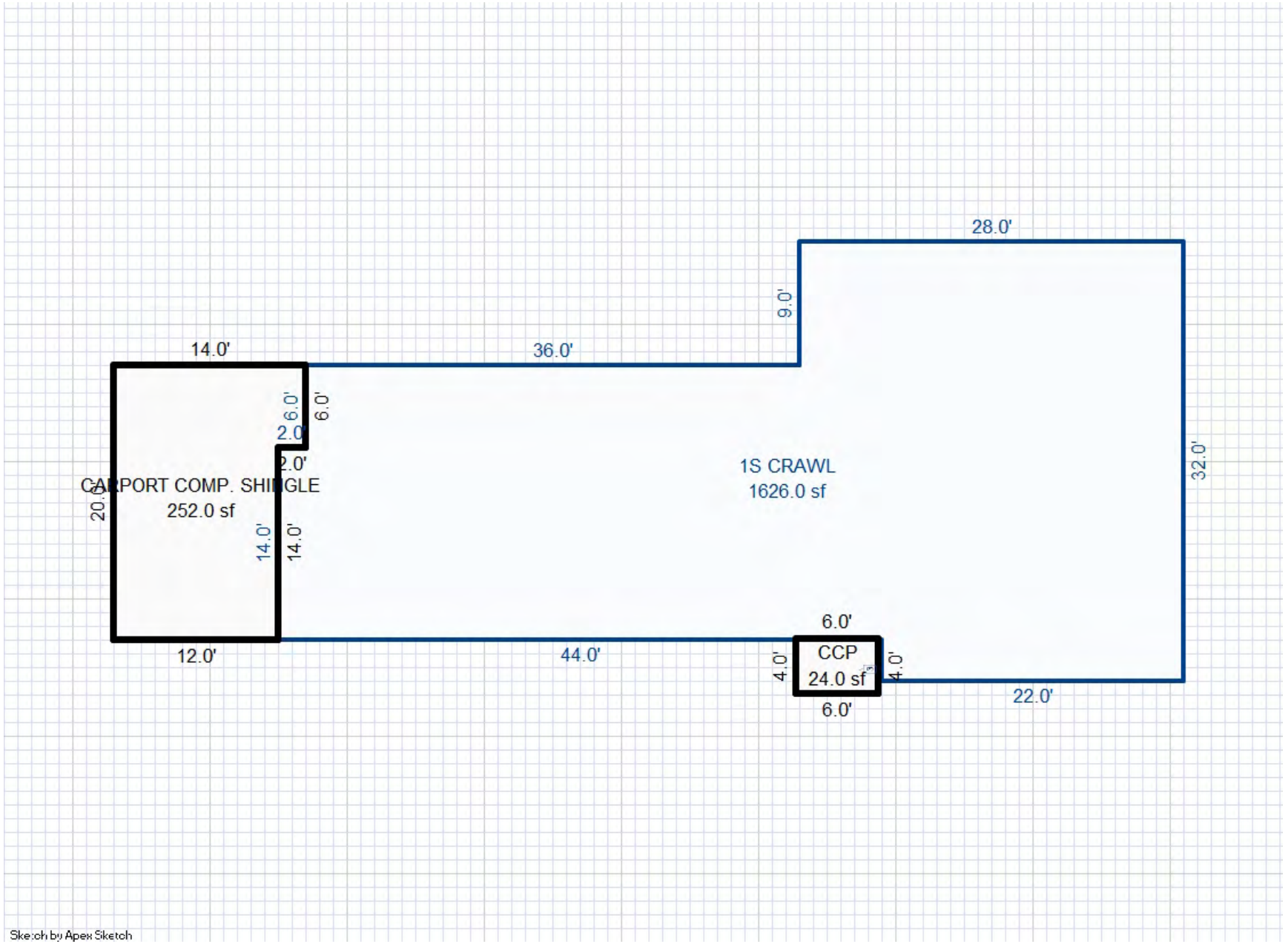
Carport Area: 252
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1968
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1626 SF Floor Area = 1626 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,626		
			Total:	239,513	155,683
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	943
3 Fixture Bath			2	9,133	5,936
Water/Sewer					
2000 Gal Septic			1	9,503	6,177
Water Well, 100 Feet			1	5,847	3,801
Built-Ins					
Appliance Allow.			1	2,767	1,799
Fireplaces					
Exterior 1 Story			1	6,514	4,234
Porches					
CPP			24	670	435
Carports					
Comp.Shingle			252	4,130	2,684
			Totals:	279,528	181,692

Notes:
ECF (4080 BIG GLEN) 2.700 => TCV: 490,568

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

6162 S TAMARACK LN

Owner's Name/Address

GOODELL-GLEN LAKE FAMILY
PARTNERSHIP
PO BOX 156
GRAND LEDGE MI 48837-0156

Tax Description

L292 P712/88 LOTS 5 & 5A & WLY 40 FT OF LOTS 6 & 6A DESC AS BEG AT SW COR LT 6 TH N16 DEG 23' 30" E 167.50 FT TH S 70 DEG 35' E 43.41 FT TH S 17 DEG 29' 40" W 167.66 FT TH N 70 DEG19' W 40.00 FT FT TO P.O.B. ALSO BEG AT SW COR LT 6A TH N 16 DEG 23' 30" E 160.14 FT TH N 89 DEG 58' E 50 FT TH S 17 DEG 29' 40" W 184 FT TH N 70 DEG 35' W 44.07 FT TO POB HILL CREEK SUBDIVISION. SEC 25 T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2026 Est TCV 2,587,284 TCV/TFA: 1436.5

Building Permit(s)	Date	Number	Status
Mechanical	12/14/2007	PM07-0613	
Electrical	12/04/2007	PE07-0667	
Mechanical	10/23/2007	PM07-0492	
Electrical	10/15/2007	PE07-0562	

X Improved | Vacant

Public Improvements

- Dirt Road
- X Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	04/18/2013	INSPECTED
WAS	01/10/2009	INSPECTED
WAS	12/22/2007	INSPECTED

Land Value Estimates for Land Table 4080.4080 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	300.00	0.9759	0.8091	21000	100		1,658,227
GROUP A 21000	40.00	300.00	0.9759	0.8091	21000	50	SURPLUS: ZONING 100 ft	331

140 Actual Front Feet, 0.96 Total Acres Total Est. Land Value = 1,989,873

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PM07-0613, Issued 12/14/2007: Alteration to single family dwelling: PB07-0293
Work Description for Permit PE07-0667, Issued 12/04/2007: Addition to single family dwelling; PB07-0293
Work Description for Permit PM07-0492, Issued 10/23/2007: Residential remodel #PB07-0293 Install wood burning fireplace to residence
Work Description for Permit PE07-0562, Issued 10/15/2007: Move existing electrical service - CONSUMERS ENERGY #PB07-0293
Work Description for Permit PP07-0216, Issued 09/18/2007: Alteration to single family dwelling:
Work Description for Permit PB07-0293, Issued 07/18/2007: Addition to single family dwelling, one story, wood frame on crawl space, with 4' x 10' covered

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	994,900	298,700	1,293,600			445,563C
2025	947,600	284,600	1,232,200			433,850C
2024	922,400	279,900	1,202,300			420,806C
2023	776,700	211,200	987,900			400,768C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1955	2008

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Tile

(7) Excavation

Basement: 0 S.F.
Crawl: 1801 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 35
Floor Area: 1,801
Total Base New : 337,558 E.C.F.
Total Depr Cost: 219,412 X 2.700
Estimated T.C.V: 592,411

(16) Porches/Decks

Area	Type
69	WCP (1 Story)
53	WCP (1 Story)
52	Treated Wood
140	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1955
(11) Heating System: Electric Baseboard
Ground Area = 1801 SF Floor Area = 1801 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

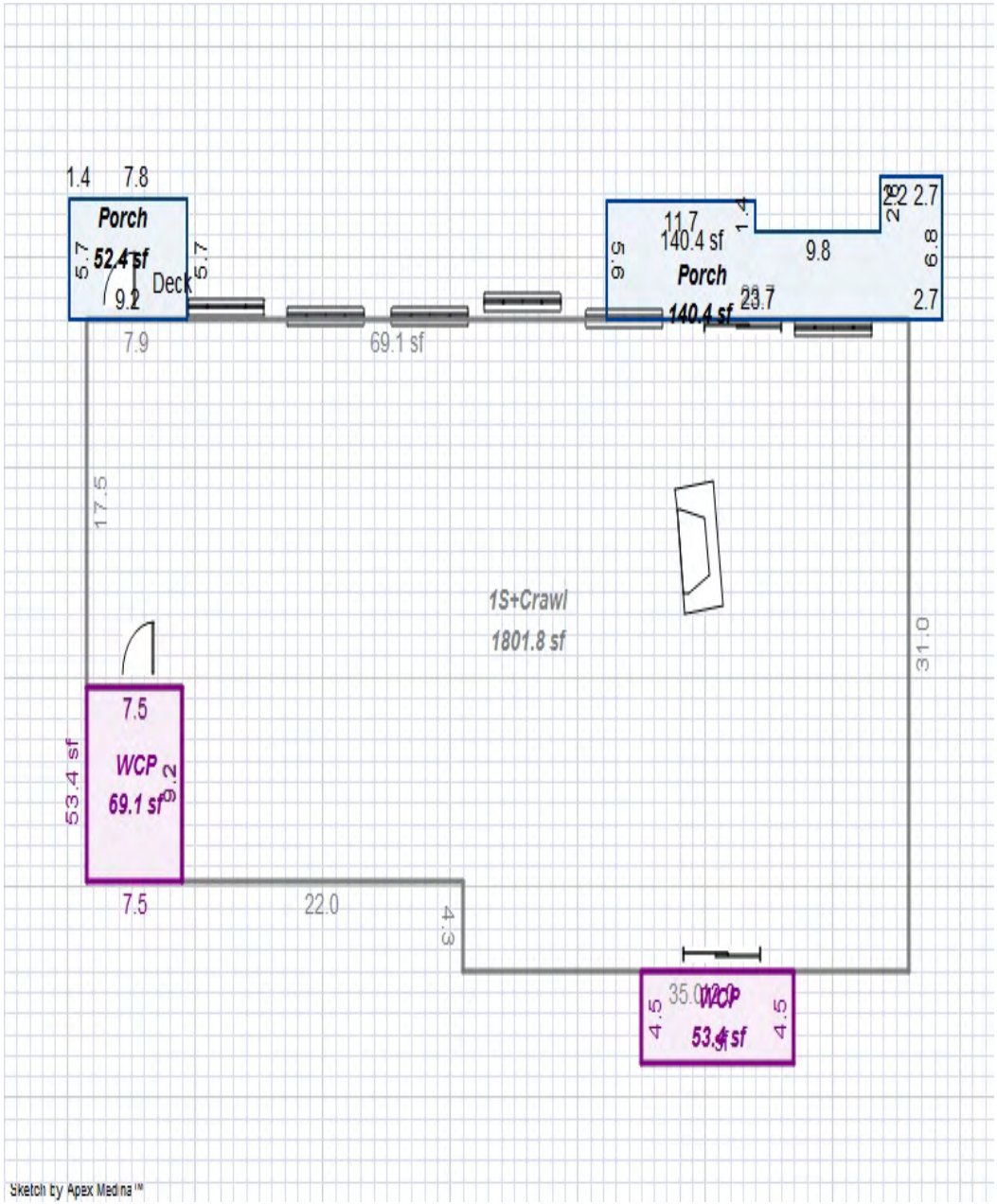
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,801		
			Total:	297,493	193,371

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,388
Water/Sewer			
1000 Gal Septic	1	5,541	3,602
Water Well, 100 Feet	1	6,514	4,234
Porches			
WCP (1 Story)	69	5,306	3,449
WCP (1 Story)	53	4,390	2,853
Deck			
Treated Wood	52	1,872	1,217
Treated Wood	140	3,413	2,218
Built-Ins			
Appliance Allow.	1	3,976	2,584
Fireplaces			
Interior 1 Story	1	6,917	4,496
	Totals:	337,558	219,412

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 592,411

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOAGLAND CAROLYN T & JOHN	TAMARACK REAL ESTATE LLC	1	12/08/2010	WD	03-ARM'S LENGTH	1074-259WD	PROPERTY TRANSFER	0.0

Property Address

6166 S TAMARACK LN

Owner's Name/Address

TAMARACK REAL ESTATE LLC
HOAGLAND NANCY
8460 S DUNNS FARM RD
MAPLE CITY MI 49664

Class: RESIDENTIAL-IMPROV Zoning: R-1 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2026 Est TCV 3,078,585 TCV/TFA: 825.80

Building Permit(s)	Date	Number	Status
Alteration/Repair	12/09/2025	PB25-0674	0%
Plumbing	09/22/2023	PP23-0302	100% FINIS
HOUSE	/ /	L05-156	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table 4080.4080 BIG GLEN

LOT 6/6A & PRT OF LOT7/7A

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 21000	100.00	400.00	1.0000	0.8694	21000	100		1,825,828
GROUP A 21000	20.00	400.00	1.0000	0.8694	21000	50	SURPLUS: ZONING 100 ft	182

120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 2,008,410

Public Improvements

	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Work Description for Permit PB25-0674, Issued 12/09/2025: Residential Alteration - Install 27 ln.ft. supplemental beam in existing crawlspace.
Work Description for Permit PP23-0302, Issued 09/22/2023: Plumbing for Residential Alteration - Installation of two triple sumps with subsoil drain

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,004,200	535,100	1,539,300			474,281C
2025	956,400	513,100	1,469,500			461,813C
2024	944,300	504,500	1,448,800			447,928C
2023	795,200	379,700	1,174,900			426,599C

Tax Description

L235 P578/83 PRT OF LOTS 6 6A 7 & 7A BEG AT PT ON SHORE GLEN LK AT SE COR LT 6 TH N 70 DEG 19' W ON SHORE LT 6 60 FT TH N 17 DEG 29' 40" E 167.66 FT TO NLY LN LTS 6 & 7 TH S 70 DEG 35' E 66.14 FT TO ELY LN LT 6 TH CONT S 70 DEG 35' E ON NLY LN LT 7 64.20 FT TH S 20 DEG 32' 25" W 168.33 FTTO SHORE IN LT 7 TH N 70 DEG 19' W 60 FTTO P.O.B. ALSO PARTS LT 6A & 7A BEG AT COMMON COR SLY LN LTS 6A & 7A TH N 70 DEG 35' W ON SLY LN 67.36 FT TH N 17 DEG29' 40" E 184 FT TO NLY LN LOTS TH N 89 DEG 58' E ON NLY LN 150 FT TH S 20 DEG

Who When What

TPC 04/18/2013 INSPECTED
WAS 11/03/2007 INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1960	1980

Condition: Average

Room List

	Basement
8	1st Floor
4	2nd Floor
7	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
2	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Slate/Stone
Other: Carpeted

(6) Ceilings

X	Suspended		

(7) Excavation

Basement: 0 S.F.
Crawl: 2485 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

5	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
2	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 35
Floor Area: 3,728
Total Base New : 608,359 E.C.F.
Total Depr Cost: 395,435 X 2.700
Estimated T.C.V: 1,067,675

(16) Porches/Decks

Area	Type
30	CPP
270	Treated Wood

(17) Garage

Year Built: 1975
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2485 SF Floor Area = 3728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

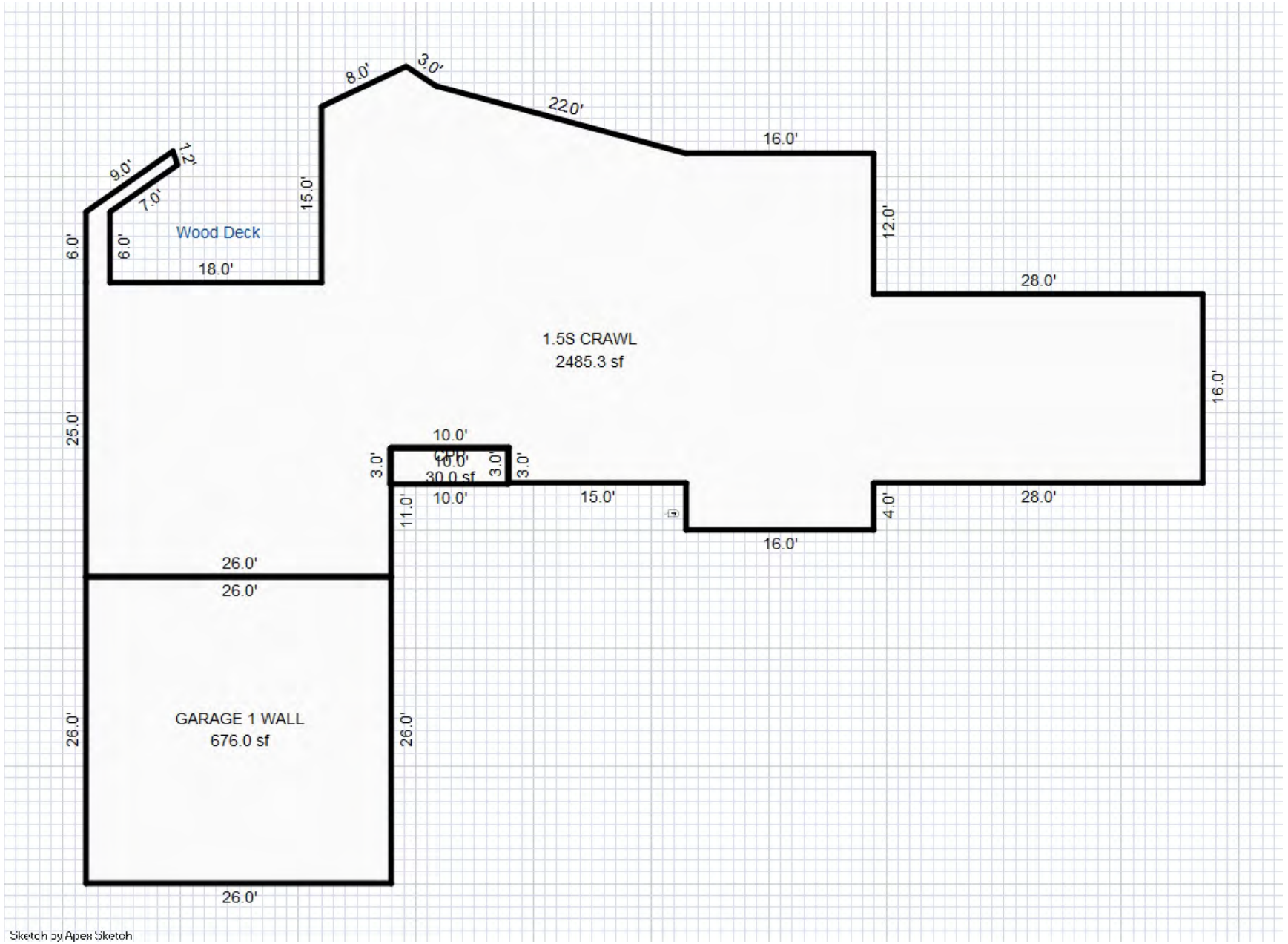
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	2,485		
			Total:	507,333	329,768
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			4	26,863	17,461
Water/Sewer					
1000 Gal Septic			1	5,541	3,602
Water Well, 100 Feet			1	6,514	4,234
Porches					
CPP			30	1,023	665
Deck					
Treated Wood			270	5,254	3,415
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			676	32,434	21,082
Common Wall: 1 Wall			1	-2,606	-1,694
Door Opener			2	1,343	873
Built-Ins					
Appliance Allow.			1	3,976	2,584
Fireplaces					
Exterior 2 Story			2	20,684	13,445
			Totals:	608,359	395,435

Notes:

ECF (4080 BIG GLEN) 2.700 => TCV: 1,067,675

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-006-00, Residential Building 1 Printed on 09/17/2026



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1 (*	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 48					
MILLER NATHALENE M TRUST SALZWEDEL RICHARD 1290 S CHESTNUT OWOSSO MI 48867	2026 Est TCV 130,842					

	Improved	X	Vacant

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	400.00	235.02	0.6002	0.8755	600	100		126,113
A 100' @ 600/FF	30.00	235.02	0.6002	0.8755	600	50	SURPLUS: ZONING 100'	4,7
430 Actual Front Feet, 2.32 Total Acres							Total Est. Land Value =	130,842

	Public Improvements
X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
X	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	65,400	0	65,400			6,440C
2025	75,700	0	75,700			6,271C
2024	111,900	0	111,900			6,083C
2023	89,900	0	89,900			5,794C

Tax Description

L625 P671/02 LOTS 9 10 & PRT LOT 8 COM AT NW COR LOT 8 TH N 89 DEG 58' E 269.59 FT TO POB TH S 27 DEG 12' 20" W 296.74 FT TO S LN LOT 8 TH S 68 DEG 26' E 110.70 FT TH N 27 DEG 18' 35" E 277.70 FT TH N 89 DEG58' E 45.55 FT TH N 14 DEG 21' 30" E 54.30 FT TH S 89 DEG 58' W 124.37 FT TO POB HILL CREEK SUBDIVISION. SEC 25 T29N R14W.

Comments/Influences

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/04/2017	INSPECTED
PSC	01/16/2016	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-008-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAESAR MARTHA J TRUST	SIETSEMA BENJAMIN & JENNA	2,400,000	06/01/2022	WD	19-MULTI PARCEL ARM'S LEN	2022003444	PROPERTY TRANSFER	100.0
CAESAR MARTHA J	CAESAR MARTHA J TRUST	0	01/29/2007	QC	09-FAMILY/RELATED ENTITY	930:138	OTHER	0.0

Property Address

S DUNNS FARM RD

Owner's Name/Address

SIETSEMA BENJAMIN & JENNA
460 ADA DR SUITE 221
ADA MI 49301

Class: RESIDENTIAL-VACANT Zoning: R-1 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2026 Est TCV 110,102

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 4030.4030 RURAL EAST'LY AREA R2,R1,R6,AG

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
A 100' @ 600/FF	353.00	170.78	0.6431	0.8083	600	100		110,102
353 Actual Front Feet, 1.38 Total Acres							Total Est. Land Value =	110,102

Public Improvements

	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
X	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L498 P295-297 L503 P580/99 COM AT NW COR LOT 8 TH S 21 DEG 34' W 196.01 FT TO SW COR LOT 8 TH S 68 DEG 26' E ALG SLY LN LOT 8 221.50 FT TH N 27 DEG 12' 20" E 296.74 FT TO N LN LOT 8 THS 89 DEG 58' W 269.59 FT TO POB HILL CREEK SUBDIVISION. SEC 25 T29N R14W.

Comments/Influences

Who	When	What
TPC	04/30/2021	INSPECTED
PSC	01/16/2016	INSPECTED
TPC	04/17/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	55,100	0	55,100			55,100S
2025	62,500	0	62,500			62,500S
2024	95,000	0	95,000			78,330C
2023	74,600	0	74,600			74,600S

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2 (*	Building Permit(s)	Date	Number	Status
S DUNNS FARM RD	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 48					
TAMARACK COVE ASSOC BACKUS J 985 LAKE RIDGE DR UNIT 5 TRAVERSE CITY MI 49684	2026 Est TCV 524,168					

	Improved	X	Vacant

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 7000/	100.00	1000.00	1.0000	L0.7488	7000	100	STREAM	524,168
		2.30	Total Acres		Total Est. Land Value =			524,168

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
X	Low
	High
	Landscaped
X	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
X	Wetland
X	Flood Plain
X	STREAM

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	262,100	0	262,100			7,261C
2025	224,600	0	224,600			7,071C
2024	122,700	0	122,700			6,859C
2023	92,900	0	92,900			6,533C

Tax Description

LOT 11 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

ASSOC DOES NOT HAVE A DRAINFIELD

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	04/26/2017	INSPECTED
PSC	01/16/2016	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POOT JOSEPH	MCGREAL JOSEPH & SHEILA	520,000	10/14/2022	WD	03-ARM'S LENGTH	2022005959	PROPERTY TRANSFER	100.0
PLAM CHARLES R & ZIEHM JAC	POOT JOSEPH	265,000	04/17/2020	WD	03-ARM'S LENGTH	2020002395	PROPERTY TRANSFER	100.0
BRUDER KARL FRITZ & MARILY	PLAM CHARLES R & ZIEHM JAC	265,000	01/05/2018	WD	03-ARM'S LENGTH	1323P611	PROPERTY TRANSFER	100.0

Property Address

6104 S HILL CREEK RD

Owner's Name/Address

MCGREAL JOSEPH & SHEILA
7656 SECRETARIOT DR
SALINE MI 48176

Tax Description

L251 P998/85 L866 P946/05 LOT 12 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-2 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2026 Est TCV 848,166 TCV/TFA: 443.14

Building Permit(s)	Date	Number	Status
Electrical	11/13/2025	PE25-0799	
New Single Family Dwelling	09/18/2025	PB25-0410	20%
Plumbing	09/03/2025	PP25-0278	
Electrical	07/28/2025	PE25-0463	

X	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/19/2025	INSPECTED
TPC	10/01/2025	INSPECTED
TPC	04/30/2021	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 7000/	100.00	1000.00	1.0000	1.0000	7000	100		700,000
100 Actual Front Feet, 2.30 Total Acres							Total Est. Land Value =	700,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.11	200	97	4,871
Total Estimated Land Improvements True Cash Value =				4,871

Work Description for Permit PE25-0799, Issued 11/13/2025: Electrical for New Single Family Dwelling. PB25-0410. Consumers
Work Description for Permit PB25-0410, Issued 09/18/2025: Single family dwelling two story wood frame, on crawl space 2038 sq.ft., main floor 2059 sq.ft., second floor 1036 sq.ft., (2) covered entries 140 sq.ft. total, garage covered porch 128 sq.ft., deck 394 sq.ft., screen porch 278 sq.ft. and attached garage with FINISHED interior 368 sq.ft.
Work Description for Permit PP25-0278, Issued 09/03/2025: Plumbing for New Single Family Dwelling: PB25-0410
Work Description for Permit PE25-0463, Issued 07/28/2025: Electrical for Residential Footing Bonding Only; PB25-0410
Work Description for Permit PE25-0418, Issued 07/10/2025: Residential Electrical for Temp service. Consumers
Work Description for Permit LU25-139, Issued 07/09/2025: NEW SF DWELLING, GRG, DECKS, SCREENED PORCH

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	350,000	74,100	424,100			272,440C
2025	300,000	0	300,000			193,126C
2024	237,800	0	237,800			187,320C
2023	178,400	0	178,400			178,400S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2025	0

Condition: Average
Part. Construct.: 20%

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1914 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 1
Floor Area: 1,914
Total Base New : 268,042 E.C.F.
Total Depr Cost: 265,362 X 2.700
Estimated T.C.V: 716,477

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2025
(11) Heating System: Forced Heat & Cool
Ground Area = 1914 SF Floor Area = 1914 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,914		
			Total:	249,931	247,432

Other Additions/Adjustments
Water/Sewer

2000 Gal Septic	1	9,503	9,408
Water Well, 150 Feet	1	8,608	8,522
	Totals:	268,042	265,362

Notes:

ECF (4082 FISHER LAKE) 2.700 => TCV: 716,477
20% Completed => Est. True Cash Value 2026 =

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KROPF WILLIAM G & SHELLEY	PIERCE DANIEL &ZARKOWSKI P	550,000	08/16/2013	WD	03-ARM'S LENGTH	1176P640	PROPERTY TRANSFER	100.0
WSK FAMILY LIMITED PARTNER	KROPF WILLIAM G & SHELLEY	0	08/07/2009	QC	13-GOVERNMENT	2009 1024-210QC	DEED	0.0
KROPF WILLIAM G & SHELLEY	WSK FAMILY LIMITED PARTNEF	0	01/30/2009	QC	09-FAMILY/RELATED ENTITY	2009 1000_160QC	DEED	0.0
KROPF WILLIAM G REVOCABLE	KROPF WILLIAM G & SHELLEY	0	09/15/2005	QC	09-FAMILY/RELATED ENTITY	917:783	OTHER	0.0

Property Address

6096 S HILL CREEK RD

Owner's Name/Address

PIERCE DANIEL &ZARKOWSKI PAMELA
1221 HARVARD RD
GROSSE POINTE MI 48230

Tax Description

L251 P91 L281 P764 L397 P269/94 L909 P648/06 L917 P783/06 LOT 13 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 48

2026 Est TCV 1,245,281 TCV/TFA: 845.98

Building Permit(s)	Date	Number	Status
Res. Porch/Deck	08/03/2016	PB16-0303	100% FINIS
DECK/PORCH	07/30/2016	LU16-19	100% FINIS
Res. Porch/Deck	08/04/2015	PB15-0260	100% FINIS
DECK/PORCH	07/24/2015	LU15-18	100% FINIS

X	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/26/2017	INSPECTED
TPC	10/07/2015	INSPECTED
WAS	11/16/2009	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 7000/	100.00	1015.49	1.0000	1.0015	7000	100		701,077
100 Actual Front Feet, 2.33 Total Acres							Total Est. Land Value =	701,077

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	19.00	19	50	180
Dock: Light posts	53.05	64	50	1,697
Wood Frame	45.96	63	50	1,447

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				5,824

Work Description for Permit PB16-0303, Issued 08/03/2016: Residential addition of Deck & Walkway 331.5 sq.ft.
Work Description for Permit LU16-19, Issued 07/30/2016: BOARDWALK/DECK
Work Description for Permit PB15-0260, Issued 08/04/2015: Residential wood frame deck 8' x 24' 192 sq.ft., and three sets of stairs; two 4' x 4' 16 sq.ft and 4' x 12' 48 sq.ft.
Work Description for Permit LU15-18, Issued 07/24/2015: DECK/STEPS 240SQFT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	350,500	272,100	622,600			337,850C
2025	300,500	262,000	562,500			328,968C
2024	238,800	257,700	496,500			319,077C
2023	179,100	194,400	373,500			303,883C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1995	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 978 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 25
Floor Area: 1,472
Total Base New : 265,869 E.C.F.
Total Depr Cost: 199,400 X 2.700
Estimated T.C.V: 538,380

(16) Porches/Decks

Area	Type
48	WCP (1 Story)
510	Treated Wood
331	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

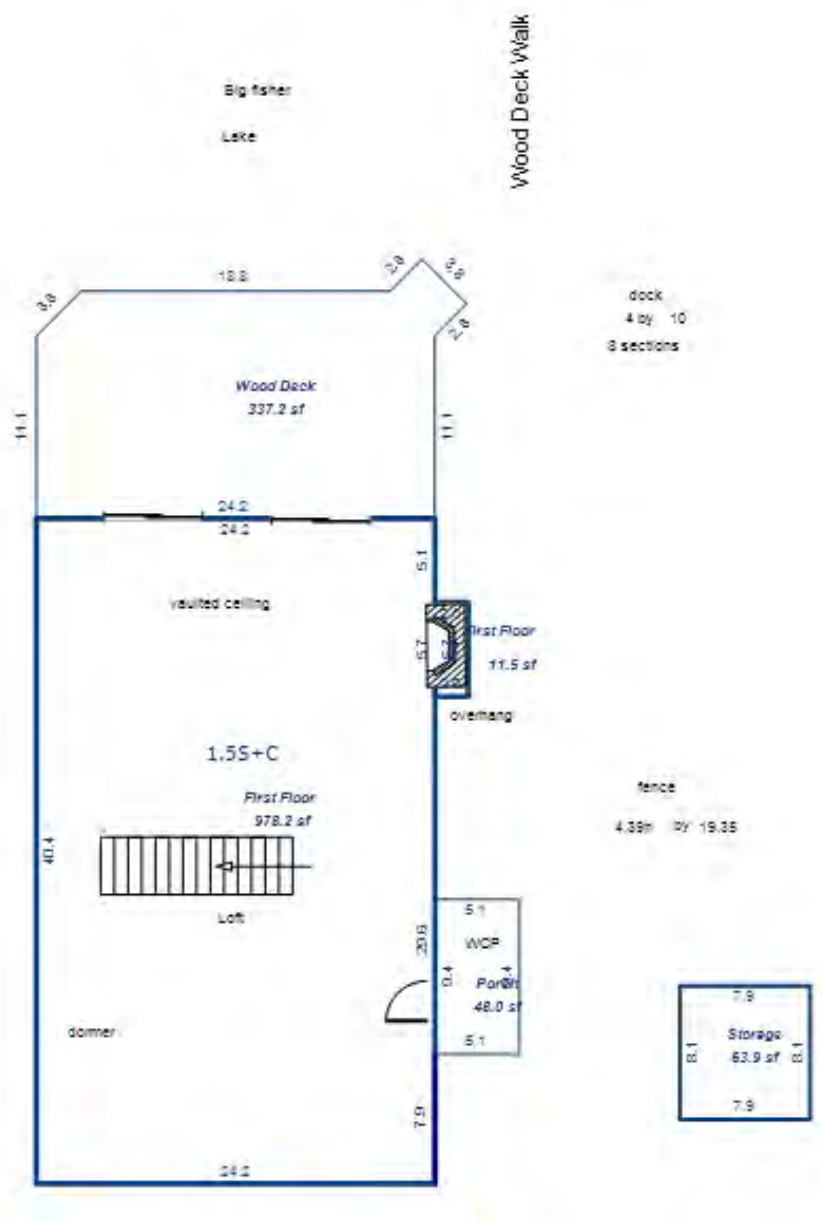
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 978 SF Floor Area = 1472 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	978		
0.5 Story	Siding	Overhang	11		
			Total:	218,393	163,793
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,602
3 Fixture Bath			1	6,716	5,037
Water/Sewer					
1000 Gal Septic			1	5,541	4,156
Water Well, 100 Feet			1	6,514	4,885
Porches					
WCP (1 Story)			48	4,085	3,064
Deck					
Treated Wood			510	7,971	5,978
Treated Wood			331	6,004	4,503
Built-Ins					
Appliance Allow.			1	3,976	2,982
Fireplaces					
Prefab 2 Story			1	4,533	3,400
			Totals:	265,869	199,400

Notes:
ECF (4082 FISHER LAKE) 2.700 => TCV: 538,380

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIEGFRIED KURT S	ALGER BRADLEY H & KATHARI	250,000	08/29/2019	WD	03-ARM'S LENGTH	2019005063	PROPERTY TRANSFER	100.0
WHEELER BRUCE E	SIEGFRIED KURT S	0	08/20/2019	WD	16-LC PAYOFF	2019005062	DEED	0.0
WHEELER BRUCE E	SIEGFRIED KURT S	30,000	08/11/1986	LC	03-ARM'S LENGTH	266P672	DEED	0.0

Property Address

6090 S HILL CREEK RD

Owner's Name/Address

ALGER BRADLEY H & KATHARINE A
370 W 12TH AVE #104
DENVER CO 80204

Tax Description

L266 P672/86 LOT 14 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2026 Est TCV 1,526,595 TCV/TFA: 706.43

Building Permit(s)	Date	Number	Status
DECK/PORCH	07/18/2024	LU24-34	100% FINIS
Mechanical	05/24/2021	PM21-0433	100% FINIS
Electrical	05/11/2020	PE20-0172	100% FINIS
Mechanical	02/20/2020	PM20-0143	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Public Improvements	
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site	
	Level
	Rolling
X	Low
	High
	Landscaped
X	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
X	Wetland
X	Flood Plain

Who	When	What
TPC	11/15/2024	INSPECTED
TPC	11/16/2021	INSPECTED
TPC	05/05/2021	INSPECTED

* Factors *

Description	Frontage	Depth	Front Depth	Depth Rate	%Adj.	Reason	Value
GROUP B 7000/	100.00	900.00	1.0000	0.9895 7000	100		692,663
100 Actual Front Feet, 2.07 Total Acres						Total Est. Land Value =	692,663

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.45	192	50	2,443

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	50	750
Total Estimated Land Improvements True Cash Value =				3,193

Work Description for Permit PM21-0433, Issued 05/24/2021: Mechanical for Residential Addition - LP tank installation. PB19-0556.
Work Description for Permit PE20-0172, Issued 05/11/2020: Electrical New Single Family Dwelling, Consumers. PB19-0556
Work Description for Permit PM20-0143, Issued 02/20/2020: Residential New - Single Family Dwelling : PB19-0556
Work Description for Permit PP19-0357, Issued 12/22/2019: Plumbing New Single Family Dwelling. PB19-0556
Work Description for Permit PB19-0556, Issued 12/18/2019: Single family dwelling two story wood frame, on engineered pier foundation 1209 sq.ft., attached garage with FINISHED interior 263 sq.ft., main floor 946 sq.ft., screen porch 300 sq.ft., deck 124 sq.ft., second floor 1209 sq.ft. and second floor deck 300

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	346,300	417,000	763,300			464,540C
2025	296,900	425,500	722,400			452,328C
2024	231,700	423,800	655,500			433,296C
2023	173,700	319,300	493,000			412,663C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2021	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
2	Direct-Vented Gas

Class: C +5
Effec. Age: 4
Floor Area: 2,161
Total Base New : 320,495 E.C.F.
Total Depr Cost: 307,681 X 2.700
Estimated T.C.V: 830,739

(16) Porches/Decks

Area	Type
301	WSEP (1 Story)
500	Treated Wood
300	Treated Wood
143	Treated Wood
126	Treated Wood

(17) Garage

Year Built: 2020
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 257
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

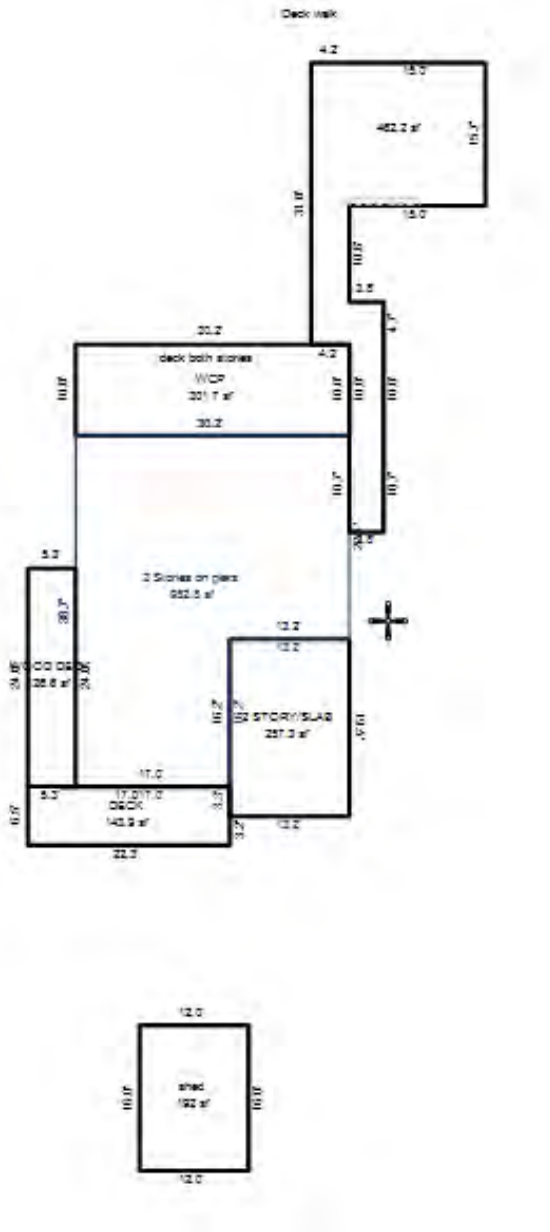
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2021
(11) Heating System: Forced Heat & Cool
Ground Area = 952 SF Floor Area = 2161 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Piers	952		
1 Story	Siding	Overhang	257		
			Total:	243,615	233,876
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,393
3 Fixture Bath			2	9,133	8,768
Water/Sewer					
1000 Gal Septic			1	4,782	4,591
Water Well, 50 Feet			1	3,410	3,274
Porches					
WSEP (1 Story)			301	14,725	14,136
Deck					
Treated Wood			500	7,420	7,123
Treated Wood			300	5,301	5,089
Treated Wood			143	3,266	3,135
Treated Wood			126	3,004	2,884
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			257	17,150	16,464
Common Wall: 2 Wall			1	-5,280	-5,069
Door Opener			1	537	516
Built-Ins					
Appliance Allow.			1	2,767	2,656

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROE VINCENT M & SUZANNE M	FORGIONE SUZANNE M & RAYMC	0	02/02/2019	QC	09-FAMILY/RELATED ENTITY	1350P966	DEED	0.0
ROE VINCENT M & SUZANNE M	ROE VINCENT M & SUZANNE M	0	07/26/2004	QC	09-FAMILY/RELATED ENTITY	816:200	OTHER	0.0

Property Address

6084 S HILL CREEK RD

Owner's Name/Address

FORGIONE SUZANNE M & RAYMOND H
6084 S HILL CREEK RD
MAPLE CITY MI 49664

Tax Description

L246 P466/84 L299 P418/89 L816 P200/04
LOT 15 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-2 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 07/24/2014
MAP #: 48
2026 Est TCV 1,312,728 TCV/TFA: 677.36

Building Permit(s)	Date	Number	Status
Mechanical	12/09/2015	PM15-0665	
GARAGE	10/15/1991	1991-0385	100% FINIS
WELL/SEPTIC	06/27/1989	1989-1777	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- X Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- X Low
- High
- Landscaped
- X Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	04/26/2017	INSPECTED
TPC	07/24/2014	INSPECTED
WAS	11/03/2007	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
GROUP B 7000/	100.00	806.00	1.0000 0.9787	7000	100		685,065
100 Actual Front Feet, 1.85 Total Acres						Total Est. Land Value =	685,065

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PM15-0665, Issued 12/09/2015: Residential Mechanical - Generator & Piping
Work Description for Permit 1991-0385, Issued 10/15/1991: GARAGE & BREEZEWAY. GARAGE 912 SQFT.
Work Description for Permit 1989-1777, Issued 06/27/1989: 3BDRM, 3 BATH, 1600 GAL DOUBLE 500GAL PUMP CHAMBER 20'X50' DRAIN BED 4OR5" PITLESS WELL 50' MIN

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	342,500	313,900	656,400			207,643C
2025	293,600	304,200	597,800			202,185C
2024	225,400	320,300	545,700			196,106C
2023	169,000	241,500	410,500			186,768C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1989	1992

Condition: Average

Room List

	Basement
4	1st Floor
2	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 30
Floor Area: 1,938
Total Base New : 329,412 E.C.F.
Total Depr Cost: 230,616 X 2.700
Estimated T.C.V: 622,663

(16) Porches/Decks

Area	Type
176	WPP
308	Treated Wood
66	Treated Wood

(17) Garage

Year Built: 1991
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 834
% Good: 0
Storage Area: 417
No Conc. Floor: 0

Bsmnt Garage:

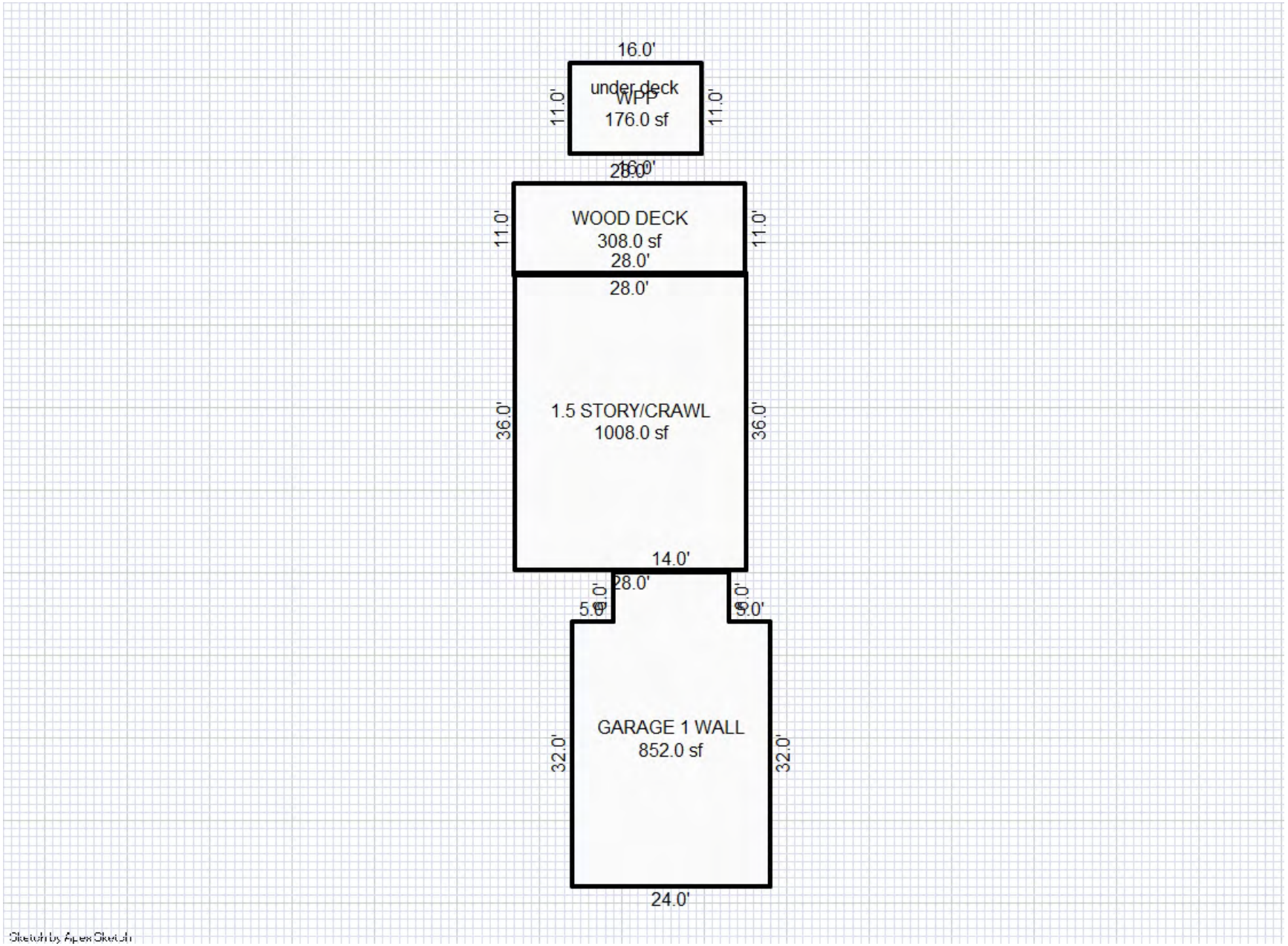
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 1989
(11) Heating System: Forced Hot Water
Ground Area = 1008 SF Floor Area = 1938 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Overhang	426		
			Total:	249,723	174,835
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,016
3 Fixture Bath			2	9,133	6,393
Water/Sewer					
1000 Gal Septic			1	4,782	3,347
Water Well, 100 Feet			1	5,847	4,093
Porches					
WPP			176	4,597	3,218
Deck					
Treated Wood			308	5,399	3,779
Treated Wood			66	2,022	1,415
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			834	38,306	26,814
Storage Over Garage			417	5,630	3,941
Common Wall: 1/2 Wall			1	-1,320	-924
Door Opener			2	1,075	752
Built-Ins					
Appliance Allow.			1	2,767	1,937
			Totals:	329,412	230,616

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-016-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LATTIMORE	LATTIMORE	35,000	08/07/1995	WD	03-ARM'S LENGTH	408:664	OTHER	0.0

Property Address

S HILL CREEK RD

Owner's Name/Address

LATTIMORE FAMILY REVOC TRUST
C/O LATTIMORE SCOTT
6042 S HILL CREEK RD
MAPLE CITY MI 49664

Tax Description

L251 P91 L301 P119 L408 P664-665/95 LOT 16 HILL CREEK SUBDIVISION SEC 25 529N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-VACANT Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 07/31/2013

MAP #: 48

2026 Est TCV 678,869

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
X	Low
	High
	Landscaped
X	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/26/2017	INSPECTED
PSC	01/16/2016	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 7000/	100.00	736.00	1.0000	0.9698	7000	100		678,869
100 Actual Front Feet, 1.69 Total Acres							Total Est. Land Value =	678,869

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	339,400	0	339,400			48,216C
2025	290,900	0	290,900			46,949C
2024	220,300	0	220,300			45,538C
2023	165,200	0	165,200			43,370C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-017-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LATTIMORE SCOTT & JULIE H&	LATTIMORE FAMILY REVOC TRU	0	06/24/1992	QC	09-FAMILY/RELATED ENTITY	344P129	DEED	0.0

Property Address

6042 S HILL CREEK RD

Owner's Name/Address

LATTIMORE FAMILY REVOC TRUST
C/O LATTIMORE SCOTT
6042 S HILL CREEK RD
MAPLE CITY MI 49664

Tax Description

L251 P91 L254 P102 L301 P119 L344 P129
LOT 17 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-2 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 07/31/2013
MAP #: 48
2026 Est TCV 1,419,477 TCV/TFA: 768.12

Building Permit(s)	Date	Number	Status
WELL/SEPTIC	04/25/2012	L12 -049	100% FINIS
GARAGE	05/10/1996	96003578	100% FINIS

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
X	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/26/2017	INSPECTED
WAS	11/27/2007	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
GROUP B 7000/	100.00	700.00	1.0000 0.9650	7000	100		675,473
100 Actual Front Feet, 1.61 Total Acres						Total Est. Land Value =	675,473

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Work Description for Permit L12 -049, Issued 04/25/2012: BEDROOMS 4 BATHROOMS 3 GARBAGE DISPOSAL YES EXISTING BUILDING,
11/21/12 WELL PLACED ONTO LOT 19 -TIM
Work Description for Permit 96003578, Issued 05/10/1996: GARAGE 1344SQFT & PORCH/DECK 280SQFT. NEW RESI DETACHED LOG GARAGE WITH 2ND STORY STORAGE AREA AND PORCH. NOT FOR HUMAN OCCUPANCY.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	337,700	372,000	709,700			186,996C
2025	289,500	363,100	652,600			182,080C
2024	217,600	380,800	598,400			176,606C
2023	163,200	286,600	449,800			168,197C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: LOG

Yr Built	Remodeled
1988	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
1	Front Overhang
1	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Wood		

(7) Excavation

Basement: 0 S.F.
Crawl: 1232 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 25
Floor Area: 1,848
Total Base New : 366,201 E.C.F.
Total Depr Cost: 274,631 X 2.700
Estimated T.C.V: 741,504

(16) Porches/Decks

Area	Type
208	WCP (1 Story)
90	WCP (1 Story)
280	CCP (1 Story)

(17) Garage

Year Built: 1995
Car Capacity: 2.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 1
Area: 952
% Good: 0
Storage Area: 476
No Conc. Floor: 0

Bsmnt Garage:

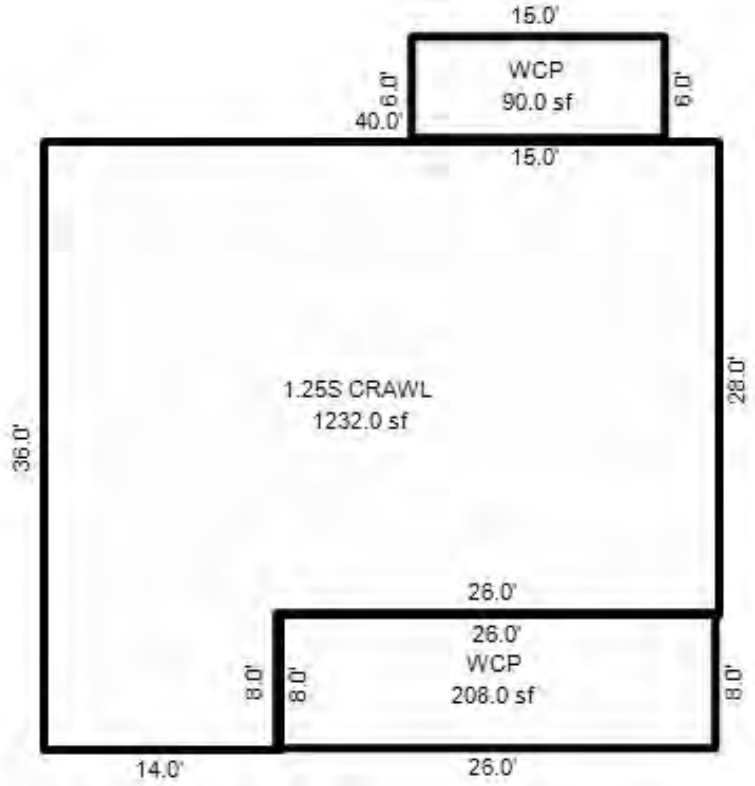
Carport Area:
Roof:

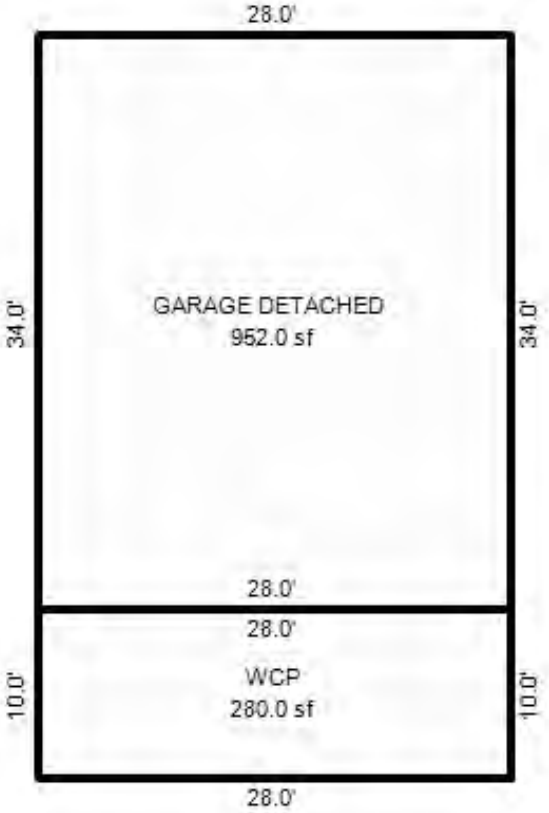
Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1988
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Crawl Space	1,232		
			Total:	243,435	182,558
Other Additions/Adjustments					
Exterior					
Stone Veneer			150	5,597	4,198
Plumbing					
Average Fixture(s)			1	1,451	1,088
3 Fixture Bath			1	4,567	3,425
Water/Sewer					
2000 Gal Septic			1	9,503	7,127
Water Well, 100 Feet			1	5,847	4,385
Porches					
WCP (1 Story)			208	8,865	6,649
WCP (1 Story)			90	4,881	3,661
CCP (1 Story)			280	7,470	5,602
Garages					
Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			952	53,531	40,148
Storage Over Garage			476	10,134	7,600
Door Opener			2	1,504	1,128
Built-Ins					
Appliance Allow.			1	2,767	2,075
Fireplaces					
Interior 2 Story			1	6,649	4,987

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-018-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LATTIMORE SCOTT & JULIE H&	LATTIMORE FAMILY REVOC TRU	0	06/24/1992	QC	09-FAMILY/RELATED ENTITY	344P129	DEED	0.0

Property Address

S HILL CREEK RD

Owner's Name/Address

LATTIMORE FAMILY REVOC TRUST
C/O LATTIMORE SCOTT
6042 S HILL CREEK RD
MAPLE CITY MI 49664

Tax Description

L225 P156 L344 P129/92 LOT 18 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-VACANT Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 07/31/2013

MAP #: 48

2026 Est TCV 673,220

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
X	Low
	High
	Landscaped
X	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
X	Wetland
X	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/26/2017	INSPECTED
PSC	01/16/2016	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 7000/	100.00	677.00	1.0000	0.9617	7000	100		673,220
100 Actual Front Feet, 1.55 Total Acres							Total Est. Land Value =	673,220

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	336,600	0	336,600			63,296C
2025	288,500	0	288,500			61,632C
2024	215,700	0	215,700			59,779C
2023	161,800	0	161,800			56,933C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-019-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAMMER TRUST	LATTIMORE TRUST	217,500	10/21/1999	WD	03-ARM'S LENGTH	526:942	OTHER	0.0

Property Address

6026 S HILL CREEK RD

Owner's Name/Address

LATTIMORE FAMILY REVOC TRUST
C/O LATTIMORE SCOTT
6042 S HILL CREEK RD
MAPLE CITY MI 49664

Class: RESIDENTIAL-IMPROV Zoning: R-2 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 07/31/2013
MAP #: 48
2026 Est TCV 726,712 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Electrical	12/28/2012	PE12-0564	
Post Frame Building	11/27/2012	PB12-0353	100% FINIS
GARAGE	11/08/2012	LU12-2259	100% FINIS

Tax Description

L258 P859 L510 P124 L526 P942 L543 P435 LOT 19 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

11/21/12 SEE WELL PERMIT ON LOT 17

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County of Leelanau, Michigan

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
X	Wetland
X	Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/26/2017	INSPECTED
TPC	01/02/2013	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 7000/	100.00	626.00	1.0000	0.9542	7000	100		667,968
100 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	667,968

Work Description for Permit PE12-0564, Issued 12/28/2012: Residential New - Service - Consumers UG:PB12-0353
Work Description for Permit PB12-0353, Issued 11/27/2012: Residential post frame building for personal storage; 24' x 40' 960 sq.ft.
Work Description for Permit LU12-2259, Issued 11/08/2012: ACCESSORY/STORAGE BLDG

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	334,000	29,400	363,400			87,170C
2025	286,300	30,100	316,400			84,879C
2024	211,600	31,200	242,800			82,327C
2023	158,700	23,500	182,200			78,407C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2012	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 10
Floor Area: 0
Total Base New : 24,175 E.C.F.
Total Depr Cost: 21,757 X 2.700
Estimated T.C.V: 58,744

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2012
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 974
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

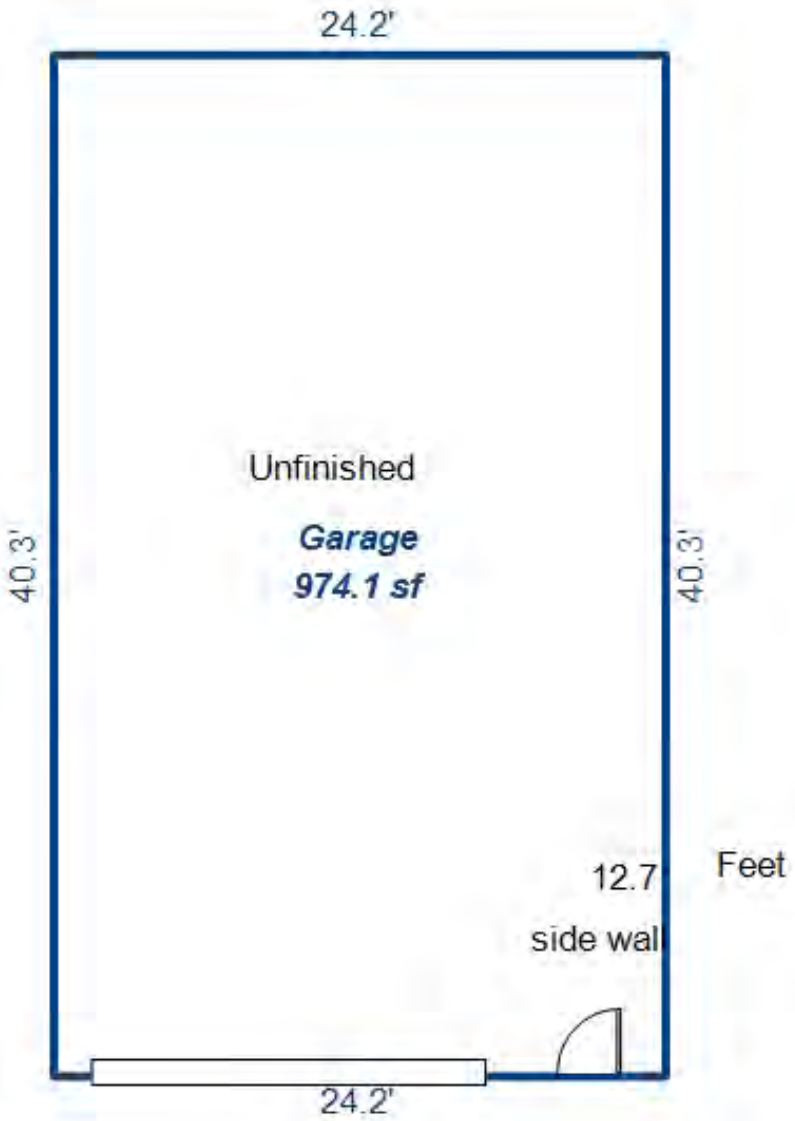
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2012
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			974	24,175	21,757
			Totals:	24,175	21,757

Notes:
ECF (4082 FISHER LAKE) 2.700 => TCV: 58,744

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-720-020-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVILBISS ELIZABETH A	DEVILBISS PAUL	0	07/01/2022	QC	09-FAMILY/RELATED ENTITY	2022004585	PROPERTY TRANSFER	0.0
DEVILBISS PAUL	DEVILBISS ELIZABETH A	1	01/18/2019	QC	09-FAMILY/RELATED ENTITY	1351P729	OTHER	0.0
SPELDE BONNIE L FKA BRAMER	DEVILBISS PAUL	345,937	12/23/2015	WD	03-ARM'S LENGTH	1249P485	PROPERTY TRANSFER	100.0
BRAMMER DORIS V	BRAMMER BONNIE L	0	09/17/2010	CD	07-DEATH CERTIFICATE	1203P761	OTHER	0.0

Property Address

6000 S HILL CREEK RD

Owner's Name/Address

DEVILBISS PAUL
31136 BEAVER DAM RD
FRANKFORD DE 19945

Tax Description

L258 P859 L543 P435/00 LOT 20 HILL CREEK SUBDIVISION SEC 25 T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-2 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 48
2026 Est TCV 1,175,462 TCV/TFA: 683.81

Building Permit(s)	Date	Number	Status
DECK/PORCH	07/06/2000	20000351	
GARAGE	05/03/2000	20000169	
HOUSE	04/10/2000	20000130	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/26/2017	INSPECTED
TPC	11/21/2012	INSPECTED

Land Value Estimates for Land Table 4082.4082 FISHER LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 7000/	100.00	595.00	1.0000	0.9494	7000	100		664,584
100 Actual Front Feet, 1.37 Total Acres							Total Est. Land Value =	664,584

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	43.26	320	50	6,921

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				16,921

Work Description for Permit 20000130, Issued 04/10/2000: NEW MANUFACTURED HOME ON CRAWL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	332,300	255,400	587,700			242,112C
2025	284,800	246,300	531,100			235,747C
2024	208,900	257,900	466,800			228,659C
2023	156,700	186,800	343,500			217,771C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MODULAR

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
1	Front Overhang
1	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1719 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 25
Floor Area: 1,719
Total Base New : 243,937 E.C.F.
Total Depr Cost: 182,947 X 2.700
Estimated T.C.V: 493,957

(16) Porches/Decks

Area	Type
300	Treated Wood
36	Treated Wood
36	Treated Wood
288	Brzwy, FW

(17) Garage

Year Built: 2000
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

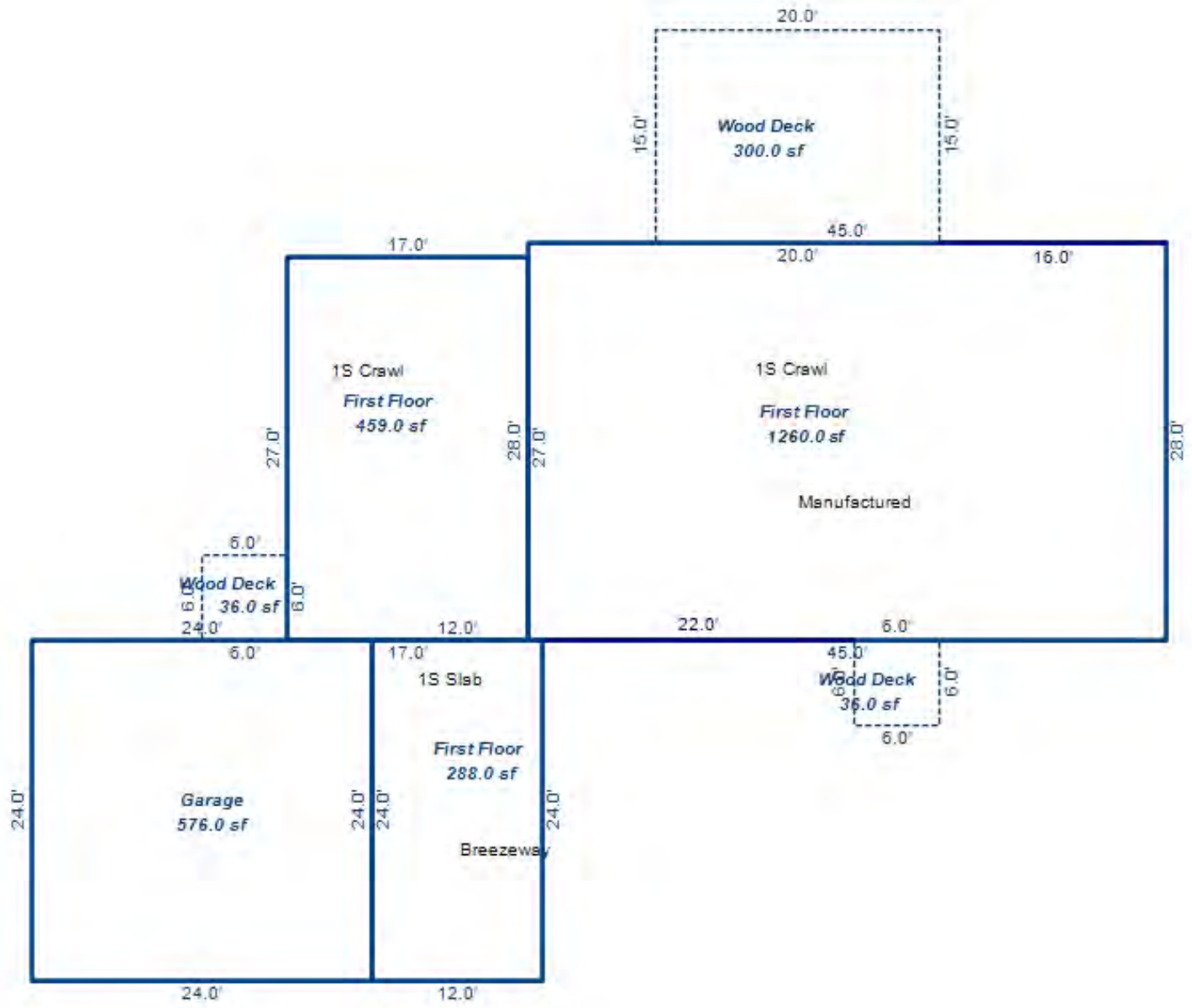
Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls D Blt 2000
(11) Heating System: Forced Heat & Cool
Ground Area = 1719 SF Floor Area = 1719 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,260		
1 Story	Siding	Crawl Space	459		
			Total:	186,041	139,528

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,007	755
3 Fixture Bath	1	3,190	2,392
Water/Sewer			
1000 Gal Septic	1	4,191	3,143
Water Well, 100 Feet	1	5,252	3,939
Deck			
Treated Wood	300	5,067	3,800
Treated Wood	36	1,422	1,066
Treated Wood	36	1,422	1,066
Garages			
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	19,025	14,269
Door Opener	1	423	317
Built-Ins			
Appliance Allow.	1	1,639	1,229
Breezeways			
Frame Wall	288	15,258	11,443
	Totals:	243,937	182,947

Notes: MANUFACTURED
ECF (4082 FISHER LAKE) 2.700 => TCV: 493,957

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON WILLIAM C & VICKI	OSSENMACHER CHRISTINE L TF	175,000	10/15/2023	WD	03-ARM'S LENGTH	2023004579	PROPERTY TRANSFER	100.0
ANDERSON WILLIAM C & VICKI	ANDERSON WILLIAM C & VICKI	0	12/13/2022	WD	09-FAMILY/RELATED ENTITY	2023000173	PROPERTY TRANSFER	0.0
CHERNEY EDWARD &	ANDERSON WILLIAM C & VICKI	115,000	05/25/2007	WD	03-ARM'S LENGTH	942:377	PROPERTY TRANSFER	0.0
CHERNEY EDWARD &		0	04/25/2007	PTA	03-ARM'S LENGTH		DEED	0.0

Property Address

4 THE INN A

Owner's Name/Address

OSSENMACHER CHRISTINE L TRUST
18750 HONEY TREE LN
NORTHVILLE MI 48168

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 178,618 TCV/TFA: 151.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units		128000.00000	100		128,00
			0.00 Total Acres		Total Est. Land Value =			128,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

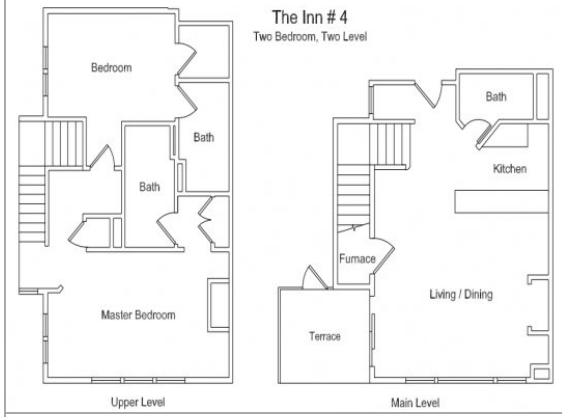
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L579 P841/01 L586 P859 L586 P860/01 L942 P377/07 UNIT 4-A THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	64,000	25,300	89,300			71,365C
2025	64,000	23,300	87,300			69,489C
2024	40,000	27,400	67,400			67,400S
2023	30,000	25,500	55,500			47,250C

Who	When	What
TPC	11/06/2024	INSPECTED
TPC	03/19/2024	INSPECTED
TPC	09/16/2023	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 1,178
Total Base New : 223,212 E.C.F.
Total Depr Cost: 24,104 X 2.100
Estimated T.C.V: 50,618

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

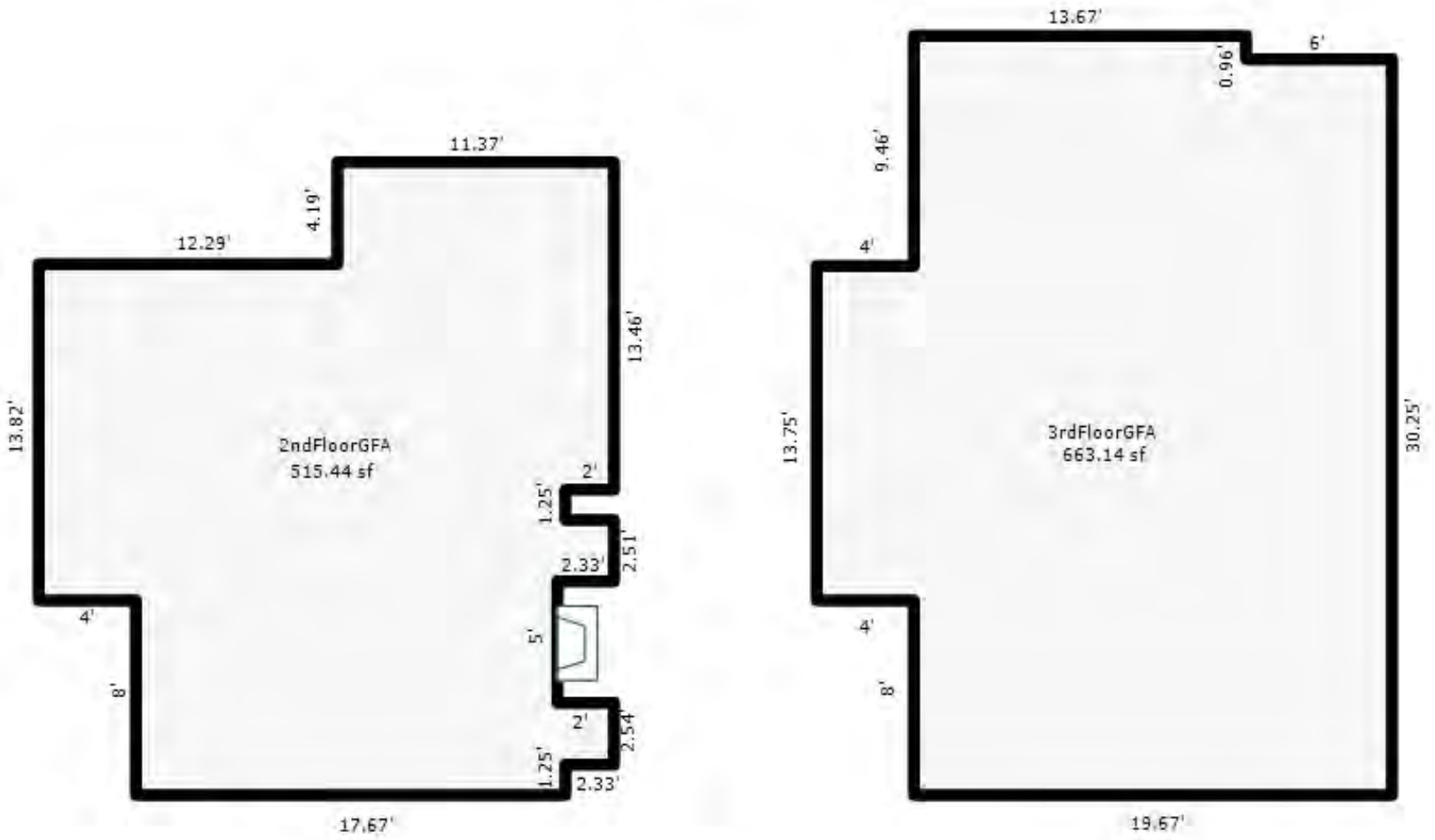
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	187,381	20,235
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
2 Fixture Bath			1	4,500	486
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	223,212	24,104

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FAHLBERG CURTIS & PATTI KL	OSSENMACHER CHRISTINE L TR	180,000	03/21/2024	WD	03-ARM'S LENGTH	2024001454	PROPERTY TRANSFER	100.0
FAHLBERG CURTIS & PATTI TR	FAHLBERG CURTIS & PATTI KI	1	09/29/2021	WD	09-FAMILY/RELATED ENTITY	2022003616	PROPERTY TRANSFER	0.0
PHILBIN DOUGLAS L & KOCHAN	FAHLBERG CURTIS & PATTI TR	96,000	05/02/2016	WD	03-ARM'S LENGTH	1259P590	PROPERTY TRANSFER	100.0
BAYBERRY GROUP INC	BAKER HALL LLC	1	11/23/2001	WD	09-FAMILY/RELATED ENTITY	614P567	DEED	0.0

Property Address

4 THE INN B

Owner's Name/Address

OSSENMACHER CHRISTINE L TRUST
18750 HONEY TREE LN
NORTHVILLE MI 48168

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 178,618 TCV/TFA: 151.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units		128000.00000	100		128,00
			0.00 Total Acres		Total Est. Land Value =			128,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

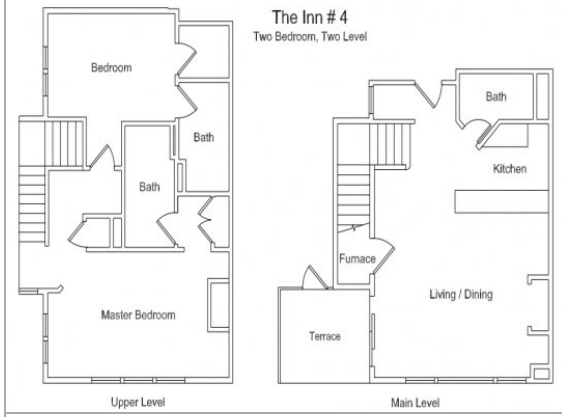
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L613 P422 L614 P567/01 L620 P578/01 L614 P568/01 UNIT 4-B THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



Who	When	What
TPC	11/06/2024	INSPECTED
TPC	03/19/2024	INSPECTED
TPC	09/16/2023	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	64,000	25,300	89,300			89,300S
2025	64,000	23,300	87,300			87,300S
2024	40,000	27,400	67,400			49,612C
2023	30,000	25,500	55,500			47,250C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 1,178
Total Base New : 223,212 E.C.F.
Total Depr Cost: 24,104 X 2.100
Estimated T.C.V: 50,618

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

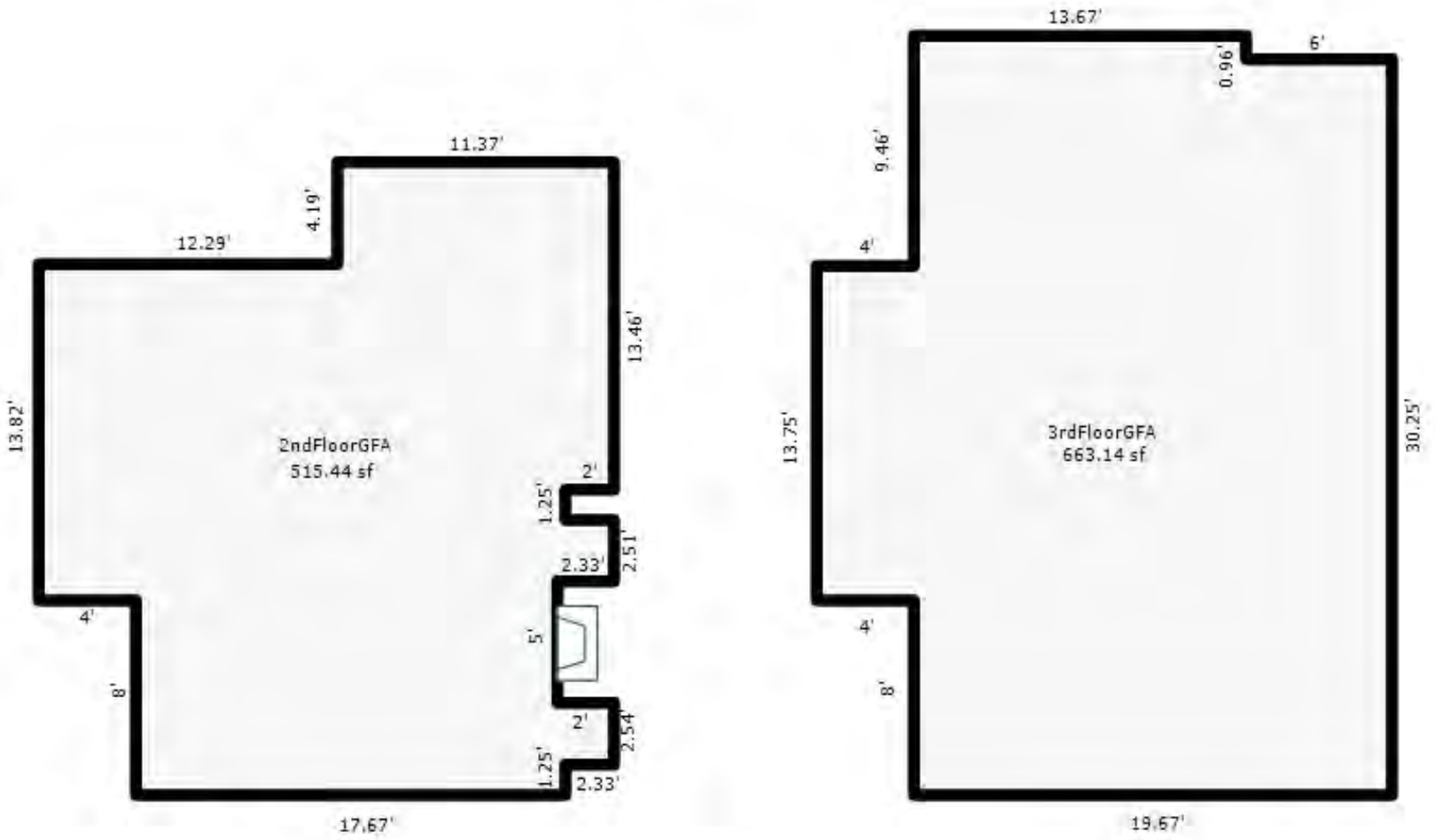
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	187,381	20,235
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
2 Fixture Bath			1	4,500	486
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	223,212	24,104

Notes: 2 LEVEL UNIT
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRIDER MICHAEL K TRUST	MILLER FEY TRUST	180,000	11/08/2024	WD	03-ARM'S LENGTH	2024005529	PROPERTY TRANSFER	100.0
CRIDER MICHAEL K	CRIDER MICHAEL K TRUST	0	10/08/2009	WD	03-ARM'S LENGTH	2009 1031-365WI	DEED	0.0
FOSTER MARY A	CRIDER MICHAEL K	0	07/30/2009	QC	09-FAMILY/RELATED ENTITY	2009 1023-915QC	DEED	0.0
BAKER HALL	CRIDER & FOSTER	129,900	07/11/2001	WD	03-ARM'S LENGTH	591:458	OTHER	0.0

Property Address

4 THE INN C

Owner's Name/Address

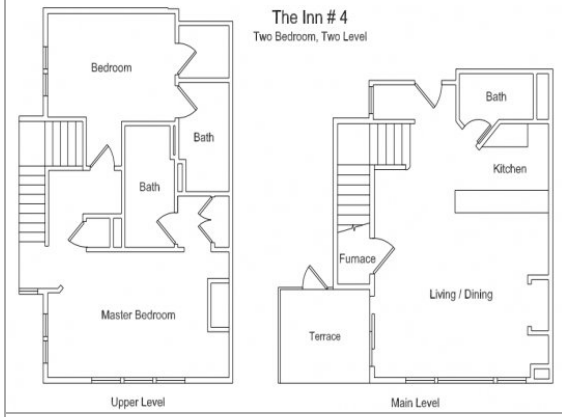
MILLER FEY TRUST
544 BROOKSIDE AVE
BIRMINGHAM MI 48009

Tax Description

L579 P841/01 L591 P457 L591 P458/01 UNIT 4-C THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 178,618 TCV/TFA: 151.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	11/06/2024	INSPECTED
TPC	03/19/2024	INSPECTED
TPC	09/16/2023	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
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0.00 Total Acres Total Est. Land Value = 128,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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*** Information herein deemed reliable but not guaranteed***

Building Type

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	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

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	2nd Floor
2	Bedrooms

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	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

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Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 1,178
Total Base New : 223,212 E.C.F.
Total Depr Cost: 24,104 X 2.100
Estimated T.C.V: 50,618

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

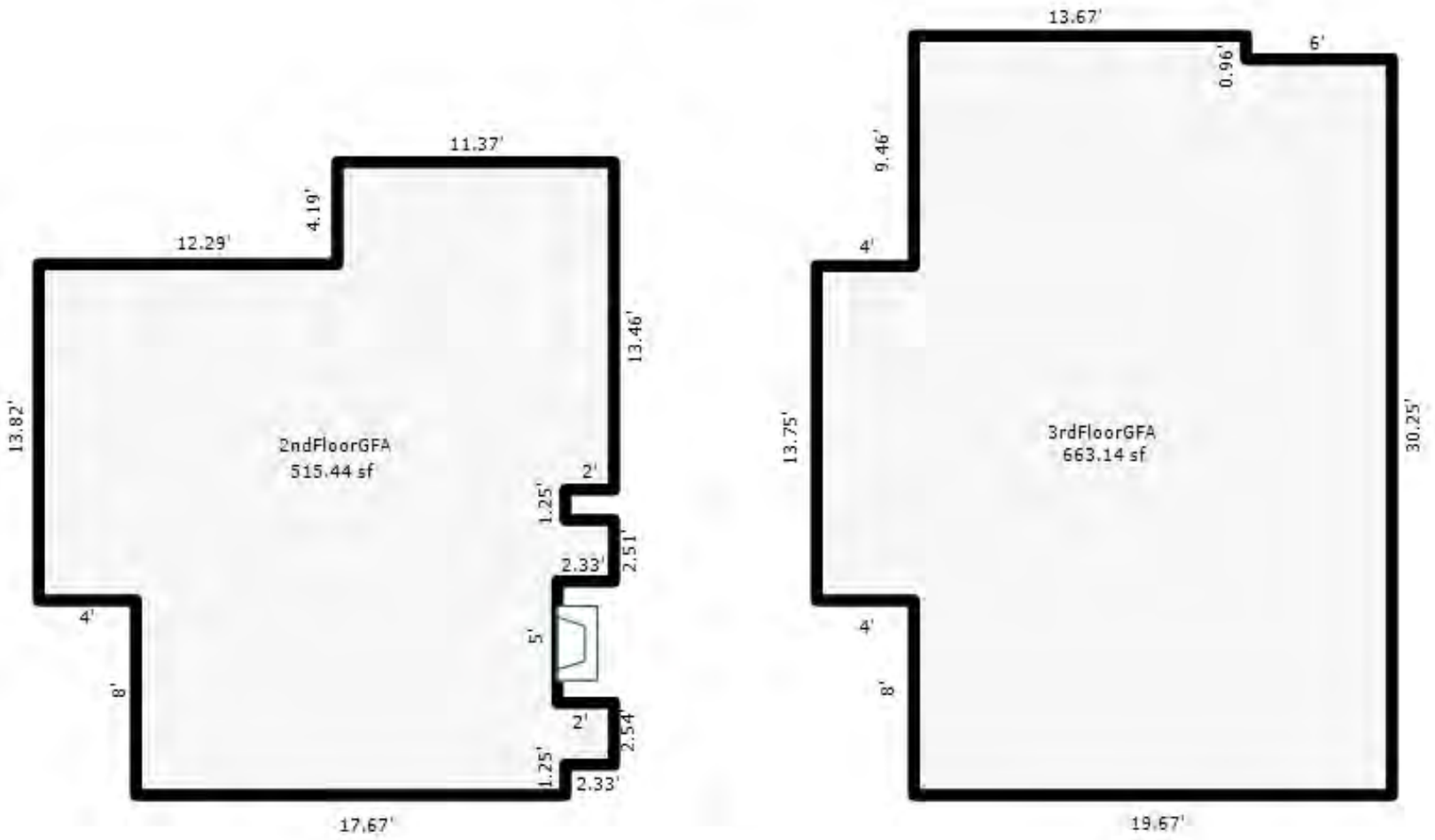
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	187,381	20,235
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
2 Fixture Bath			1	4,500	486
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	223,212	24,104

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER HALL LLC	BECKER	129,900	10/10/2001	WD	03-ARM'S LENGTH	608:412	PROPERTY TRANSFER	0.0

Property Address

4 THE INN D

Owner's Name/Address

BECKER GARY W & AIMEE J
5256 OAK HILL TR
COMMERCE MI 48382

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 178,618 TCV/TFA: 151.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units		128000.00000	100		128,00
			0.00 Total Acres		Total Est. Land Value =			128,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

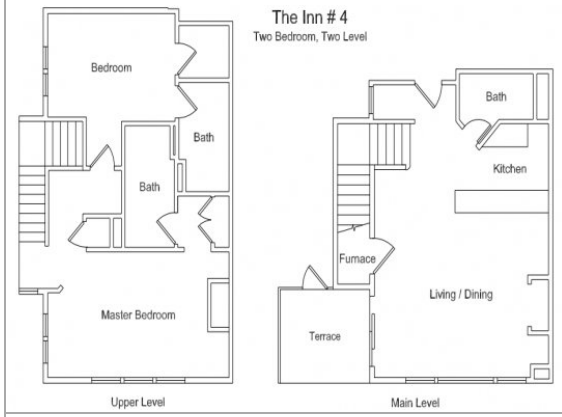
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L579 P841/01 L608 P411/01 L608 P412/01 UNIT 4-D THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



Who	When	What
TPC	11/06/2024	INSPECTED
TPC	03/20/2024	INSPECTED
TPC	09/16/2023	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	64,000	25,300	89,300			52,530C
2025	64,000	23,300	87,300			51,149C
2024	40,000	27,400	67,400			49,612C
2023	30,000	25,500	55,500			47,250C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

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(15) Built-ins

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	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 1,178
Total Base New : 223,212 E.C.F.
Total Depr Cost: 24,104 X 2.100
Estimated T.C.V: 50,618

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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			Total:	187,381	20,235
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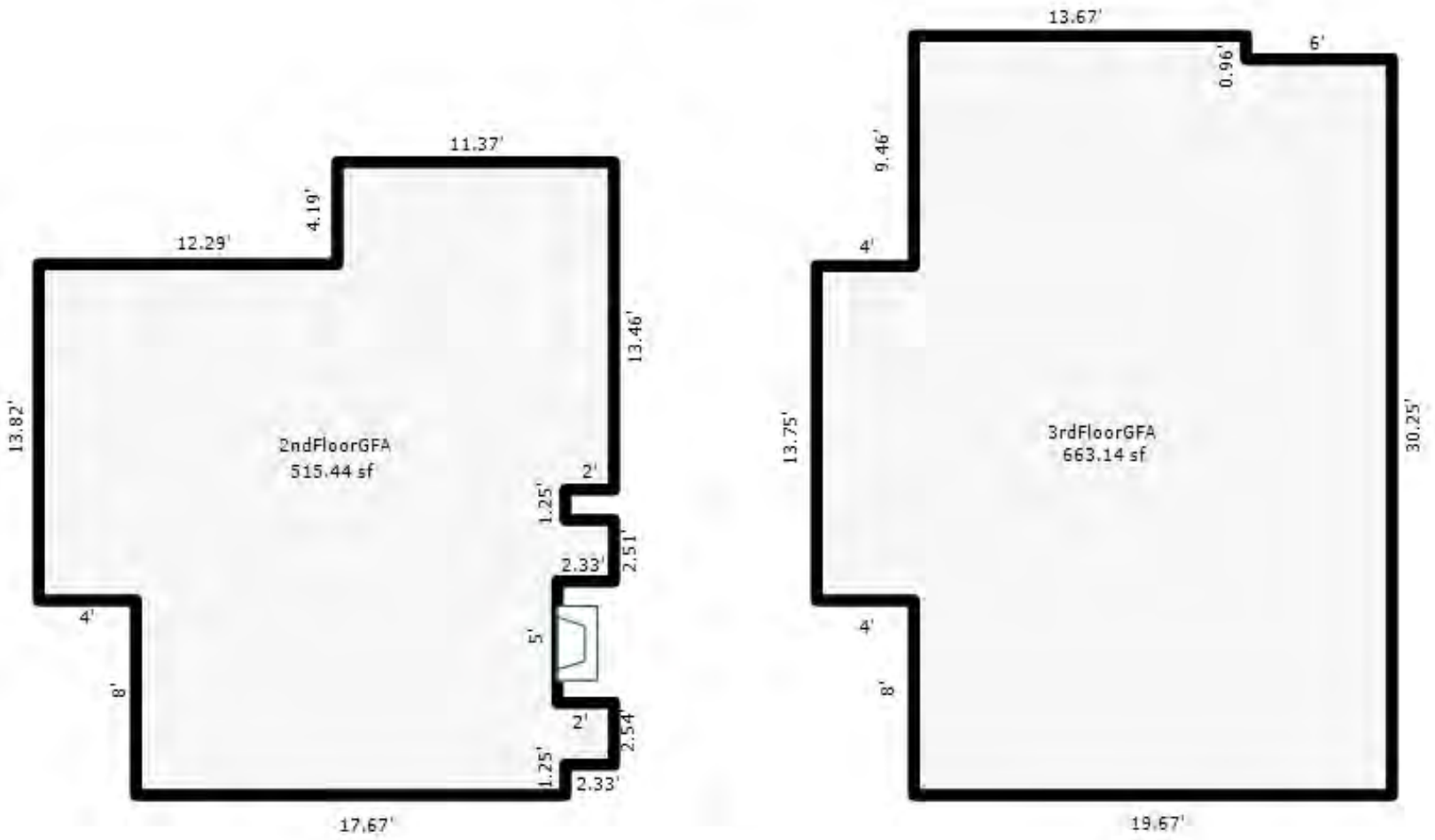
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	223,212	24,104

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BETZ CHAD E & MERCEDES L	BETZ FAMILY TRUST	0	11/19/2024	QC	14-INTO/OUT OF TRUST	2024005704	PROPERTY TRANSFER	0.0
MCEWAN CRAIG A & JANE B	BETZ CHAD E & MERCEDES L	90,000	09/18/2020	WD	03-ARM'S LENGTH	2020006230	PROPERTY TRANSFER	100.0
BAKER HALL LLC	MCEWAN	129,900	06/01/2001	WD	03-ARM'S LENGTH	585:151	OTHER	0.0

Property Address

4 THE INN E

Owner's Name/Address

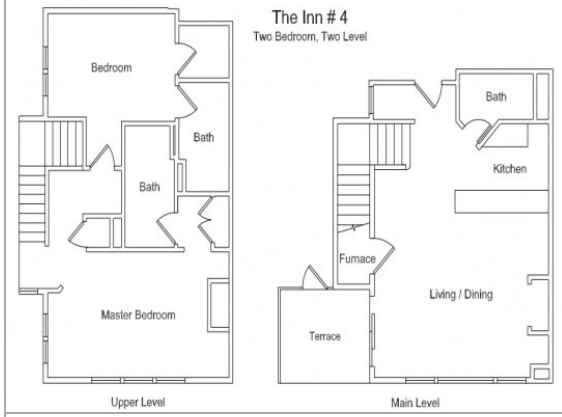
BETZ FAMILY TRUST
48227 MANORWOOD DR
NORTHVILLE MI 48168

Tax Description

L579 P841/01 L585 P150 L585 P151/01 UNIT 4-E THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 178,618 TCV/TFA: 151.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	11/06/2024	INSPECTED
TPC	03/19/2024	INSPECTED
TPC	06/01/2017	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units		128000.00000	100		128,00

0.00 Total Acres Total Est. Land Value = 128,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	64,000	25,300	89,300			52,530C
2025	64,000	23,300	87,300			51,149C
2024	40,000	27,400	67,400			49,612C
2023	30,000	25,500	55,500			47,250C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

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1	Public Sewer
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	2000 Gal Septic

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	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
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	Jacuzzi repl.Tub
	Oven
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	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
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Effec. Age: 10
Floor Area: 1,178
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Bsmnt Garage:

Carport Area:
Roof:

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(11) Heating System: Forced Heat & Cool
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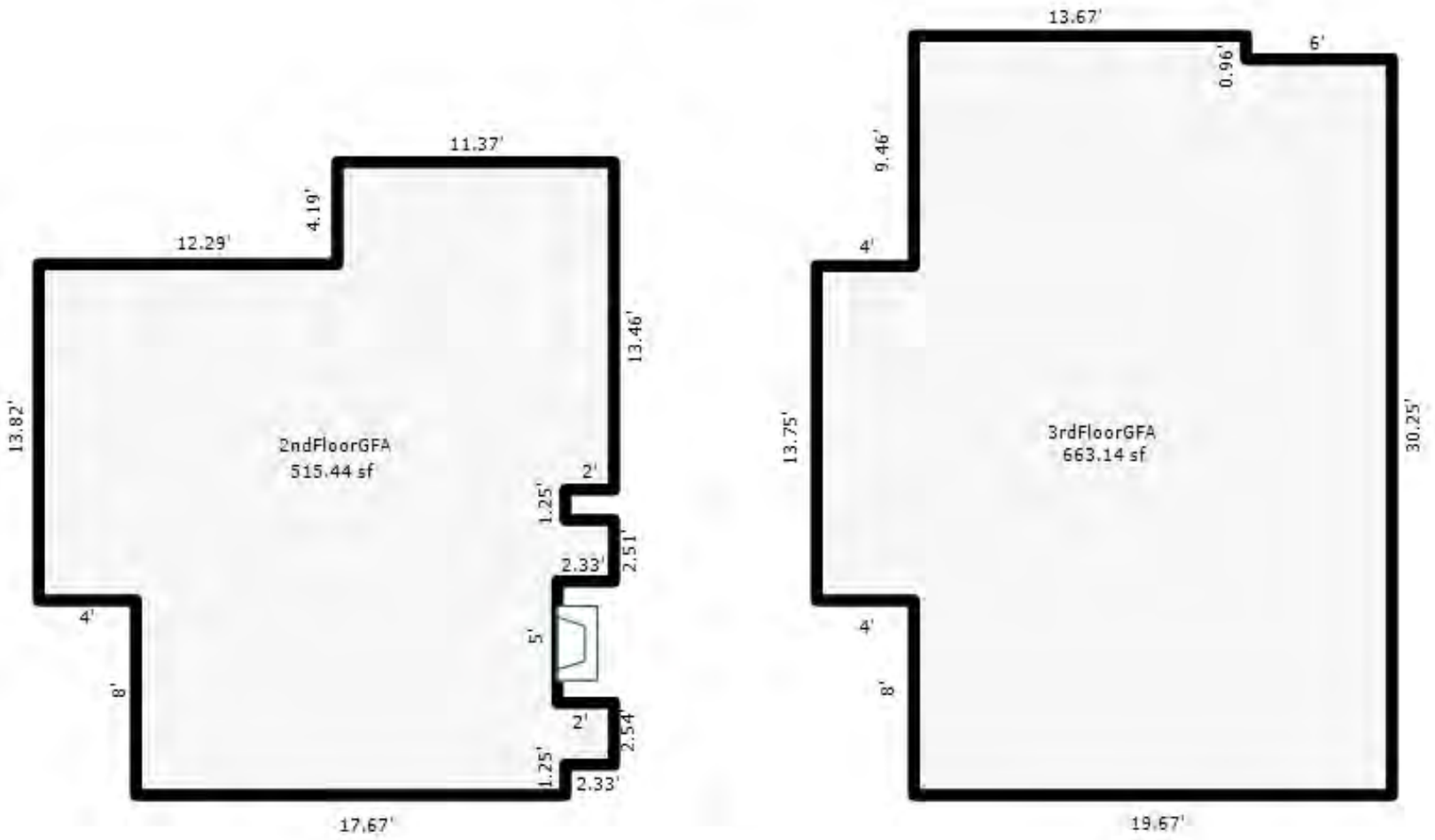
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	223,212	24,104

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BONE KEVIN S & BESSIE M	BONE BESSIE MARIKIS TRUST	0	10/11/2005	WD	09-FAMILY/RELATED ENTITY	884:602	OTHER	0.0
BAKER HALL LLC	BONE	129,900	09/10/2001	WD	03-ARM'S LENGTH	602:82	OTHER	0.0

Property Address

4 THE INN F

Owner's Name/Address

BONE BESSIE MARIKIS TRUST AGREEMENT
3642 LAWNDALE RD
SAGINAW MI 48603

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 178,618 TCV/TFA: 151.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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- Sidewalk
- Water
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- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

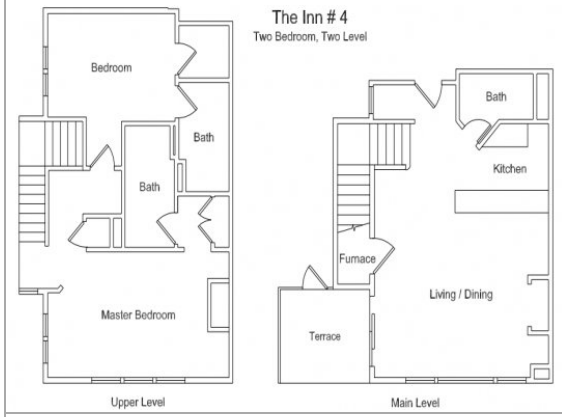
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L579 P841/01 L602 P81/01 L602 P82/01 L884 P602/05 UNIT 4-F THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



Who	When	What
TPC	11/06/2024	INSPECTED
TPC	06/01/2017	INSPECTED
TPC	06/10/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	64,000	25,300	89,300			52,530C
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X	Wood Frame

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Yr Built	Remodeled
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Condition: Average

Room List

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(1) Exterior

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	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
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	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 1,178
Total Base New : 223,212 E.C.F.
Total Depr Cost: 24,104 X 2.100
Estimated T.C.V: 50,618

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

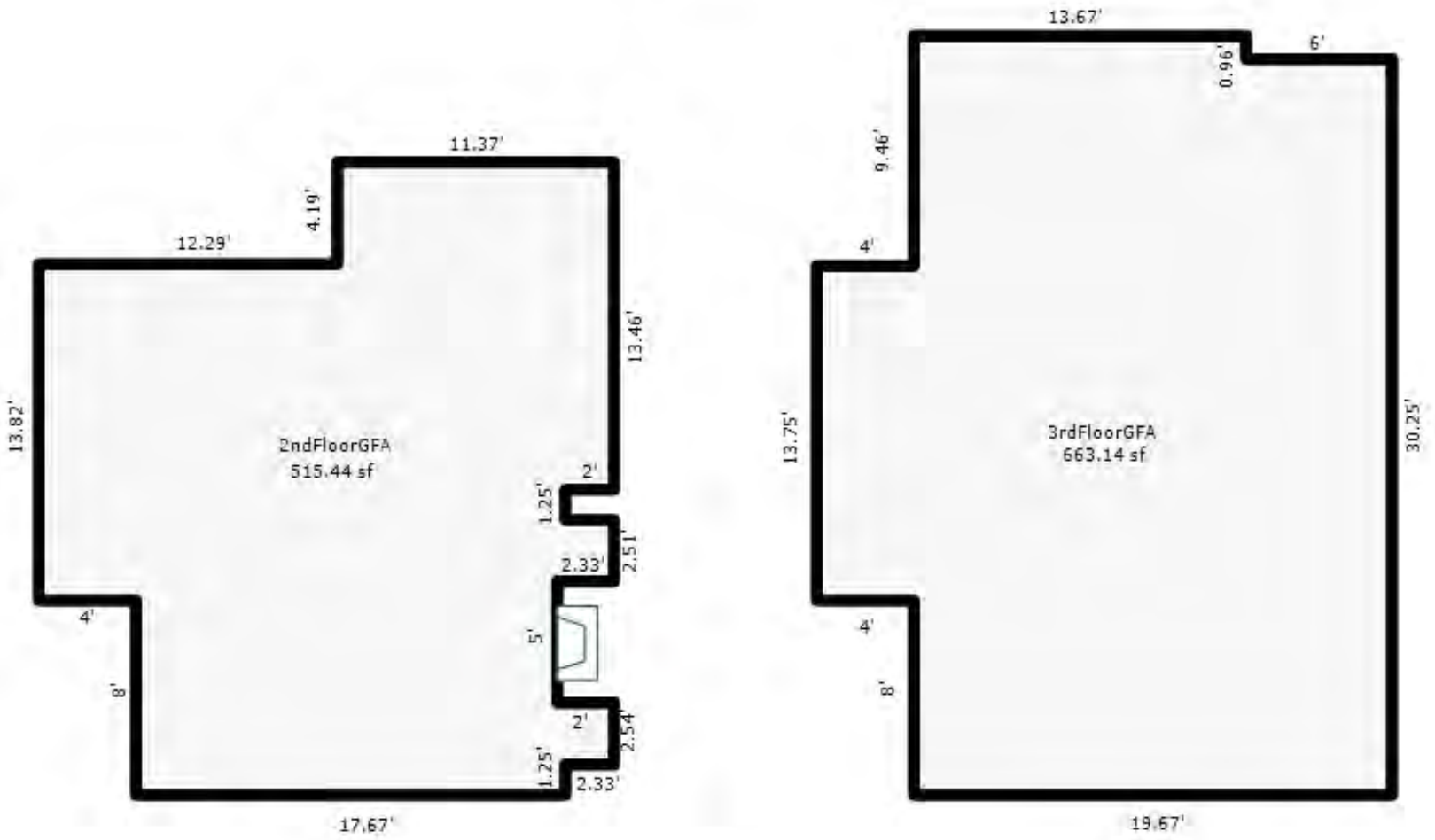
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	187,381	20,235
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
2 Fixture Bath			1	4,500	486
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	223,212	24,104

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN NORMAN & MARIA	MILLER JOHN NORMAN & MARIA	1	09/21/2022	WD	09-FAMILY/RELATED ENTITY	2023001055	PROPERTY TRANSFER	0.0
SWEET REALTY LLC	MILLER JOHN NORMAN & MARIA	93,000	04/09/2021	WD	03-ARM'S LENGTH	2021003035	PROPERTY TRANSFER	100.0
BAKER HALL	SWEET REALTY	129,900	06/29/2001	WD	03-ARM'S LENGTH	591:456	OTHER	0.0

Property Address

4 THE INN G

Owner's Name/Address

MILLER JOHN NORMAN & MARIANNE FEY
544 BROOKSIDE AVE
BIRMINGHAM MI 48009

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 178,618 TCV/TFA: 151.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units		128000.00000	100		128,00
			0.00 Total Acres		Total Est. Land Value =			128,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

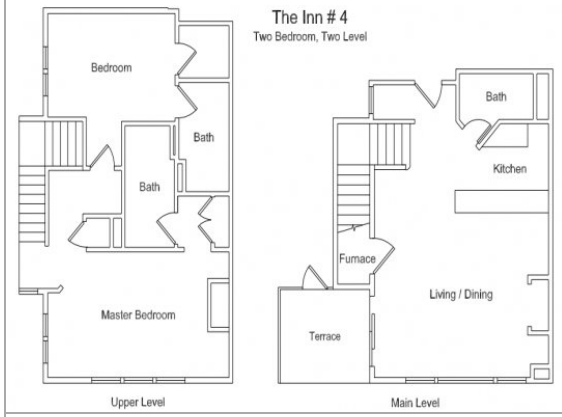
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L579 P841/01 L591 P455 L591 P456/01 UNIT 4-G THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



Who	When	What
TPC	11/06/2024	INSPECTED
TPC	06/01/2017	INSPECTED
TPC	06/10/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	64,000	25,300	89,300			52,530C
2025	64,000	23,300	87,300			51,149C
2024	40,000	27,400	67,400			49,612C
2023	30,000	25,500	55,500			47,250C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 1,178
Total Base New : 223,212 E.C.F.
Total Depr Cost: 24,104 X 2.100
Estimated T.C.V: 50,618

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

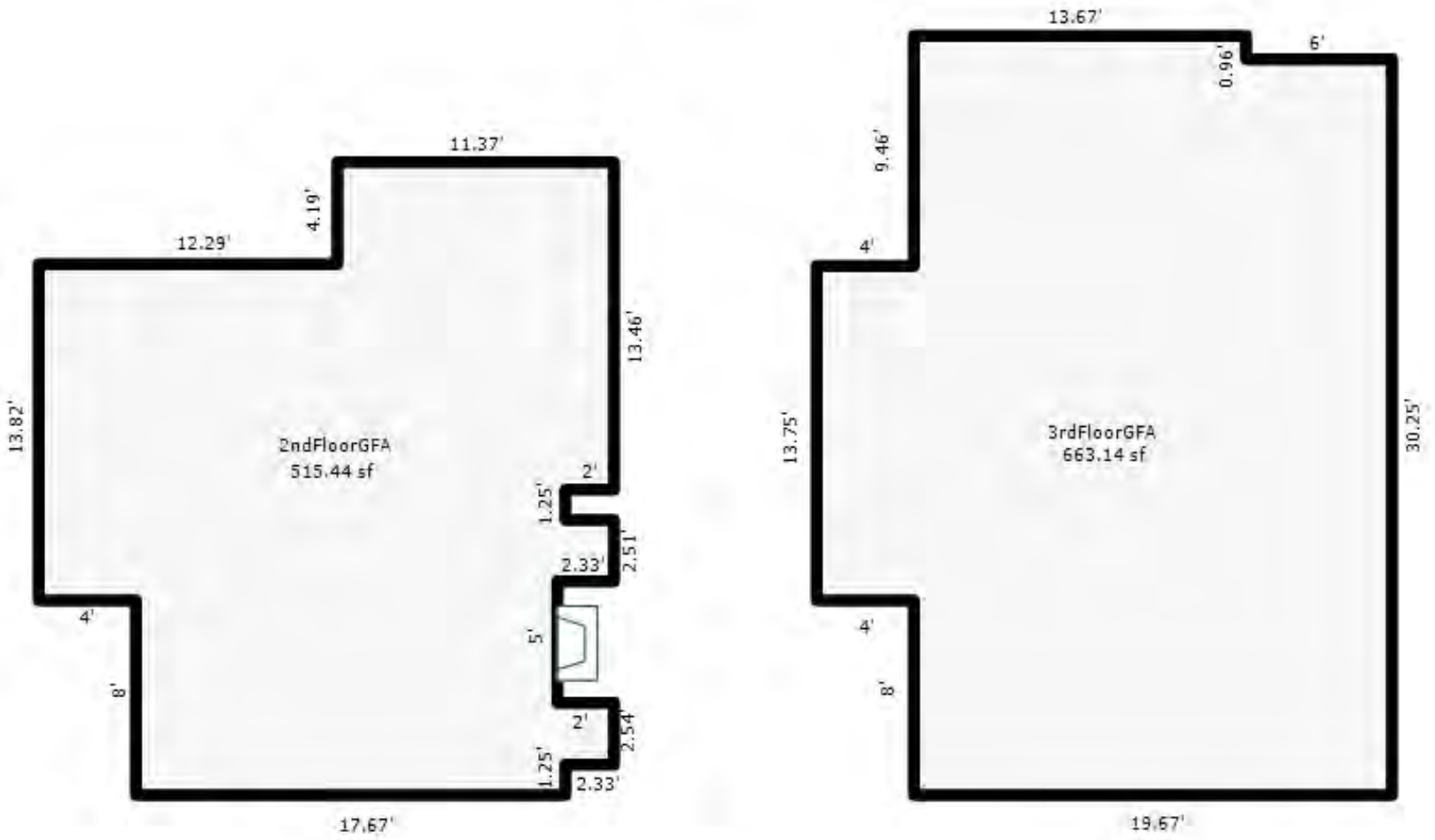
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	589		
			Total:	187,381	20,235
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
2 Fixture Bath			1	4,500	486
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	223,212	24,104

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-004-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATSON SAM & CORRIGAN-WATS	WATSON SAM & CORRIGAN-WATS	0	03/05/2025	QC	15-LADY BIRD	2025000951	DEED	0.0
BEARDSLEE DANIEL B & SUSAN	WATSON SAM & CORRIGAN-WATS	93,600	02/25/2021	WD	03-ARM'S LENGTH	2021001785	PROPERTY TRANSFER	100.0
CHERNEY EDWARD & JOANNE GA	BEARDSLEE DANIEL B & SUSAN	112,000	05/19/2008	WD	03-ARM'S LENGTH	978/896	DEED	100.0
BAKER HALL LLC	CHERNEY	0	05/20/2001	WD	03-ARM'S LENGTH	586:860	OTHER	0.0

Property Address

4 THE INN H

Owner's Name/Address

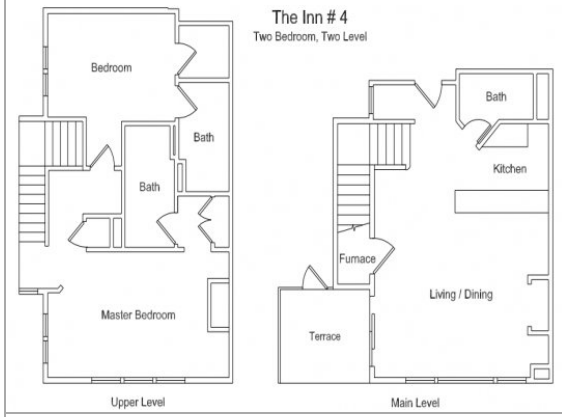
WATSON SAM & CORRIGAN-WATSON C
1240 E MILL ST
HASTINGS MI 49058

Tax Description

UNIT 4-H THE INN CONDOMINIUM REC IN L465 P618-683/2ND AMEND L681 P310 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 178,618 TCV/TFA: 151.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	11/06/2024	INSPECTED
TPC	06/01/2017	INSPECTED
TPC	06/10/2015	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 4: 2LEVELS			1 Units		128000.00000	100		128,00
			0.00 Total Acres		Total Est. Land Value =			128,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	64,000	25,300	89,300			52,530C
2025	64,000	23,300	87,300			51,149C
2024	40,000	27,400	67,400			49,612C
2023	30,000	25,500	55,500			47,250C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 589 S.F.
Height to Joists: 0.0

(8) Basement

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	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
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	No Plumbing
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	Separate Shower
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	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

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1	Public Sewer
	Water Well
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	2000 Gal Septic

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	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
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	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 1,178
Total Base New : 223,212 E.C.F.
Total Depr Cost: 24,104 X 2.100
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80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 589 SF Floor Area = 1178 SF.
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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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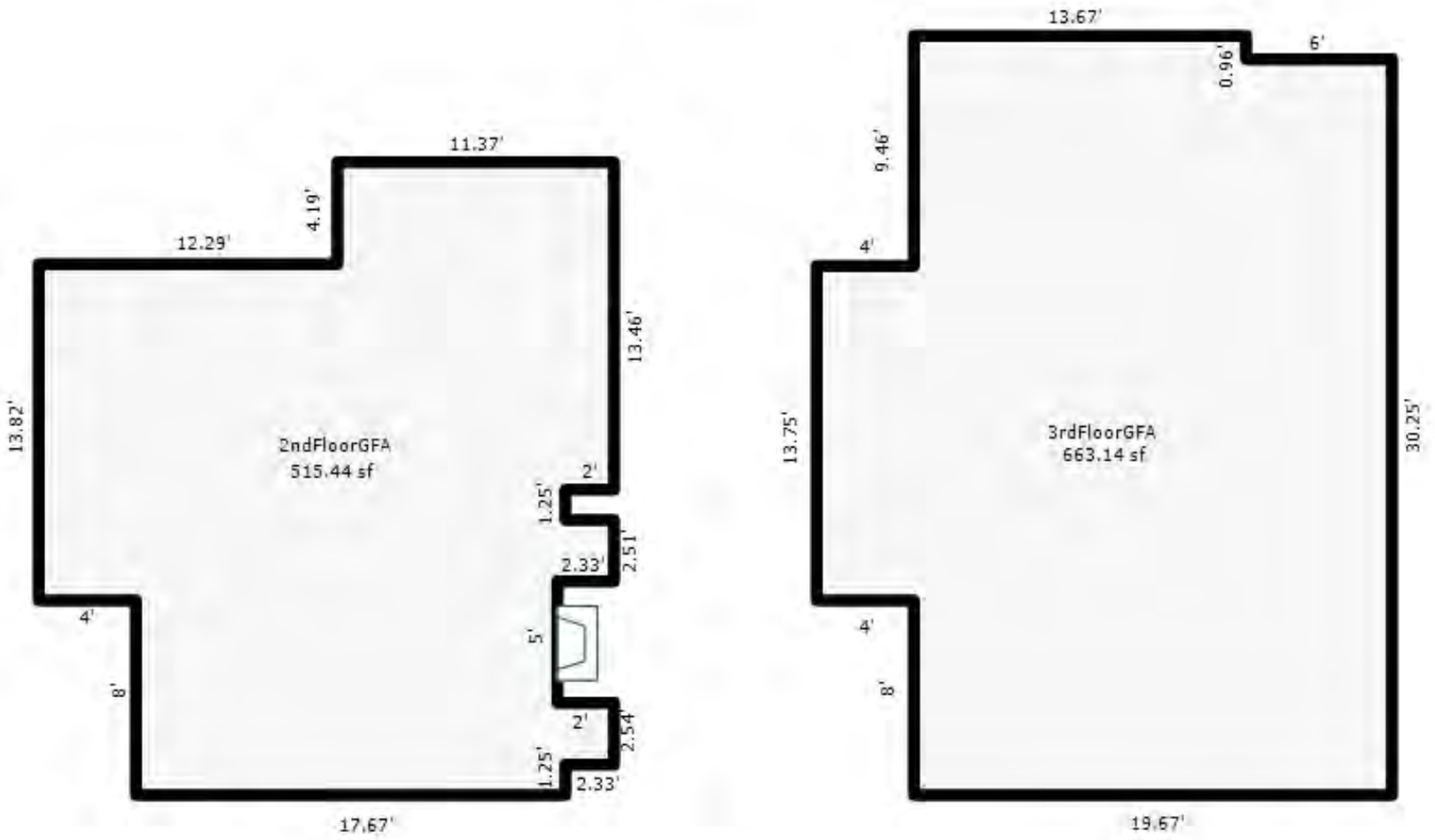
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	223,212	24,104

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 50,618

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS JAMES A	LUCAS JAMES A TRUST	0	05/30/2024	WD	09-FAMILY/RELATED ENTITY	2024002581	PROPERTY TRANSFER	0.0
BEATTIE KEITH R & ELIZABET	LUCAS JAMES A	150,000	09/29/2023	WD	03-ARM'S LENGTH	2023004289	PROPERTY TRANSFER	100.0
MURPHY DANIEL R & DEBORAH	BEATTIE KEITH R & ELIZABET	73,500	10/06/2021	WD	03-ARM'S LENGTH	2021007880	PROPERTY TRANSFER	100.0
LING DAVID A & KATHLEEN L	MURPHY DANIEL R & DEBORAH	62,500	05/27/2020	WD	03-ARM'S LENGTH	2020003099	PROPERTY TRANSFER	100.0

Property Address

10 THE INN

Owner's Name/Address

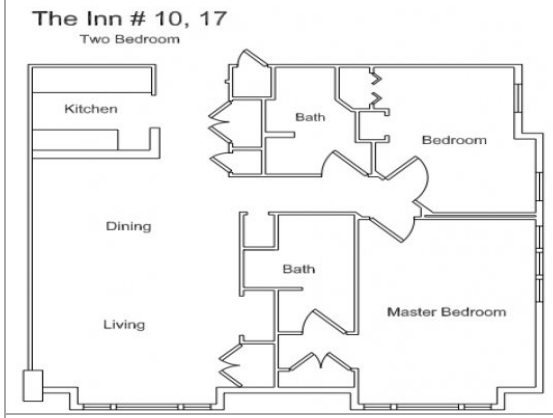
LUCAS JAMES A TRUST
820 LIVINGSTON AVE NE
GRAND RAPIDS MI 49503

Tax Description

L557 P414/00 L559 P461 L559 P462/00 L855 P576/05 UNIT 10-A THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 148,003 TCV/TFA: 153.85

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units	105000.00000		100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	21,500	74,000			66,918C
2025	55,000	19,800	74,800			65,159C
2024	40,000	23,200	63,200			63,200S
2023	15,000	21,600	36,600			32,760C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 962
Total Base New : 189,616 E.C.F.
Total Depr Cost: 20,478 X 2.100
Estimated T.C.V: 43,003

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

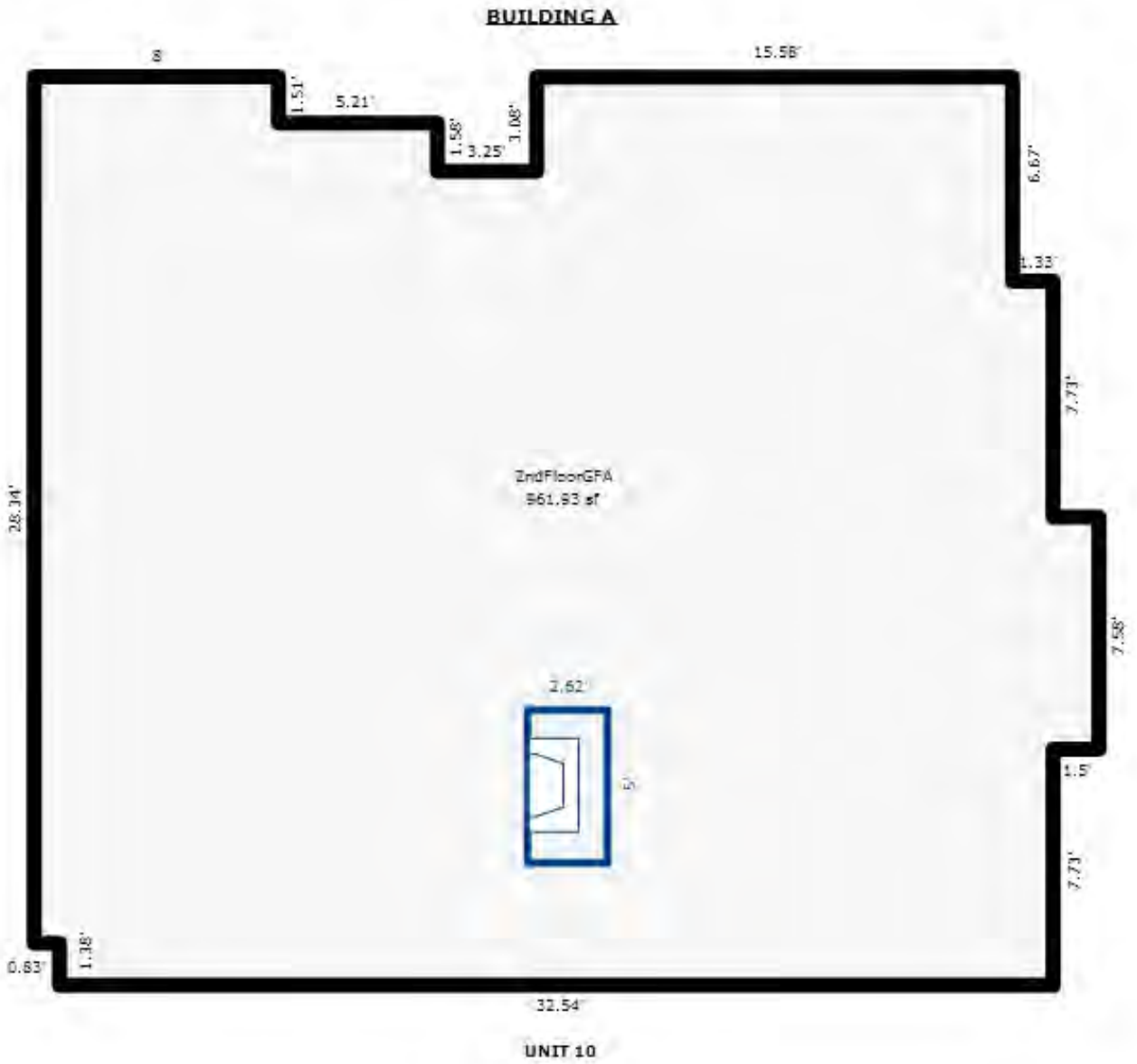
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	158,285	17,095
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	189,616	20,478

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KUUTTILA ELIZABETH J & SZA	MANDIJA BRELANDA	115,000	06/28/2023	WD	03-ARM'S LENGTH	2023002877	PROPERTY TRANSFER	100.0
KREBS FRANC J & MARY ANN	KUUTTILA ELIZABETH J & SZA	110,000	09/16/2022	WD	03-ARM'S LENGTH	2022005564	PROPERTY TRANSFER	100.0
BAKER HALL LLC	KREBS	104,900	11/10/2000	WD	03-ARM'S LENGTH	562:730	OTHER	0.0

Property Address

10 THE INN

Owner's Name/Address

MANDIJA BRELANDA
711 PARKLAND DR
ROCHESTER MI 48307

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 148,003 TCV/TFA: 153.85

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units		105000.00000	100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

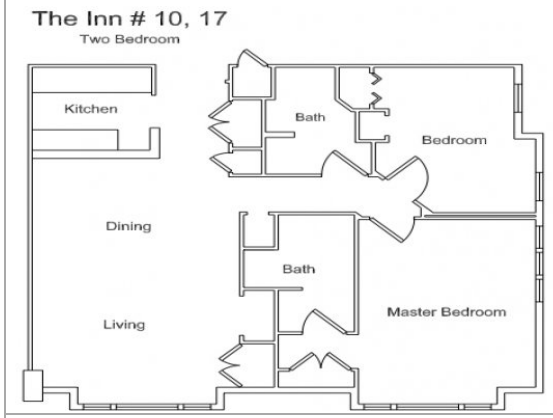
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L562 P729/00 L562 P730/00 UNIT 10-B THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	21,500	74,000			66,918C
2025	55,000	19,800	74,800			65,159C
2024	40,000	23,200	63,200			63,200S
2023	15,000	21,600	36,600			36,600S

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 962
Total Base New : 189,616 E.C.F.
Total Depr Cost: 20,478 X 2.100
Estimated T.C.V: 43,003

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	158,285	17,095
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	189,616	20,478

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

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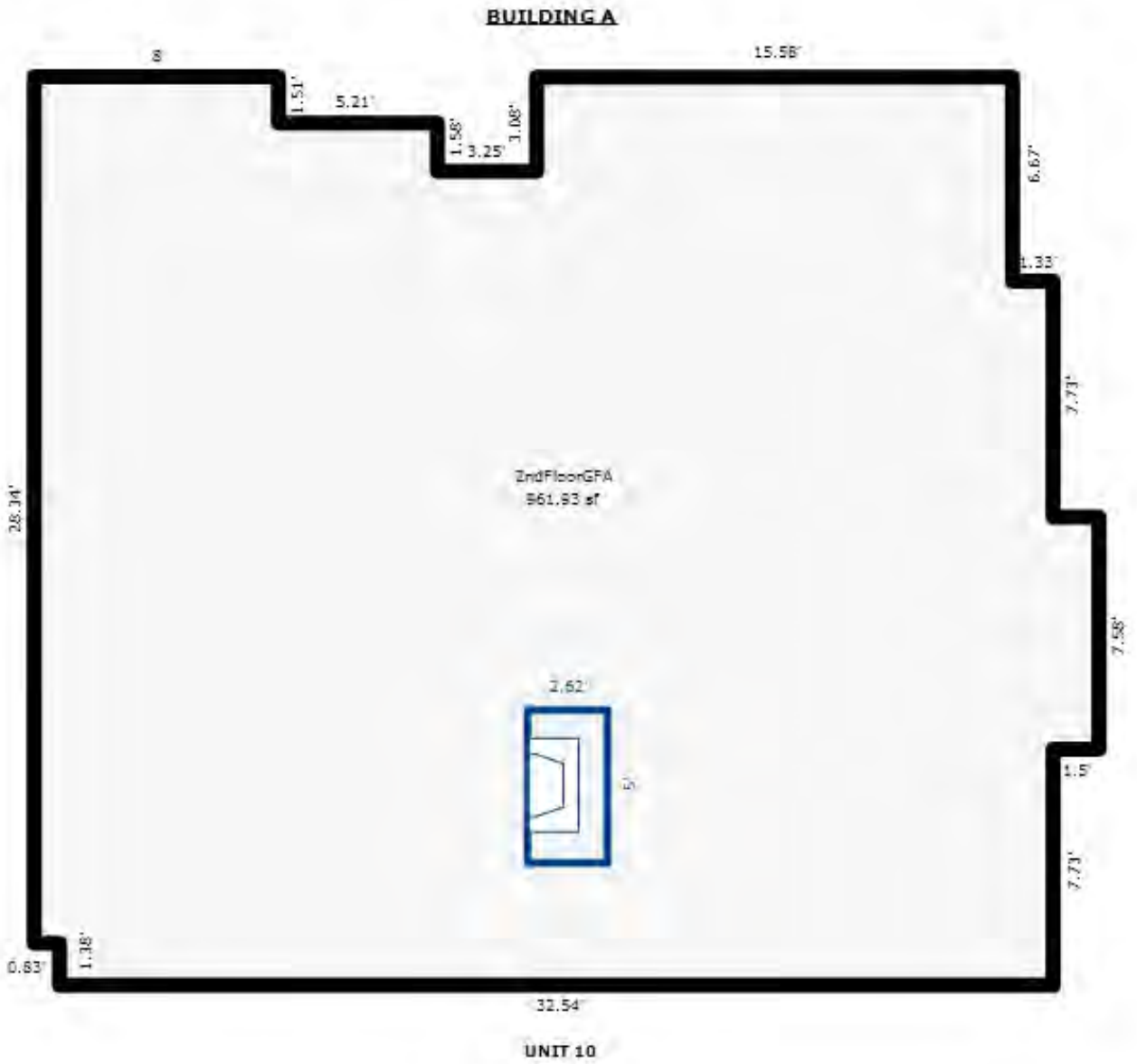

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER HALL LLC	HABEREK	104,900	03/23/2001	WD	03-ARM'S LENGTH	574:181	OTHER	0.0

Property Address

10 THE INN

Owner's Name/Address

HABEREK DONALD R LIVING TRUST
6951 CROSS CREEK DR
WASHINGTON MI 48094

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 148,003 TCV/TFA: 153.85

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units		105000.00000	100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L574 P180 L574 P181/01 L659 P584&585/02 UNIT 10-C THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2025	55,000	19,800	74,800			35,464C
2024	40,000	23,200	63,200			34,398C
2023	15,000	21,600	36,600			32,760C

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Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

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	1st Floor
	2nd Floor
2	Bedrooms

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X	Wood/Shingle
	Aluminum/Vinyl
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	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

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Effec. Age: 10
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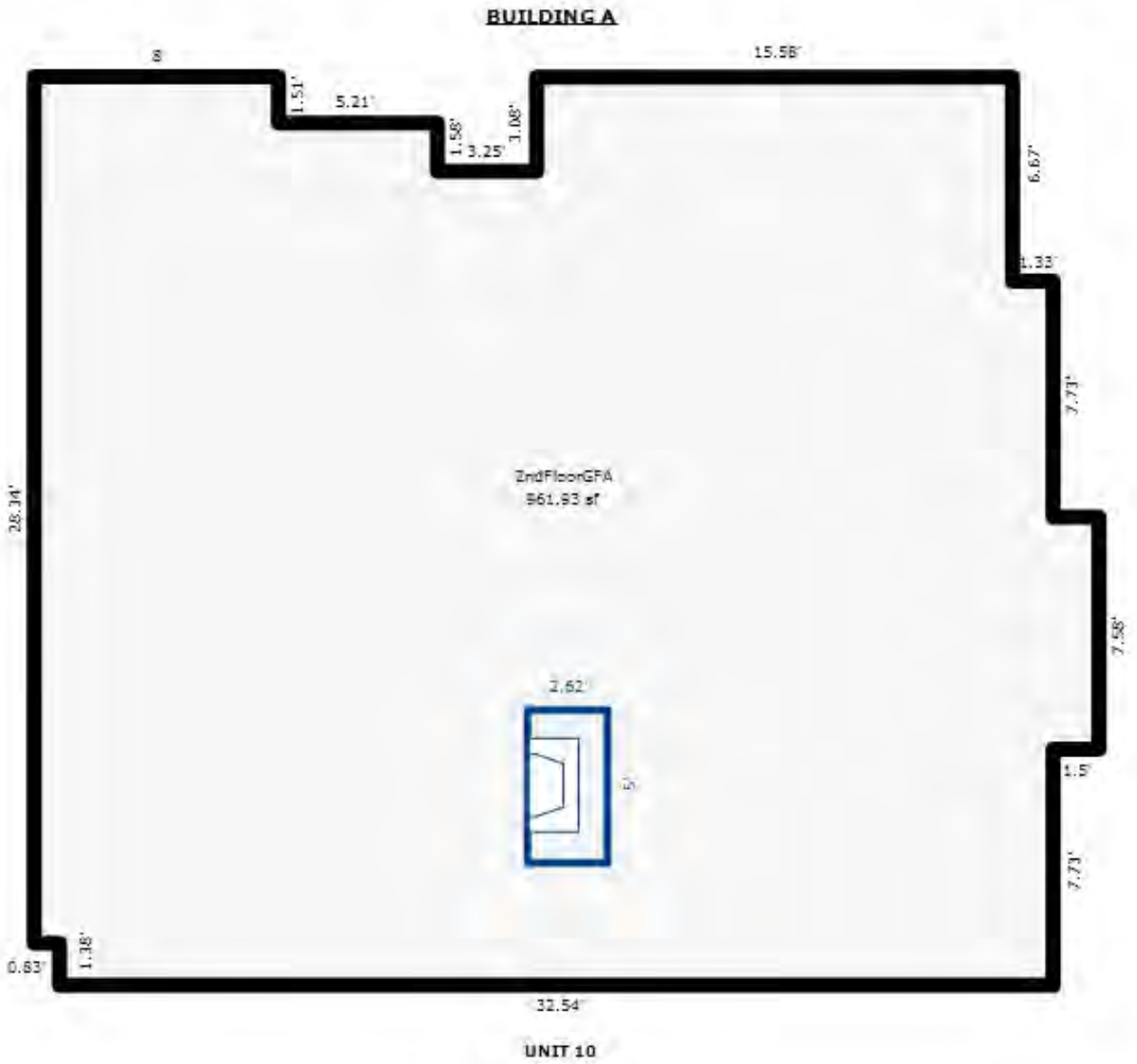
Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LING DAVID A & KATHLEEN L	SCHAEFER CAMERON & KAYLA T	155,000	04/19/2024	WD	03-ARM'S LENGTH	2024001997	PROPERTY TRANSFER	100.0
BAKER HALL LLC	LING	104,900	04/23/2001	WD	03-ARM'S LENGTH	580:938	PROPERTY TRANSFER	0.0

Property Address

10 THE INN

Owner's Name/Address

SCHAEFER CAMERON & KAYLA TRUST
1776 WEST ST
CORNWALL VT 05753

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 148,003 TCV/TFA: 153.85

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

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0.00 Total Acres Total Est. Land Value = 105,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L580 P937 L580 P938/01 UNIT 10-D THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	21,500	74,000			74,000S
2025	55,000	19,800	74,800			74,800S
2024	40,000	23,200	63,200			34,398C
2023	15,000	21,600	36,600			32,760C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 962
Total Base New : 189,616 E.C.F.
Total Depr Cost: 20,478 X 2.100
Estimated T.C.V: 43,003

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

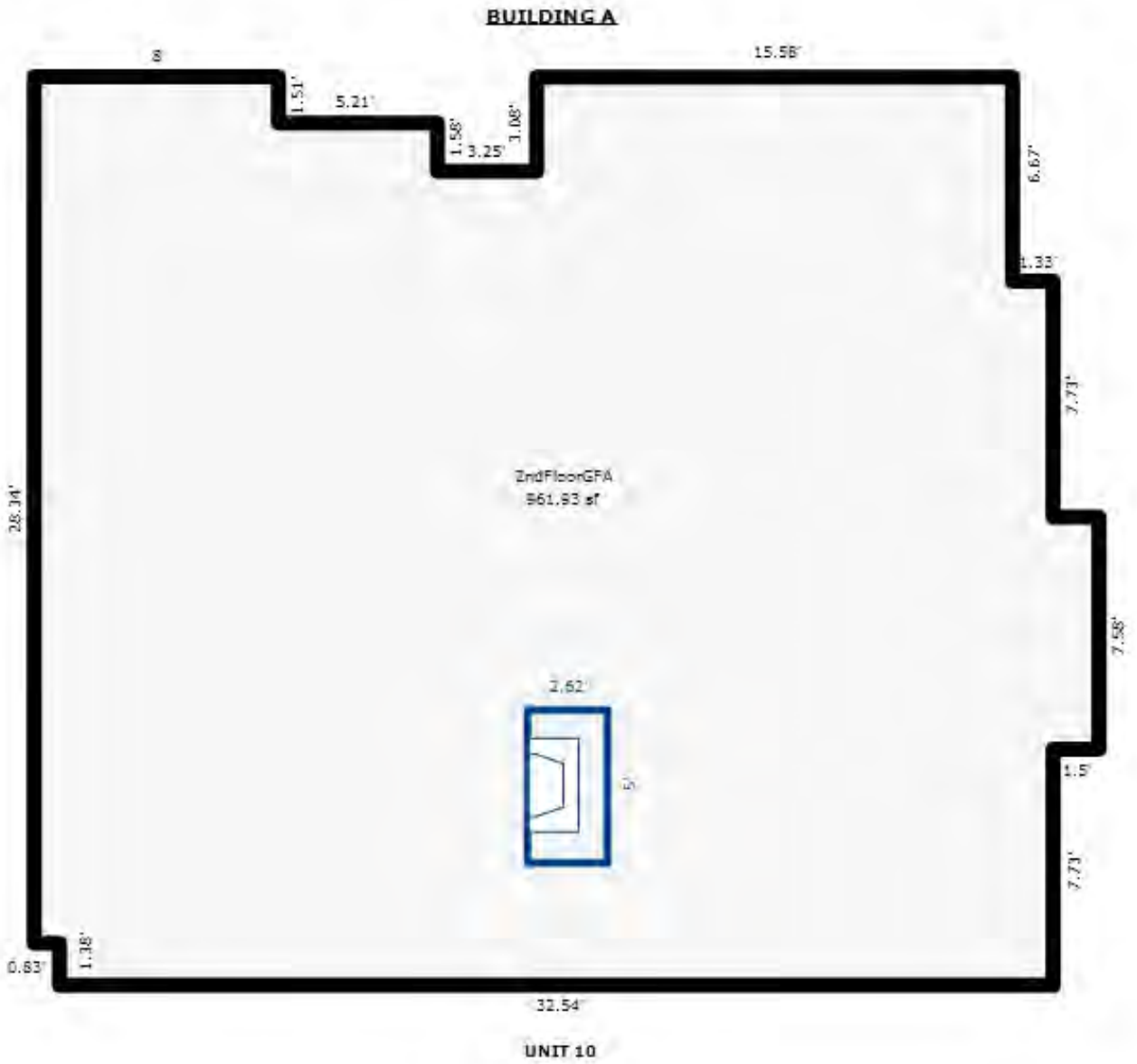
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	158,285	17,095
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	189,616	20,478

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEASKE FREDERICK G & CHARL	TOROK FAMILY TRUST	150,000	06/11/2024	WD	03-ARM'S LENGTH	2024002848	PROPERTY TRANSFER	100.0
LEASKE FREDERICK G & CHARL	LEASKE FREDERICK G & CHARI	1	07/19/2011	WD	18-LIFE ESTATE		OTHER	0.0
BAKER HALL LLC	LEASKE	104,900	11/17/2000	WD	03-ARM'S LENGTH	560:310	OTHER	0.0

Property Address

10 THE INN E

Owner's Name/Address

TOROK FAMILY TRUST
1011 WESTWOOD DR
BIRMINGHAM MI 48009

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 148,003 TCV/TFA: 153.85

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units		105000.00000	100		105,00
			0.00 Total Acres		Total Est. Land Value =			105,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L560 P309 L560 P310/00 UNIT 10-E THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	21,500	74,000			74,000S
2025	55,000	19,800	74,800			74,800S
2024	40,000	23,200	63,200			34,398C
2023	15,000	21,600	36,600			32,760C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 962
Total Base New : 189,616 E.C.F.
Total Depr Cost: 20,478 X 2.100
Estimated T.C.V: 43,003

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

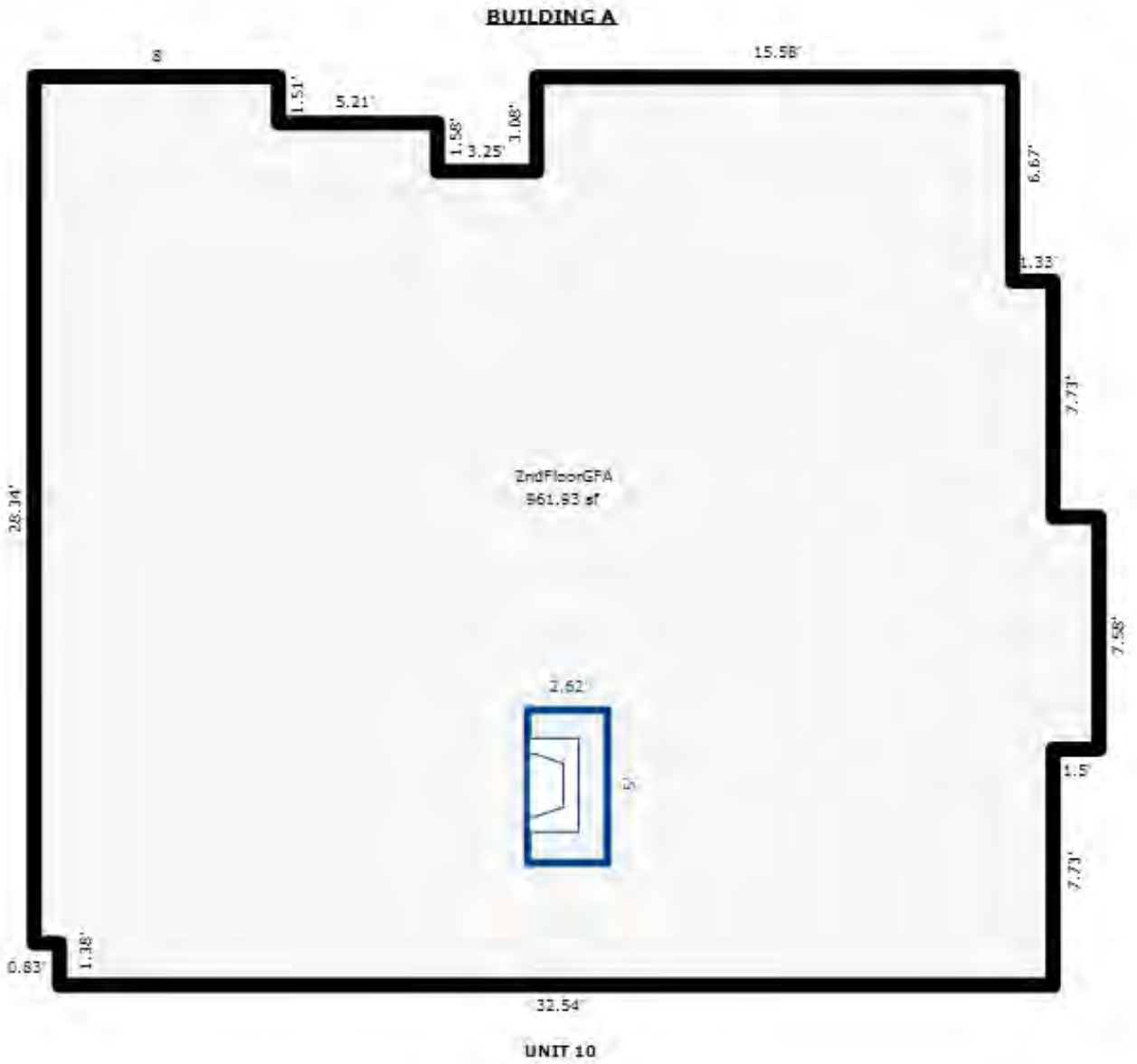
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	158,285	17,095
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	189,616	20,478

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MONTEITH SCOTT A & KATHRYN	NEUMANN THERESA M	104,500	06/30/2022	WD	03-ARM'S LENGTH	2022003853	PROPERTY TRANSFER	100.0
MORAN CHERYL S	MONTEITH SCOTT A & KATHRYN	60,000	05/24/2011	WD	03-ARM'S LENGTH	1086-894	PROPERTY TRANSFER	100.0
MORAN THOMAS & CHERYL S	MORAN CHERYL S	0	02/03/2010	QC	09-FAMILY/RELATED ENTITY	2010 1040-849	DEED	0.0
BAKER HALL LLC	MORAN	104,900	03/23/2001	WD	03-ARM'S LENGTH	574:183	OTHER	0.0

Property Address

10 THE INN F

Owner's Name/Address

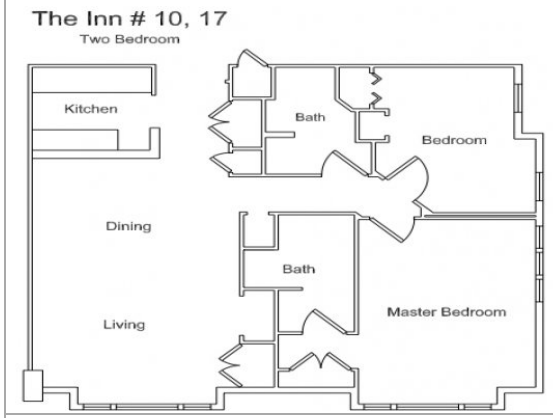
NEUMANN THERESA M
5940 PORTERFIELD DR
EVANSVILLE IN 47711

Tax Description

L574 P182 L574 P183/01 UNIT 10-F THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 148,003 TCV/TFA: 153.85

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units		105000.00000	100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	21,500	74,000			40,690C
2025	55,000	19,800	74,800			39,621C
2024	40,000	23,200	63,200			38,430C
2023	15,000	21,600	36,600			36,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
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	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 962
Total Base New : 189,616 E.C.F.
Total Depr Cost: 20,478 X 2.100
Estimated T.C.V: 43,003

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

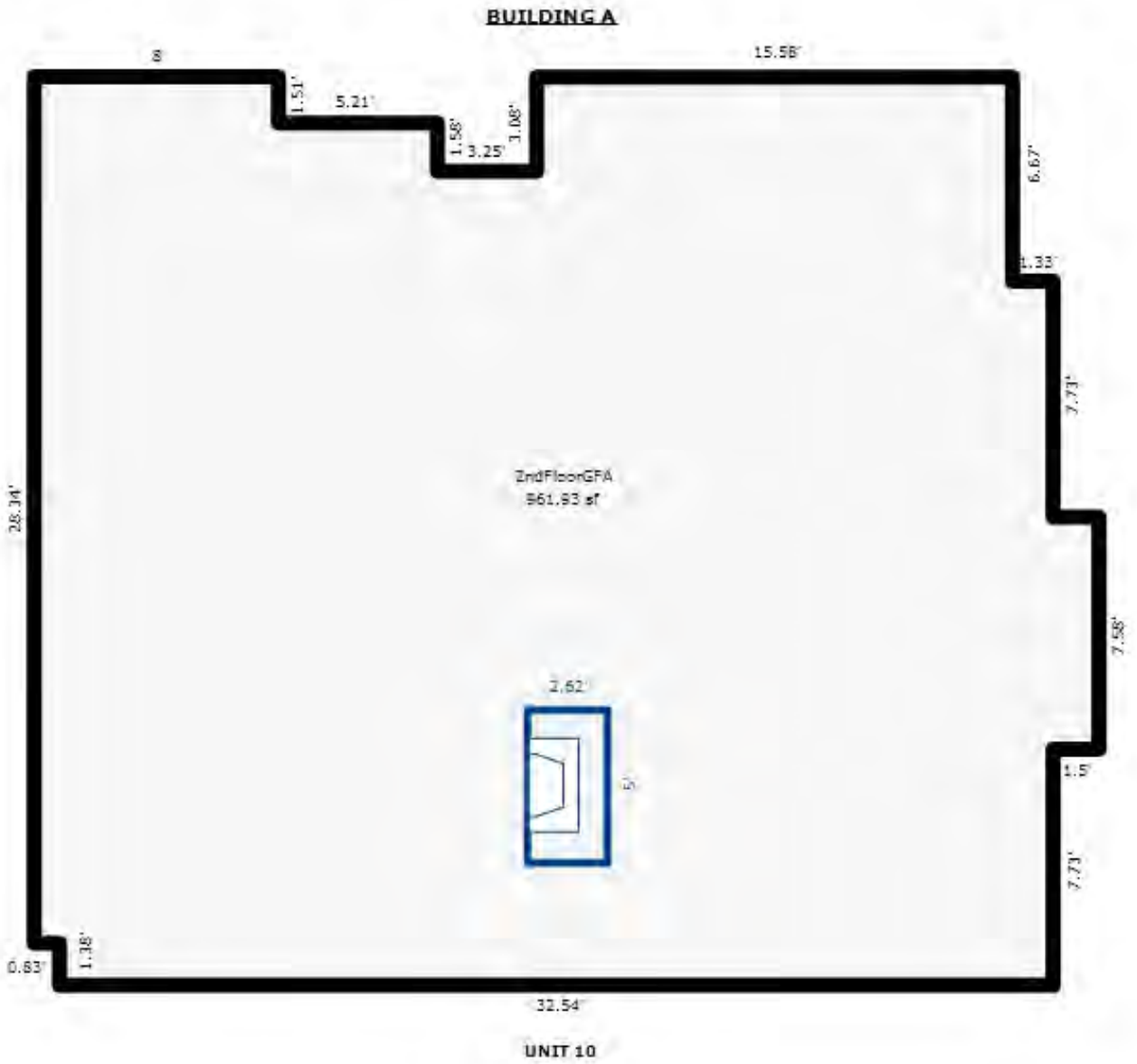
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	158,285	17,095
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	189,616	20,478

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOOGLAND LIVING TRUST	KUNSELMAN SCOTT G & DENISE	62,500	06/24/2020	WD	03-ARM'S LENGTH	2020003925	PROPERTY TRANSFER	100.0
HOOGLAND JOHN T & ESTER M	HOOGLAND LIVING TRUST	0	05/15/2019	PTA	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	0.0
HOOGLAND JOHN T	HOOGLAND JOHN T & ESTER M	0	06/10/2013	WD	03-ARM'S LENGTH	1168P808	PROPERTY TRANSFER	0.0
HOOGLAND JOHN T & ESTHER M	HOOGLAND JOHN T	0	06/03/2010	WD	03-ARM'S LENGTH	2010-982WD	DEED	0.0

Property Address

10 THE INN

Owner's Name/Address

KUNSELMAN SCOTT G & DENISE M
6956 COOLEY LAKE RD
WHITE LAKE MI 48383

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 148,003 TCV/TFA: 153.85

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units	105000.00000		100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

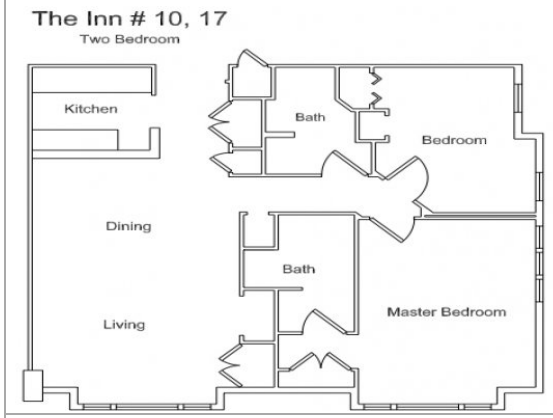
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L562 P727/00 L562 P728/00 UNIT 10-G THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	21,500	74,000			36,421C
2025	55,000	19,800	74,800			35,464C
2024	40,000	23,200	63,200			34,398C
2023	15,000	21,600	36,600			32,760C

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	06/25/2020	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 962
Total Base New : 189,616 E.C.F.
Total Depr Cost: 20,478 X 2.100
Estimated T.C.V: 43,003

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

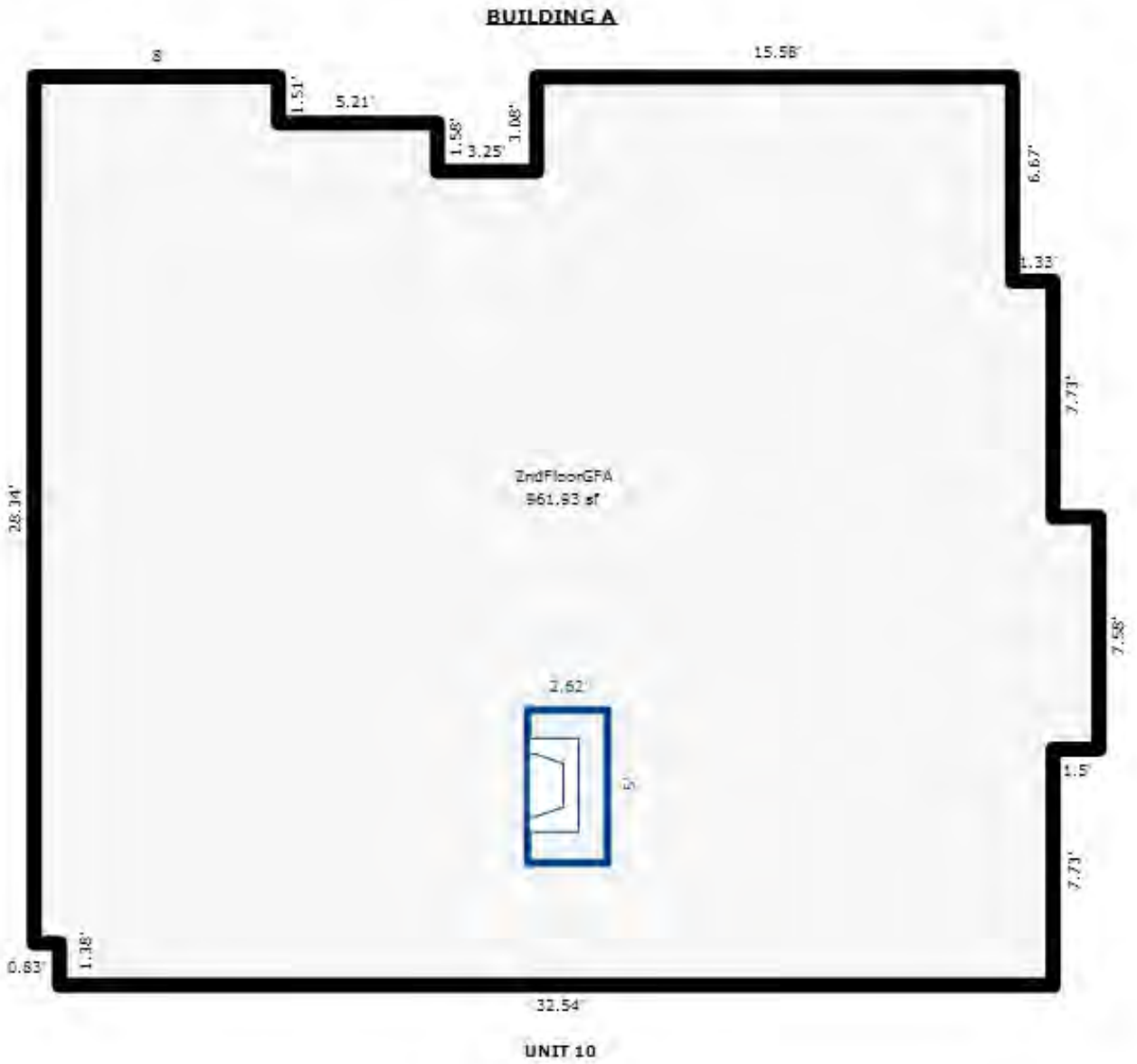
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	158,285	17,095
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	189,616	20,478

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-010-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MURPHY DANIEL R & DEBORAH	JOVANOVSKI DAVOR & MAJA	72,000	09/01/2021	WD	03-ARM'S LENGTH	2021007172	PROPERTY TRANSFER	100.0
GIRMAN MATTHEW & CARRIE	MURPHY DANIEL R & DEBORAH	62,000	10/14/2020	WD	03-ARM'S LENGTH	2020006869	PROPERTY TRANSFER	100.0
WEEMES JEFFREY M TRUST	GIRMAN MATTHEW & CARRIE	62,000	11/06/2015	WD	03-ARM'S LENGTH	1245P222	PROPERTY TRANSFER	100.0
BAKER HALL LLC	WEEMES	104,900	02/27/2001	WD	03-ARM'S LENGTH	572:25	PROPERTY TRANSFER	0.0

Property Address

10 THE INN

Owner's Name/Address

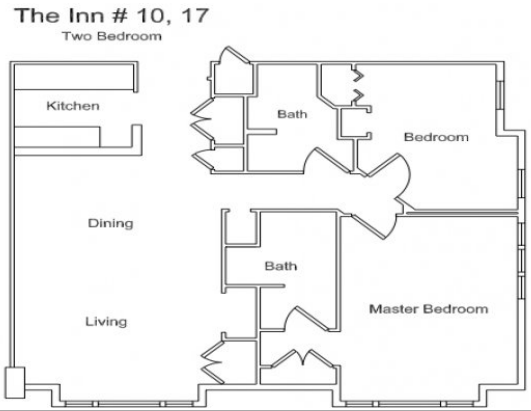
JOVANOVSKI DAVOR & MAJA
47041 7 MILE RD
NORTHVILLE MI 48167

Tax Description

L572 P024 L572 P025/01 UNIT 10-H THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2BATH



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 148,003 TCV/TFA: 153.85

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/18/2023	INSPECTED
TPC	04/14/2022	INSPECTED
TPC	08/13/2021	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 10			1 Units		105000.00000	100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	21,500	74,000			36,421C
2025	55,000	19,800	74,800			35,464C
2024	40,000	23,200	63,200			34,398C
2023	15,000	21,600	36,600			32,760C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 962 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 962
Total Base New : 189,616 E.C.F.
Total Depr Cost: 20,478 X 2.100
Estimated T.C.V: 43,003

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

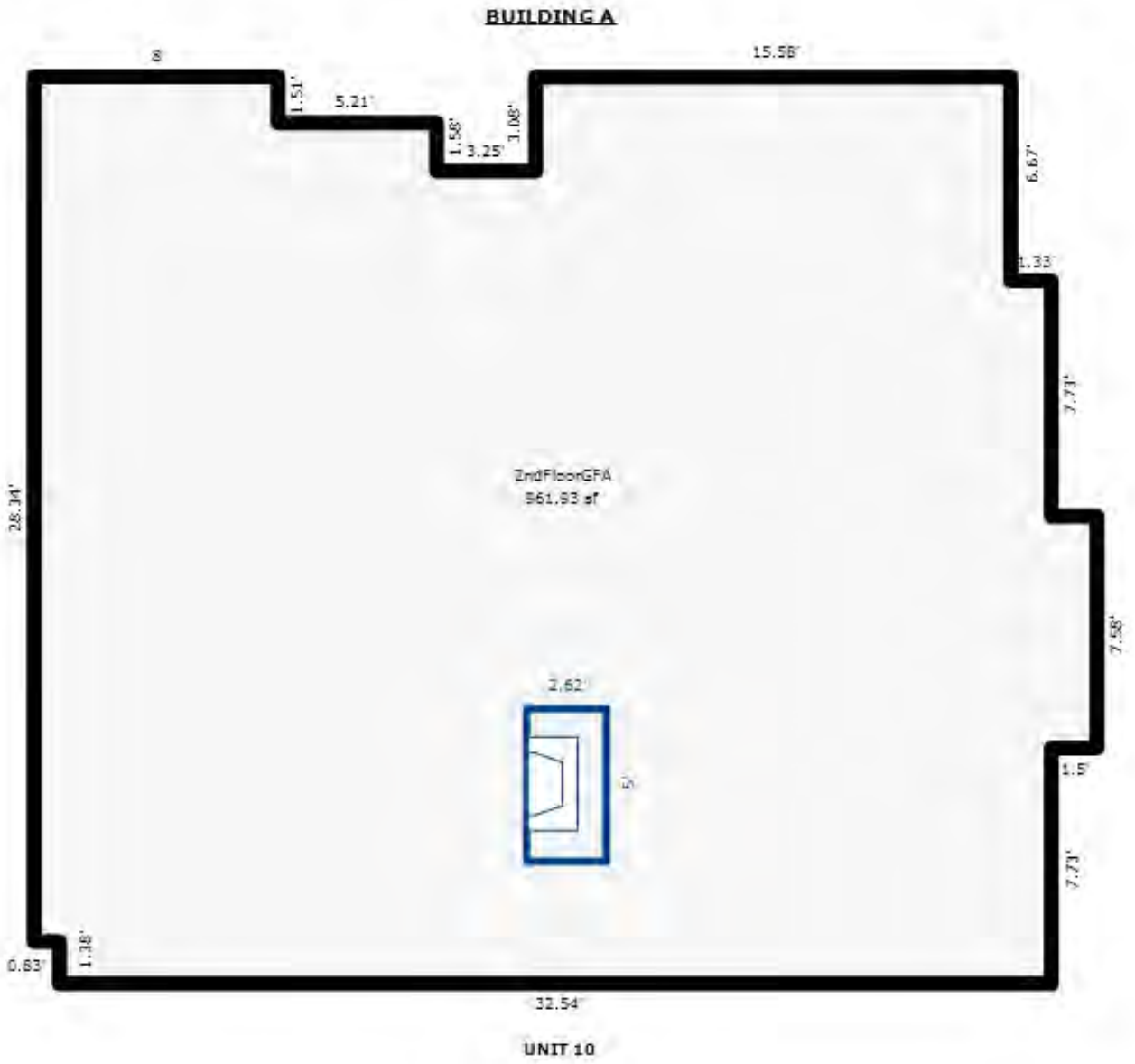
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard
Ground Area = 962 SF Floor Area = 962 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	962		
			Total:	158,285	17,095
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	189,616	20,478

Notes:
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 43,003

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREAT LAKES VENTURE	BRADLEY PHILIP & ERIN ALAI	139,000	09/20/2023	WD	03-ARM'S LENGTH	2023004097	PROPERTY TRANSFER	100.0
BAKER HALL LLC	GREAT LAKES VEN	89,900	12/15/2000	WD	03-ARM'S LENGTH	564:341	OTHER	0.0

Property Address

16 THE INN A

Owner's Name/Address

BRADLEY PHILIP & ERIN ALAINE
5435 URBANA DR
BRIGHTON MI 48116

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 142,958 TCV/TFA: 175.19

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units		105000.00000	100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

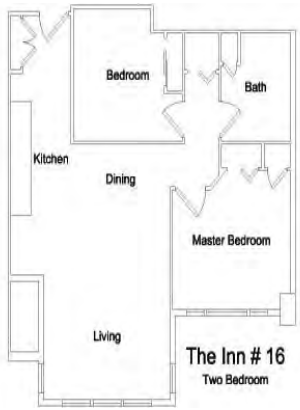
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L557 P414/00 L564 P340/00 L564 P341/00
UNIT 16-A THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2010 HOMESTEAD PRICING: $75,000 TO $83K
2BED 1 BATH



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	19,000	71,500			64,164C
2025	55,000	17,500	72,500			62,478C
2024	40,000	20,600	60,600			60,600S
2023	15,000	19,100	34,100			28,091C

Who	When	What
TPC	06/16/2025	INSPECTED
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 816
Total Base New : 167,375 E.C.F.
Total Depr Cost: 18,075 X 2.100
Estimated T.C.V: 37,958

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	142,760	15,417
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	167,375	18,075

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANE JON M & BARBARA A	LANE JON M & BARBARA A	0	04/11/2022	WD	09-FAMILY/RELATED ENTITY	2022002709	PROPERTY TRANSFER	0.0

Property Address

16 THE INN B

Owner's Name/Address

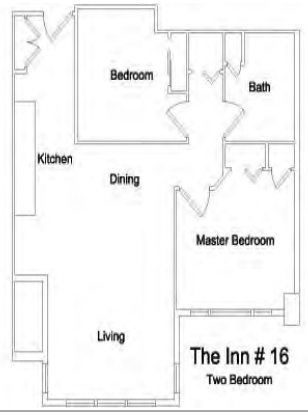
LANE JON M & BARBARA A
9863 WINDING CREEK BLVD
CENTERVILLE OH 45458

Tax Description

L557 P414/00 L576 P422 L576 P423/01 UNIT 16-B THE INN CONDOMINIUM REC IN L465 P618-683/L556 P261-266 SEC 14 T29N R14W.

Comments/Influences

2BED 1 BATH



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 142,958 TCV/TFA: 175.19

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	06/16/2025	INSPECTED
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units		105000.00000	100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	19,000	71,500			31,230C
2025	55,000	17,500	72,500			30,409C
2024	40,000	20,600	60,600			29,495C
2023	15,000	19,100	34,100			28,091C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 816
Total Base New : 167,375 E.C.F.
Total Depr Cost: 18,075 X 2.100
Estimated T.C.V: 37,958

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	142,760	15,417
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
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Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	167,375	18,075

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCPHARLIN JAMES M & DIANNE	MCPHARLIN FAMILY TRUST	0	04/13/2008	QC	03-ARM'S LENGTH	976/559	DEED	0.0
BAKER HALL	MCPHARLIN	91,900	05/20/2002	WD	03-ARM'S LENGTH	645:768	OTHER	0.0

Property Address

16 THE INN C

Owner's Name/Address

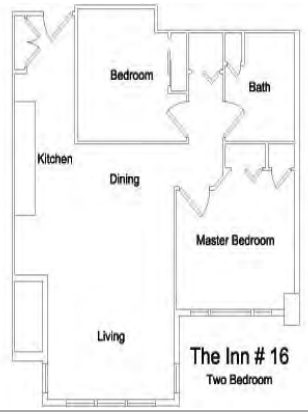
MCPHARLIN FAMILY TRUST
1360 NORTH LAKE SHORE DR APT 714
CHICAGO IL 60610-8448

Tax Description

L557 P414 L613 P424/01 L645 P767/02 L645 P768/02 UNIT 16-C THE INN CONDOMINIUM REC IN L465 P618-683/L556 P261-266 SEC 14 T29N R14W.

Comments/Influences

2BED 1 BATH



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 142,958 TCV/TFA: 175.19

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	06/16/2025	INSPECTED
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units	105000.00000		100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	19,000	71,500			31,230C
2025	55,000	17,500	72,500			30,409C
2024	40,000	20,600	60,600			29,495C
2023	15,000	19,100	34,100			28,091C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 816
Total Base New : 167,375 E.C.F.
Total Depr Cost: 18,075 X 2.100
Estimated T.C.V: 37,958

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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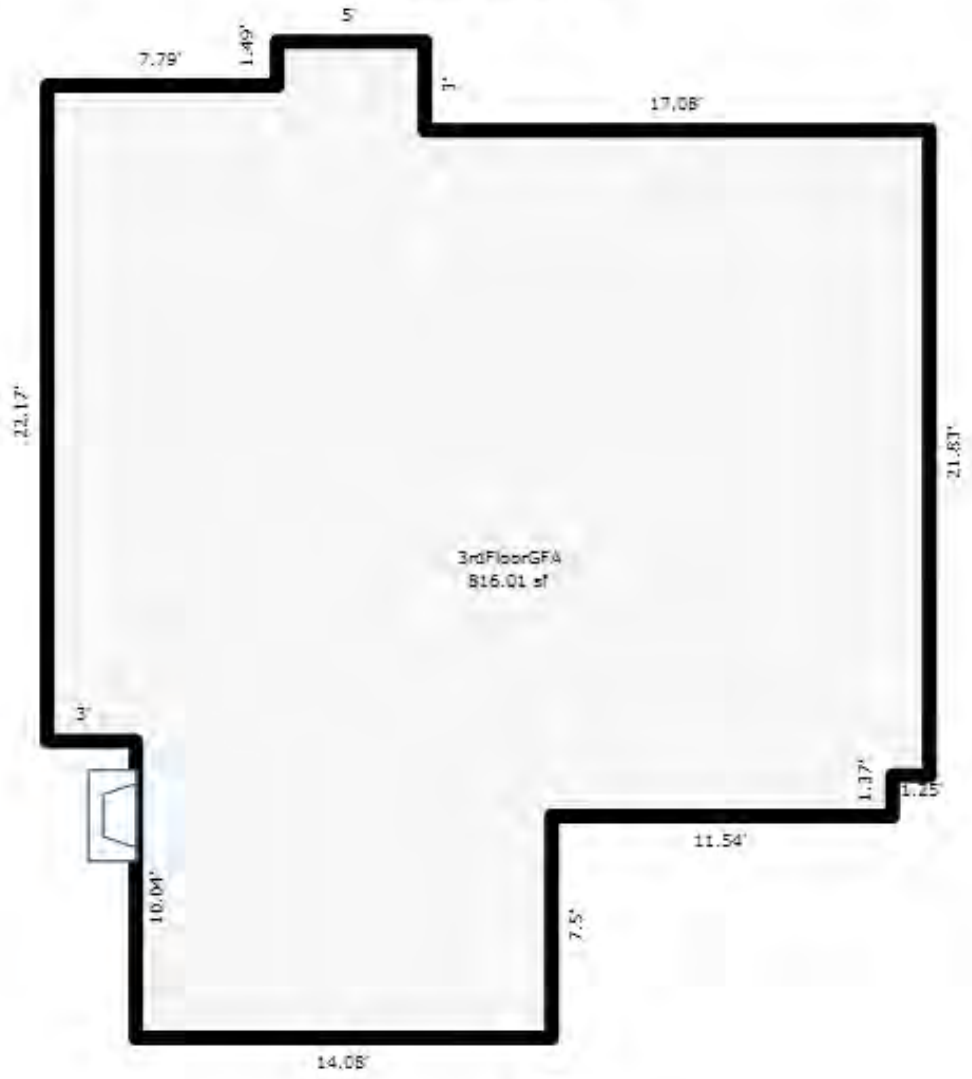
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	167,375	18,075

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUNCAN BRUCE & LEEANN	MCLOUGHLIN JOHN & ANGELA	60,000	04/08/2021	WD	03-ARM'S LENGTH	2021003042	PROPERTY TRANSFER	100.0
AML HOLDINGS LLC	DUNCAN BRUCE & LEEANN	60,000	09/02/2016	WD	03-ARM'S LENGTH	1272P28	PROPERTY TRANSFER	100.0
BAKER HALL LLC	AML HOLDINGS LLC	1	08/27/2016	QC	09-FAMILY/RELATED ENTITY	1272P26	DEED	0.0

Property Address

16 THE INN D

Owner's Name/Address

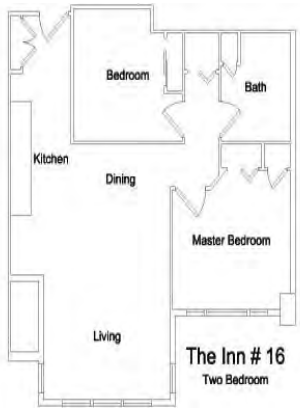
MCLOUGHLIN JOHN & ANGELA
33925 OAKLAND
FARMINGTON MI 48335

Tax Description

L557 P414 L613 P424/01 UNIT 16-D THE INN CONDOMINIUM REC IN L465 P618-683/L556 P261-266 SEC 14 T29N R14W.

Comments/Influences

2BED 1 BATH



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Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 142,958 TCV/TFA: 175.19

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
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- Flood Plain

Who	When	What
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TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED

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	Duplex
	A-Frame

X	Wood Frame

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Yr Built	Remodeled
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	Brick
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Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

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Cntr.Sup:

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	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

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	Exterior 2 Story
	Prefab 1 Story
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Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

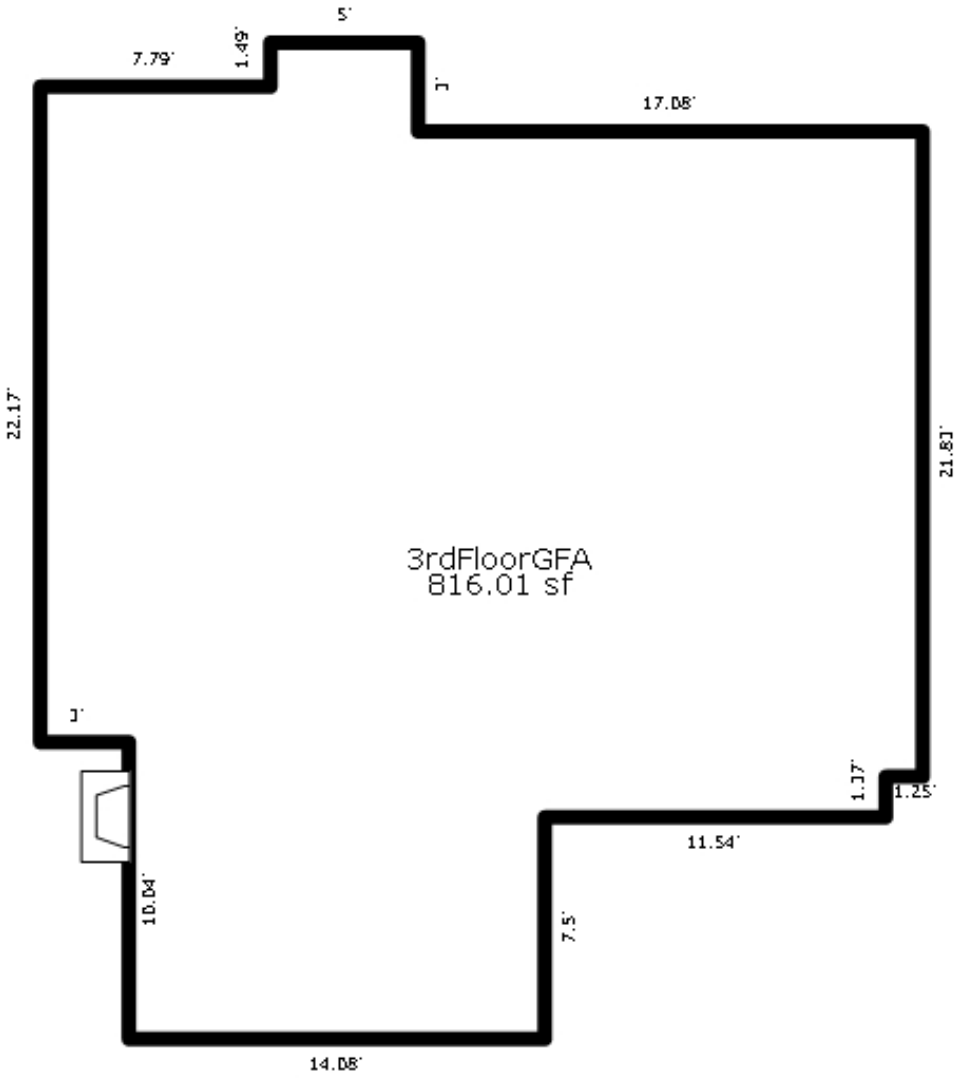
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	142,760	15,417
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	167,375	18,075

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOPER ANN C	RUHRUP FAMILY TRUST	64,000	05/29/2014	WD	03-ARM'S LENGTH	1199P703	PROPERTY TRANSFER	100.0
COOPER SAUL COD	COOPER ANN C	0	09/09/2008	AFF	07-DEATH CERTIFICATE	2008 990/362 D(	DEED	0.0
BAKER HALL LLC	COOPER SAUL & ANN C	96,000	05/21/2004	WD	03-ARM'S LENGTH	805:267	OTHER	100.0

Property Address

16 THE INN E

Owner's Name/Address

RUHRUP FAMILY TRUST
7616 S 10TH ST
KALAMAZOO MI 49009

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 142,958 TCV/TFA: 175.19

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units		105000.00000	100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

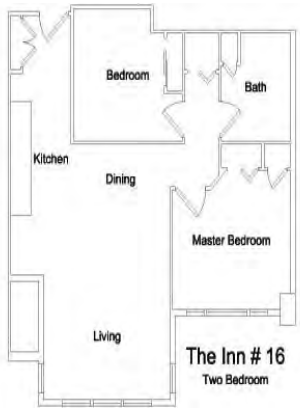
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L557 P414 L613 P424/01 L805 P267/04 UNIT 16-E THE INN CONDOMINIUM REC IN L465 P618-683/L556 P261-266 SEC 14 T29N R14W.

Comments/Influences

2BED 1 BATH



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	19,000	71,500			31,230C
2025	55,000	17,500	72,500			30,409C
2024	40,000	20,600	60,600			29,495C
2023	15,000	19,100	34,100			28,091C

Who	When	What
TPC	06/16/2025	INSPECTED
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 816
Total Base New : 167,375 E.C.F.
Total Depr Cost: 18,075 X 2.100
Estimated T.C.V: 37,958

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	142,760	15,417
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	167,375	18,075

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURMANN RICHARD E & TRUDY	ELLING GARY R & ELIZABETH	142,500	10/22/2025	WD	03-ARM'S LENGTH	2025005041	PROPERTY TRANSFER	100.0
BURMANN RICHARD E & TRUDY	BURMANN RICHARD E & TRUDY	0	10/29/2015	WD	09-FAMILY/RELATED ENTITY	1246P7	PROPERTY TRANSFER	0.0
BAKER FRANCES ENGS	BURMANN RICHARD E	64,000	05/29/2015	WD	03-ARM'S LENGTH	1230P305	PROPERTY TRANSFER	100.0
BAKER GEOFFREY L & FRANCES	BAKER FRANCES ENGS	0	04/07/2010	OTH	06-COURT JUDGEMENT	1046P509	DEED	0.0

Property Address

16 THE INN F

Owner's Name/Address

ELLING GARY R & ELIZABETH M TRUST
1402 MAYWOOD AVE
ANN ARBOR MI 48103

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 142,958 TCV/TFA: 175.19

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units	105000.00000		100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

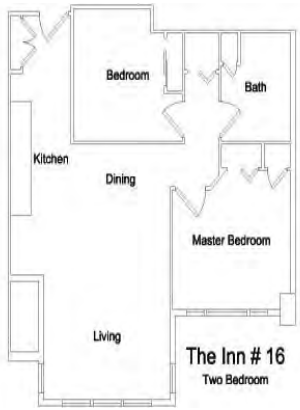
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L557 P414 L613 P424/01 L623 P874/02 L623 P875/02 UNIT 16-F THE INN CONDOMINIUM REC IN L465 P618-683/L556 P261-266 SEC 14 T29N R14W.

Comments/Influences

2BED 1 BATH



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	19,000	71,500			71,500S
2025	55,000	17,500	72,500			30,409C
2024	40,000	20,600	60,600			29,495C
2023	15,000	19,100	34,100			28,091C

Who	When	What
TPC	06/16/2025	INSPECTED
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 816
Total Base New : 167,375 E.C.F.
Total Depr Cost: 18,075 X 2.100
Estimated T.C.V: 37,958

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	142,760	15,417
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	167,375	18,075

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACOBS JANET S	JACOBS JANET S TRUST	0	06/06/2017	WD	09-FAMILY/RELATED ENTITY	1315P254	PROPERTY TRANSFER	0.0
JACOBS WINIFRED M	JACOBS JANET	0	04/17/2016	AFF	07-DEATH CERTIFICATE	2020006754	OTHER	0.0
JACOBS JANET S	JACOBS JANET S & JACOBS WI	0	06/06/2002	QC	09-FAMILY/RELATED ENTITY	630P132	DEED	0.0
BAKER HALL	JACOBS	89,900	06/29/2001	WD	03-ARM'S LENGTH	591:792	OTHER	0.0

Property Address

16 THE INN G

Owner's Name/Address

JACOBS JANET S TRUST
PO BOX 67
GRAND LEDGE MI 48837

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 142,958 TCV/TFA: 175.19

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units	105000.00000		100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

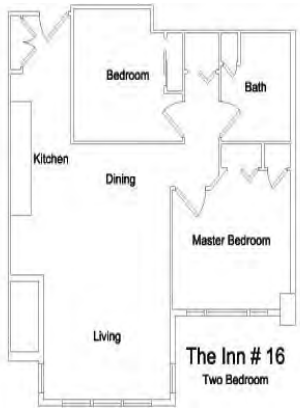
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L557 P414 L591 P791 L591 P792/01 L650 P132/02 UNIT 16-G THE INN CONDOMINIUM REC IN L 465 P618-683/L556 P261-266 AS JOINT TENANTS SEC 14 T29N R14W.

Comments/Influences

2BED 1 BATH



Who	When	What
TPC	06/16/2025	INSPECTED
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	19,000	71,500			31,230C
2025	55,000	17,500	72,500			30,409C
2024	40,000	20,600	60,600			29,495C
2023	15,000	19,100	34,100			28,091C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 816
Total Base New : 167,375 E.C.F.
Total Depr Cost: 18,075 X 2.100
Estimated T.C.V: 37,958

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	142,760	15,417
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	167,375	18,075

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-016-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER HALL LLC	MAJCHER&TYNAN	89,900	10/20/2000	WD	03-ARM'S LENGTH	558:896	OTHER	0.0

Property Address

16 THE INN H

Owner's Name/Address

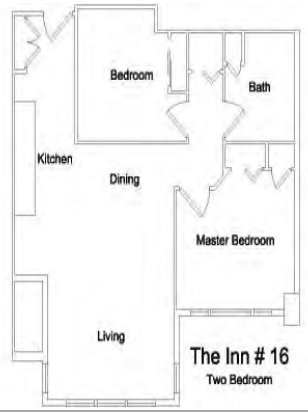
PASSERI JULIUS & MAJCHER GAIL D &
TYNAN JOSHUA JON
39769 VILLAGE RUN
NORTHVILLE MI 48167

Tax Description

L557 P414/00 L558 P895/00 L558 P896/00 L566 P287/01 UNIT 16-H THE INN CONDOMINIUM REC IN L465 P618-683/L556 P263-266 SEC 14 T29N R14W.

Comments/Influences

2BED 1 BATH



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 142,958 TCV/TFA: 175.19

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 16: 2ND FL			1 Units		105000.00000	100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	06/16/2025	INSPECTED
TPC	08/10/2023	INSPECTED
TPC	08/06/2018	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	19,000	71,500			31,230C
2025	55,000	17,500	72,500			30,409C
2024	40,000	20,600	60,600			29,495C
2023	15,000	19,100	34,100			28,091C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 816
Total Base New : 167,375 E.C.F.
Total Depr Cost: 18,075 X 2.100
Estimated T.C.V: 37,958

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	142,760	15,417
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	167,375	18,075

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 37,958

*** Information herein deemed reliable but not guaranteed***

BUILDING A

UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHARFF KENTON G & MAUREEN	GAUTHIER GREGORY & KATHERI	150,000	03/06/2025	WD	03-ARM'S LENGTH	2025001075	PROPERTY TRANSFER	100.0
COSTELLO NANCY A REVOC TRU	SCHARFF KENTON G & MAUREEN	78,000	05/16/2014	WD	03-ARM'S LENGTH	1198P233	PROPERTY TRANSFER	100.0
BAKER HALL LLC	COSTELLO TRUST	109,900	10/01/2001	WD	03-ARM'S LENGTH	605:168	OTHER	0.0

Property Address

17 THE INN A

Owner's Name/Address

GAUTHIER GREGORY & KATHERINE
1339 PENNCROSS DR SE
CALEDONIA MI 49316-9042

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 150,893 TCV/TFA: 154.29

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units	105000.00000		100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Tax Description

L579 P841/01 L605 P167 L605 P168/01 UNIT 17-A THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

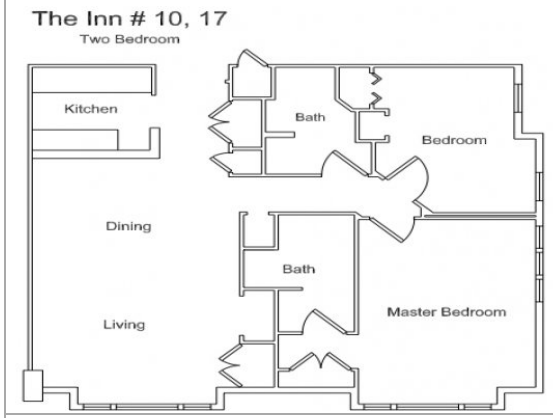
2011 HOMESTEAD $90,000
2BED 2 BATH

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	22,900	75,400			75,400S
2025	55,000	21,100	76,100			36,941C
2024	40,000	24,800	64,800			35,831C
2023	15,000	23,100	38,100			34,125C

Who	When	What
TPC	07/15/2025	INSPECTED
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 978
Total Base New : 202,366 E.C.F.
Total Depr Cost: 21,854 X 2.100
Estimated T.C.V: 45,893

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

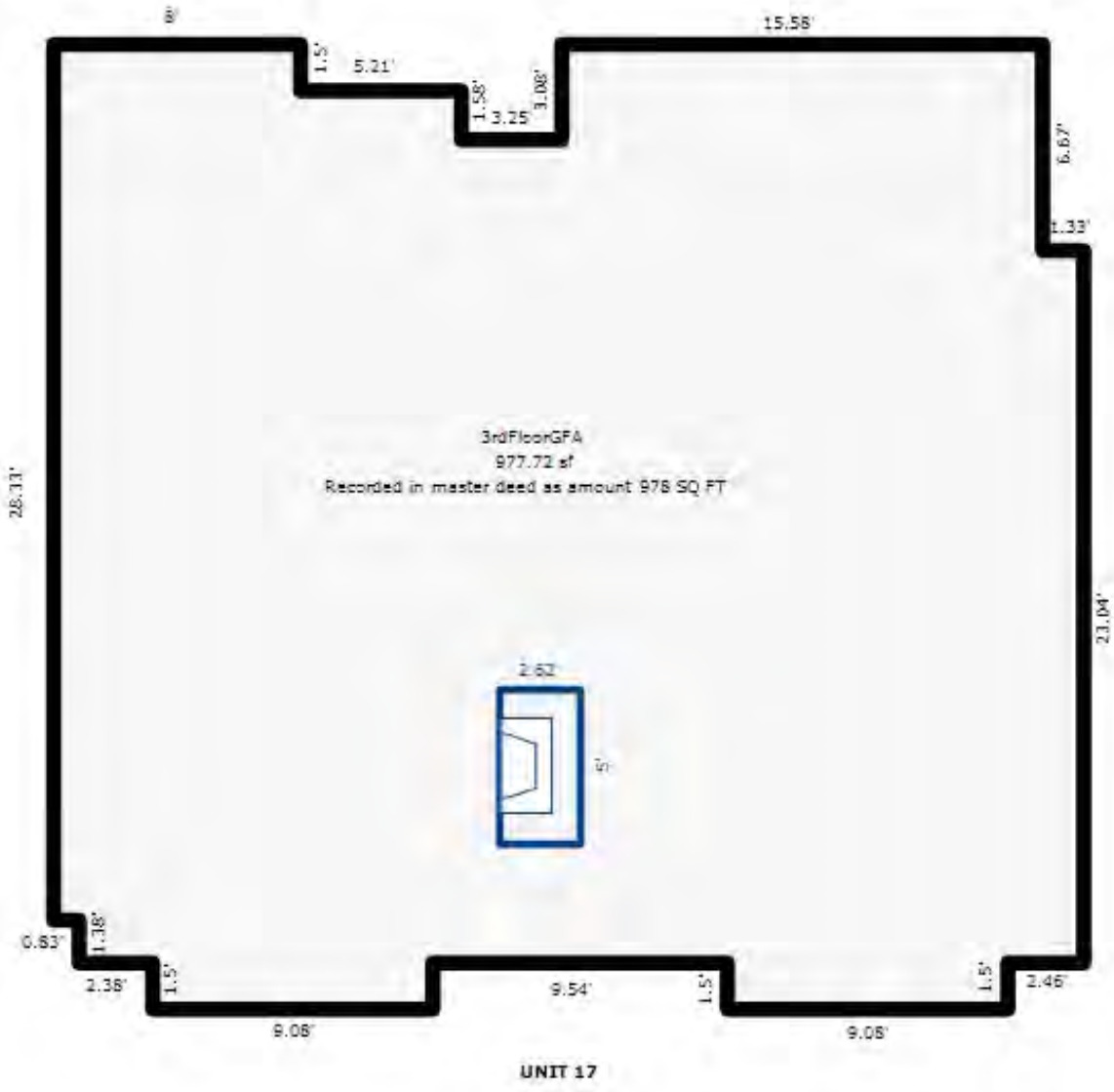
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	171,035	18,471
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	202,366	21,854

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHEY MEAGHAN E	GASCHO JOHN & KATHY	153,000	09/30/2025	WD	03-ARM'S LENGTH	2025004587	PROPERTY TRANSFER	100.0
MURPHY DANIEL R & DEBORAH	RICHEY MEAGHAN E	70,000	06/30/2022	WD	03-ARM'S LENGTH	2022003835	PROPERTY TRANSFER	100.0
RICHEY MICHAEL A & MEAGHAN	MURPHY DANIEL R & DEBORAH	70,000	07/30/2021	WD	03-ARM'S LENGTH	2021006581	PROPERTY TRANSFER	100.0
RILKO LARRY F & MARCIA W	RICHEY MICHAEL A & MEAGHAN	61,000	05/22/2020	WD	03-ARM'S LENGTH	2020003019	PROPERTY TRANSFER	100.0

Property Address

17 THE INN B

Owner's Name/Address

GASCHO JOHN & KATHY
9108 AMBROSIA CT
DENTON TX 76207-1448

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 150,893 TCV/TFA: 154.29

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units	105000.00000		100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Tax Description

L579 P841/01 L613 P422/01 L658 P23/02 L658 P24/02 L660 P491/02 UNIT 17-B THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

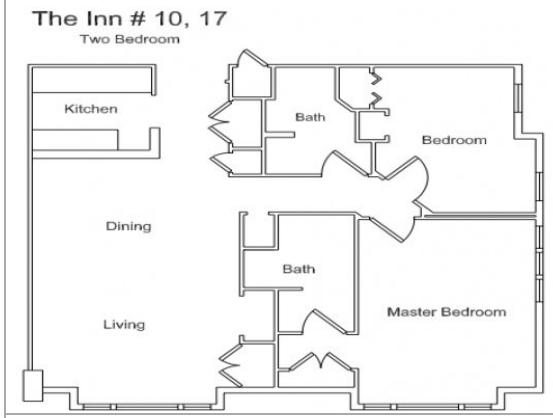
2BED 2 BATH

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



Who	When	What
TPC	07/15/2025	INSPECTED
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	22,900	75,400			75,400S
2025	55,000	21,100	76,100			41,245C
2024	40,000	24,800	64,800			40,005C
2023	15,000	23,100	38,100			38,100S

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 978
Total Base New : 202,366 E.C.F.
Total Depr Cost: 21,854 X 2.100
Estimated T.C.V: 45,893

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

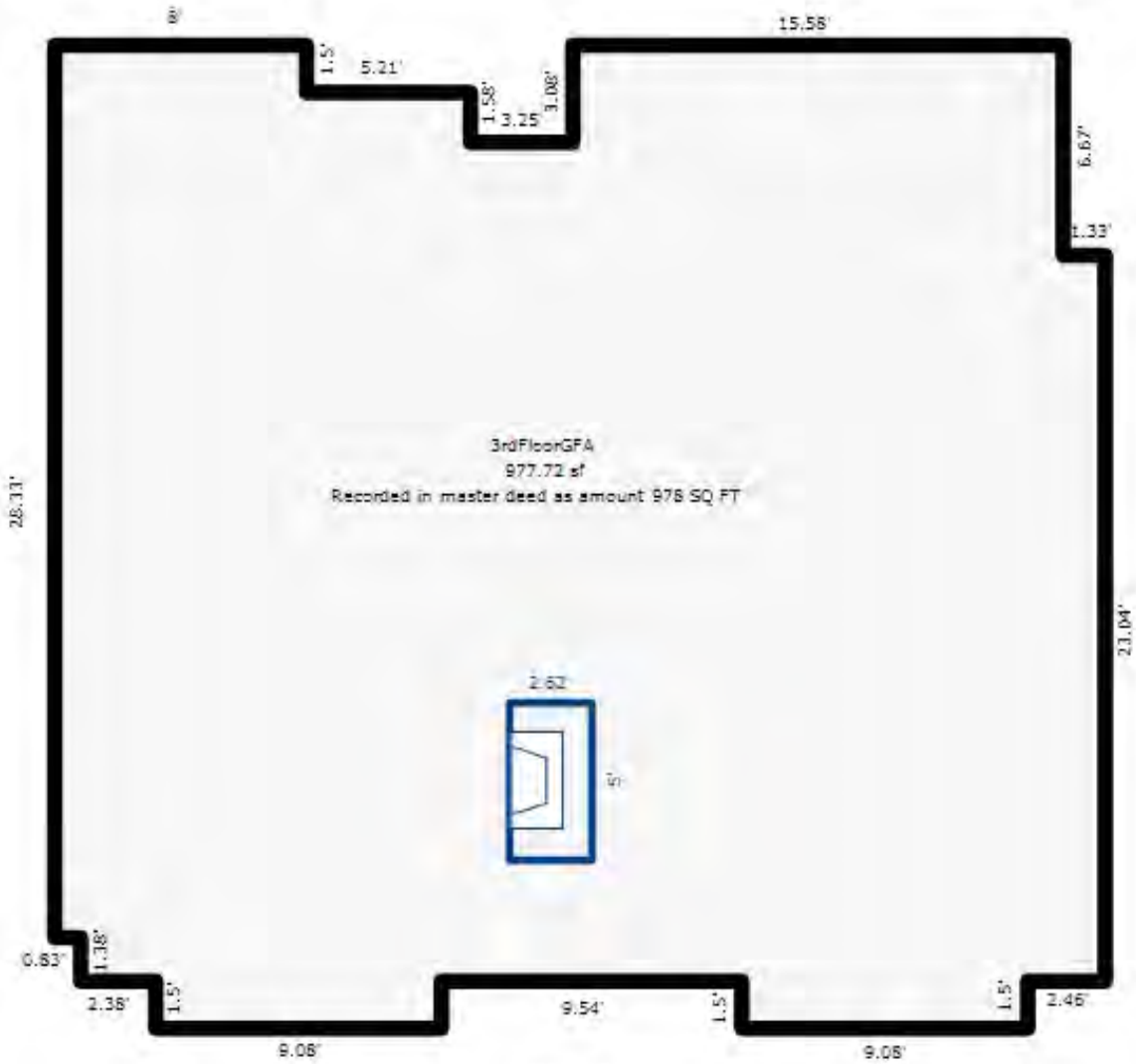
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	171,035	18,471
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	202,366	21,854

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUDZINSKI MARYBETH	RUDZINSKI MARYBETH C TRUST	0	05/27/2025	QC	14-INTO/OUT OF TRUST	2025002369	PROPERTY TRANSFER	0.0
FAUT ROBERT A & SUSAN G	RUDZINSKI KARYN &	69,500	10/12/2018	WD	03-ARM'S LENGTH	1343P588	PROPERTY TRANSFER	100.0
BAKER HALL	FAUT	109,900	08/10/2001	WD	03-ARM'S LENGTH	596:480	OTHER	0.0

Property Address

17 THE INN C

Owner's Name/Address

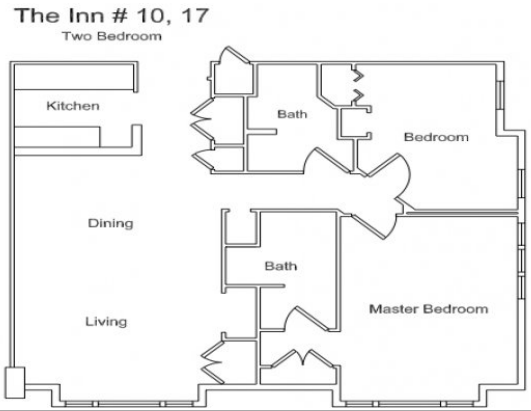
RUDZINSKI KARYN &
RUDZINSKI MARYBETH C TRUST
11418 GREENDALE DR
STERLING HEIGHTS MI 48312

Tax Description

L579 P841/01 L596 P479 L596 P480/01 UNIT 17-C THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 150,893 TCV/TFA: 154.29

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	07/15/2025	INSPECTED
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units		105000.00000	100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	22,900	75,400			37,938C
2025	55,000	21,100	76,100			36,941C
2024	40,000	24,800	64,800			35,831C
2023	15,000	23,100	38,100			34,125C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
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	Separate Shower
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	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

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1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

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(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 978
Total Base New : 202,366 E.C.F.
Total Depr Cost: 21,854 X 2.100
Estimated T.C.V: 45,893

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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			Total:	171,035	18,471
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
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Balcony					
Wood Balcony, Roof			80	6,180	667
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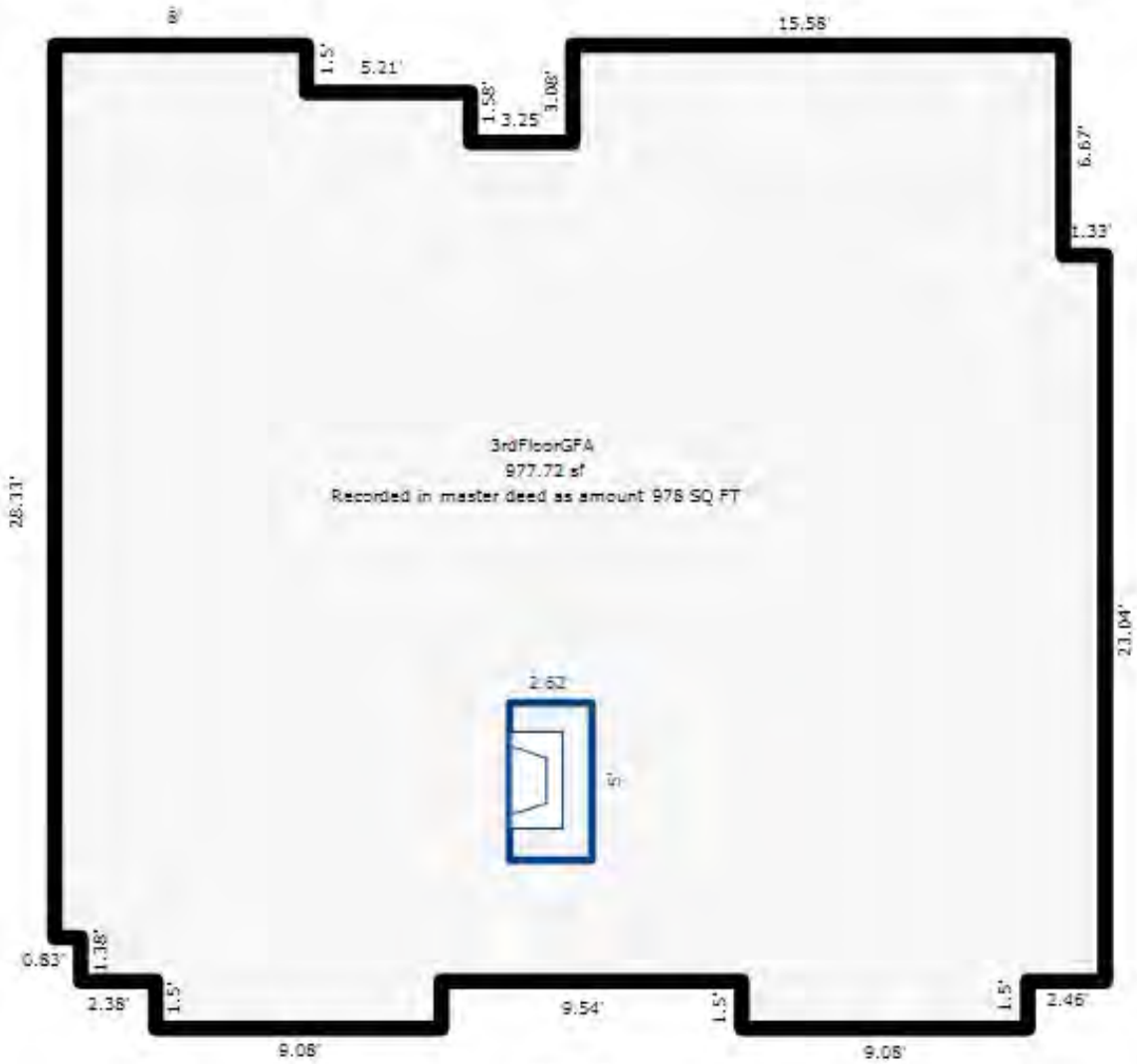
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	202,366	21,854

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHEPPARD STEVEN L LIVING T	MCGOWAN JOHN & SUSAN	70,000	04/23/2021	WD	03-ARM'S LENGTH	2021003437	PROPERTY TRANSFER	100.0
SHEPPARD STEVEN L & CYNTHI	SHEPPARD STEVEN L LIVING T	1	02/10/2014	WD	09-FAMILY/RELATED ENTITY	1192P410	PROPERTY TRANSFER	0.0
BAKER HALL LLC	SHEPPARD	116,900	09/24/2002	WD	03-ARM'S LENGTH	674:190	OTHER	0.0

Property Address

17 THE INN D

Owner's Name/Address

MCGOWAN JOHN & SUSAN
23095 NOTTINGHAM DR
FRANKLIN MI 48025

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 150,893 TCV/TFA: 154.29

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units	105000.00000		100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

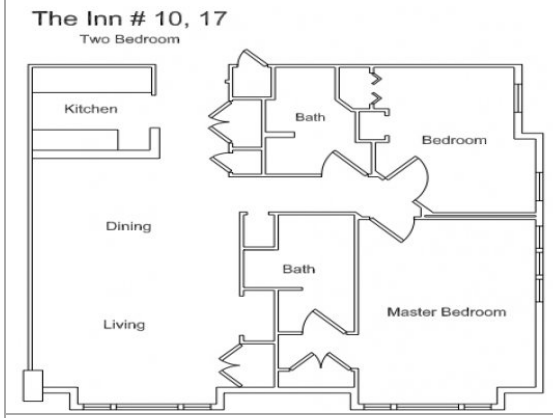
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L579 P841/01 L613 P422/01 L674 P189/02 L674 P190/02 UNIT 17-D THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	22,900	75,400			37,938C
2025	55,000	21,100	76,100			36,941C
2024	40,000	24,800	64,800			35,831C
2023	15,000	23,100	38,100			34,125C

Who	When	What
TPC	07/15/2025	INSPECTED
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
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	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
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	Wood Furnace

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No./Qual. of Fixtures

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No. of Elec. Outlets

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(13) Plumbing

1	Average Fixture(s)
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	2 Fixture Bath
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	Jacuzzi repl.Tub
	Oven
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	Standard Range
	Self Clean Range
	Sauna
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	Central Vacuum
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1	Interior 2 Story
	2nd/Same Stack
	Two Sided
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	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
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Class: BC
Effec. Age: 10
Floor Area: 978
Total Base New : 202,366 E.C.F.
Total Depr Cost: 21,854 X 2.100
Estimated T.C.V: 45,893

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
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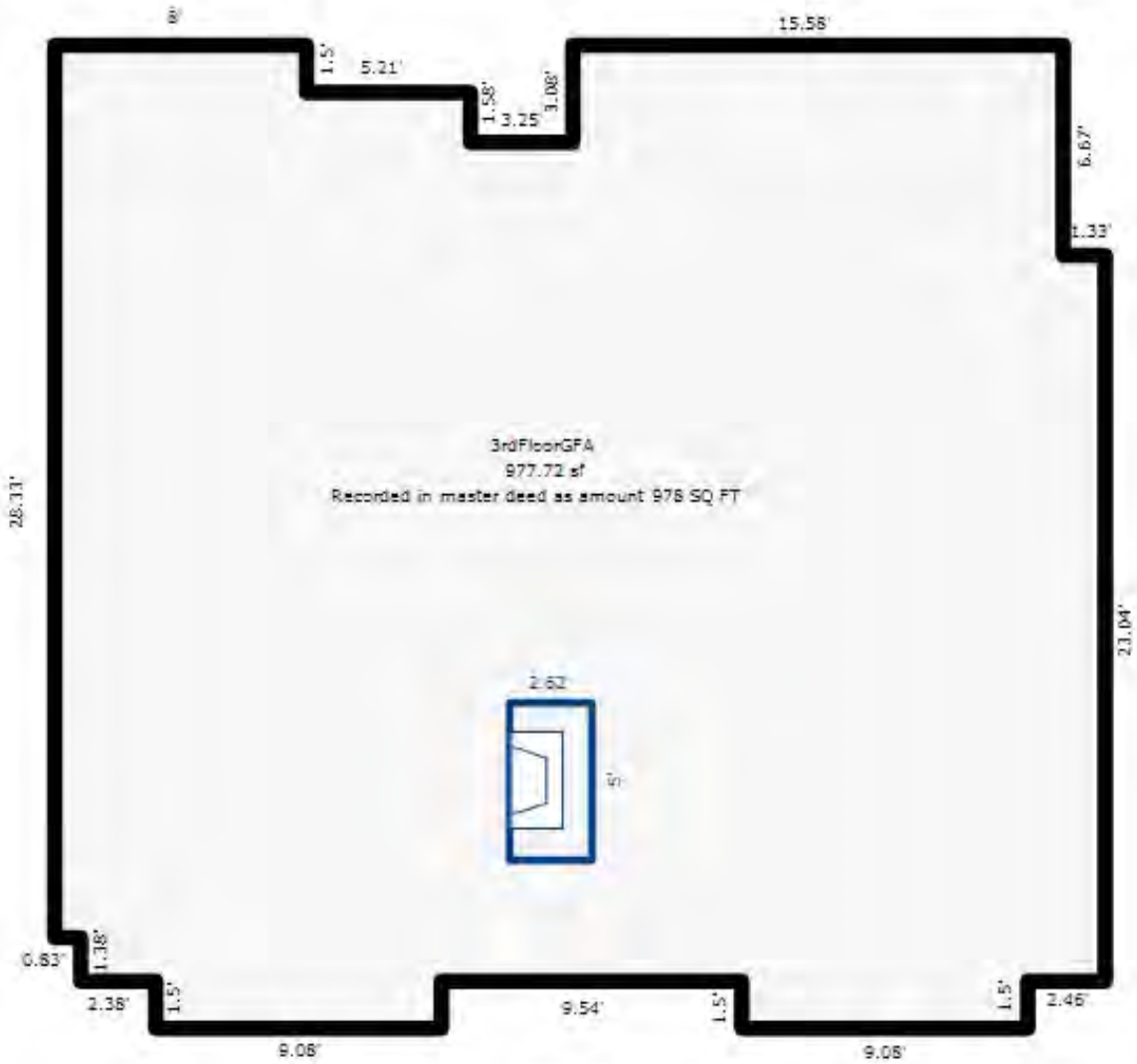
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	202,366	21,854

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUHRUP JOHN P & JOYCE A	RUHRUP FAMILY TRUST	0	07/13/2010	QC	09-FAMILY/RELATED ENTITY	1212P805	PROPERTY TRANSFER	0.0

Property Address

17 THE INN E

Owner's Name/Address

RUHRUP JOHN P & JOYCE A
7616 S 10TH ST
KALAMAZOO MI 49009

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 150,893 TCV/TFA: 154.29

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
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0.00 Total Acres Total Est. Land Value = 105,000

Tax Description

L579 P841/01 L613 P422/01 L686 P920 L686 P921/02 UNIT 17-E THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
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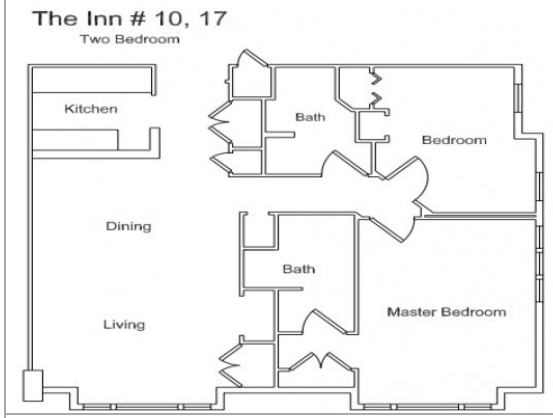
- Wetland
- Flood Plain



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TPC	01/28/2021	INSPECTED

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Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 978
Total Base New : 202,366 E.C.F.
Total Depr Cost: 21,854 X 2.100
Estimated T.C.V: 45,893

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

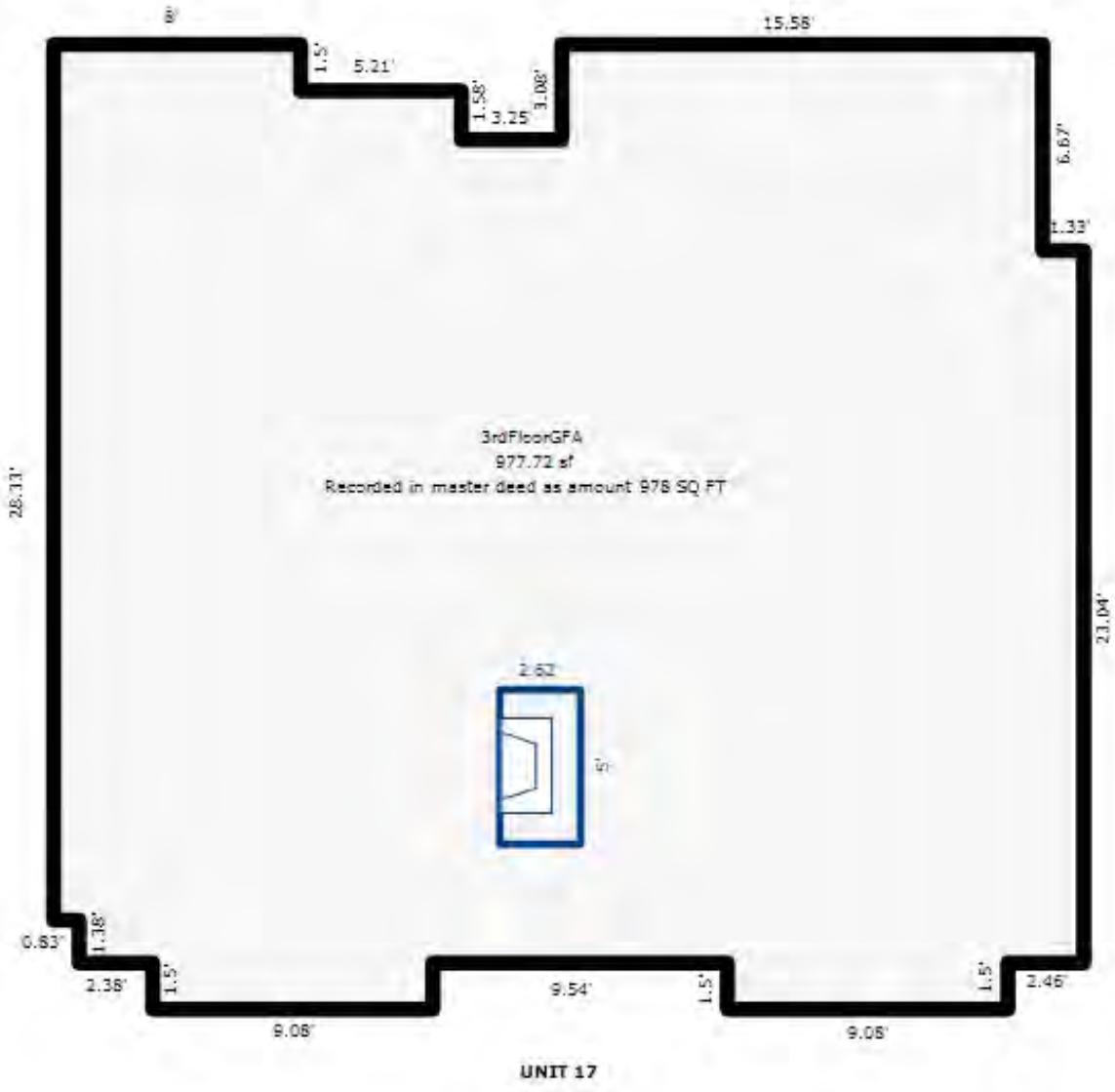
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	171,035	18,471
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	202,366	21,854

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LABADIE JAMES A	SCHOFNER KEITH A & DAWN K	64,875	05/14/2021	WD	03-ARM'S LENGTH	2021004206	PROPERTY TRANSFER	100.0
EQUITY TRUST CUSTODIAN FBO	LABADIE JAMES A	0	03/17/2014	QC	09-FAMILY/RELATED ENTITY	1772P632	OTHER	0.0
BAKER GEOFFREY L & FRANCES	EQUITY TRUST CUSTODIAN FBO	78,000	02/26/2010	WD	03-ARM'S LENGTH	2010 PTA	PROPERTY TRANSFER	100.0
BAKER HALL LLC	BAKER	111,900	12/21/2001	WD	03-ARM'S LENGTH	623:877	OTHER	0.0

Property Address

17 THE INN F

Owner's Name/Address

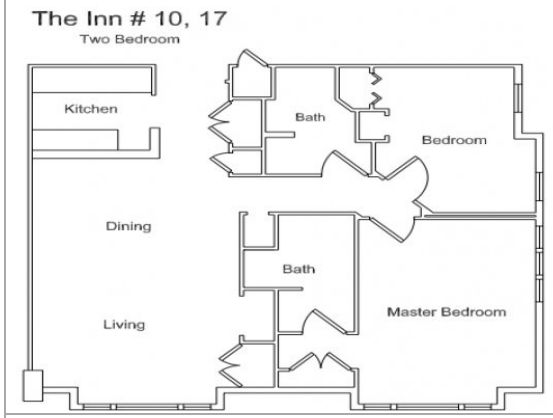
SCHOFNER KEITH A & DAWN K
1849 PINE
BIRMINGHAM MI 48009

Tax Description

L579 P841/01 L613 P422/01 L623 P876/02 L623 P877/02 UNIT 17-F THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 150,893 TCV/TFA: 154.29

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	07/15/2025	INSPECTED
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units		105000.00000	100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	22,900	75,400			37,938C
2025	55,000	21,100	76,100			36,941C
2024	40,000	24,800	64,800			35,831C
2023	15,000	23,100	38,100			34,125C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 978
Total Base New : 202,366 E.C.F.
Total Depr Cost: 21,854 X 2.100
Estimated T.C.V: 45,893

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

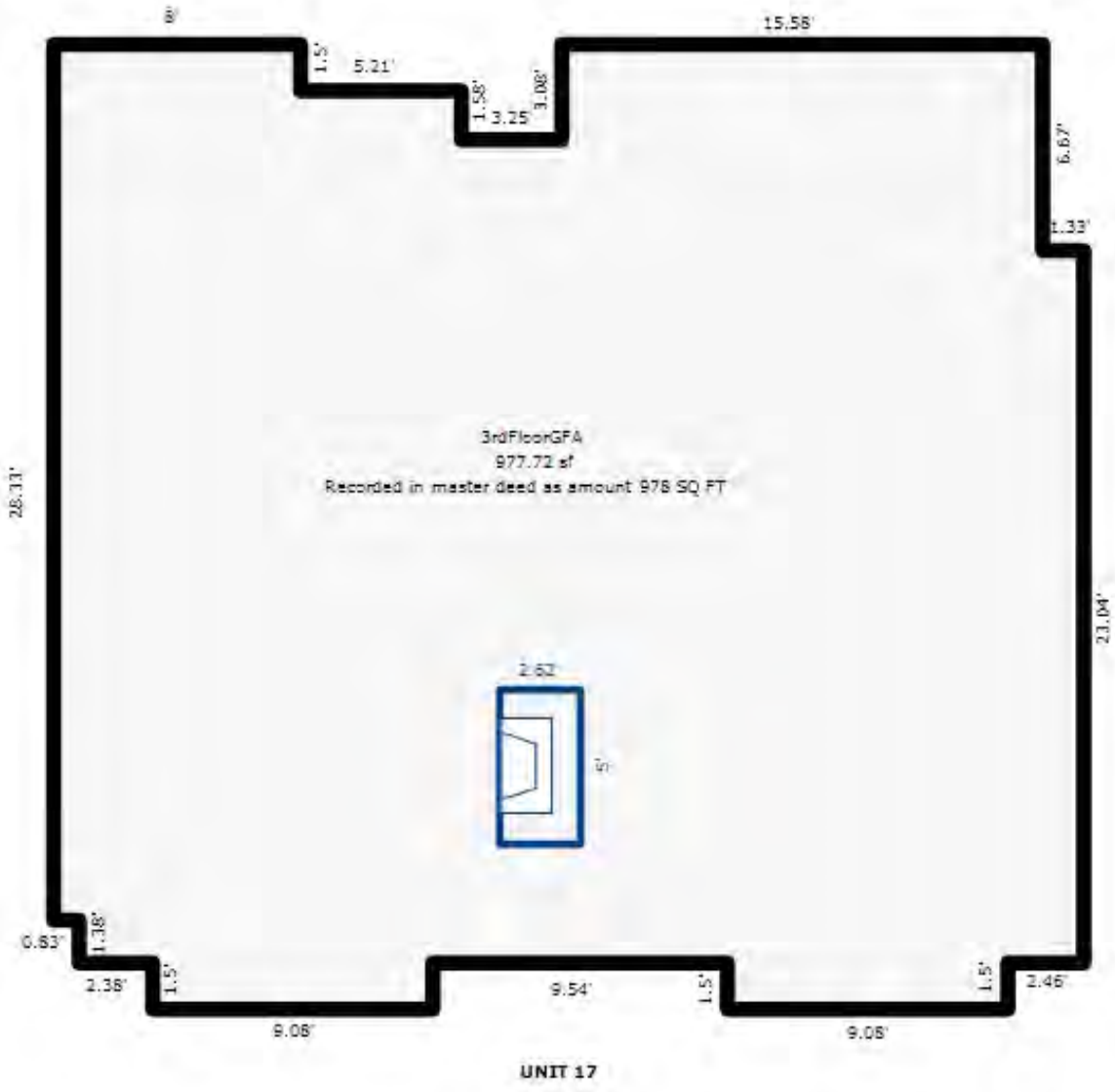
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	171,035	18,471
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	202,366	21,854

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOBBS ROBERT C & DIANE E	KURLAND MARK & LAURIE	152,500	10/03/2024	WD	03-ARM'S LENGTH	2024004708	REALTOR	100.0
HOBBS ROBERT C & DIANE E	HOBBS ROBERT C & DIANE E	1	06/02/2021	WD	09-FAMILY/RELATED ENTITY	2021005076	PROPERTY TRANSFER	0.0
SMITH W DALE & MARY JO	HOBBS ROBERT C & DIANE E	60,000	09/12/2019	WD	03-ARM'S LENGTH	2019005163	PROPERTY TRANSFER	100.0
BAKER HALL LLC	SMITH	109,900	08/10/2001	WD	03-ARM'S LENGTH	595:416	OTHER	0.0

Property Address

17 THE INN G

Owner's Name/Address

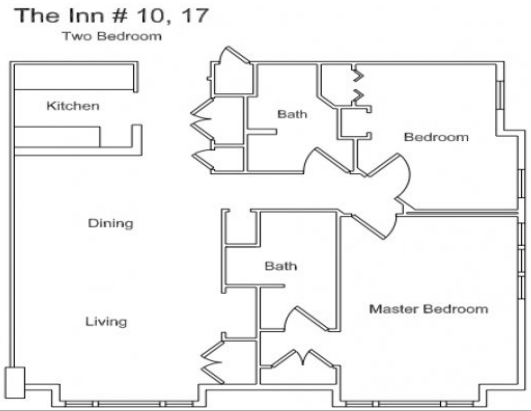
KURLAND MARK & LAURIE
1237 SUFFOLK ST
NAPERVILLE IL 60563

Tax Description

L579 P841/01 L595 P415 L595 P416/01 UNIT 17-G THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R214W.

Comments/Influences

2BED 2 BATH



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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 150,893 TCV/TFA: 154.29

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	07/15/2025	INSPECTED
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units		105000.00000	100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	22,900	75,400			75,400S
2025	55,000	21,100	76,100			76,100S
2024	40,000	24,800	64,800			35,831C
2023	15,000	23,100	38,100			34,125C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
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	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
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	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

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Basement: 0 S.F.
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Slab: 978 S.F.
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	Treated Wood
	Concrete Floor

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	Recreation SF
	Living SF
	Walkout Doors (B)
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(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
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	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
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	No Plumbing
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	Separate Shower
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	Ceramic Tile Wains
	Ceramic Tub Alcove
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	Vent Fan
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	Jacuzzi Tub
	Jacuzzi repl.Tub
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	Microwave
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	Sauna
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	Central Vacuum
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(15) Fireplaces

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1	Interior 2 Story
	2nd/Same Stack
	Two Sided
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	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 978
Total Base New : 202,366 E.C.F.
Total Depr Cost: 21,854 X 2.100
Estimated T.C.V: 45,893

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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			Total:	171,035	18,471
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
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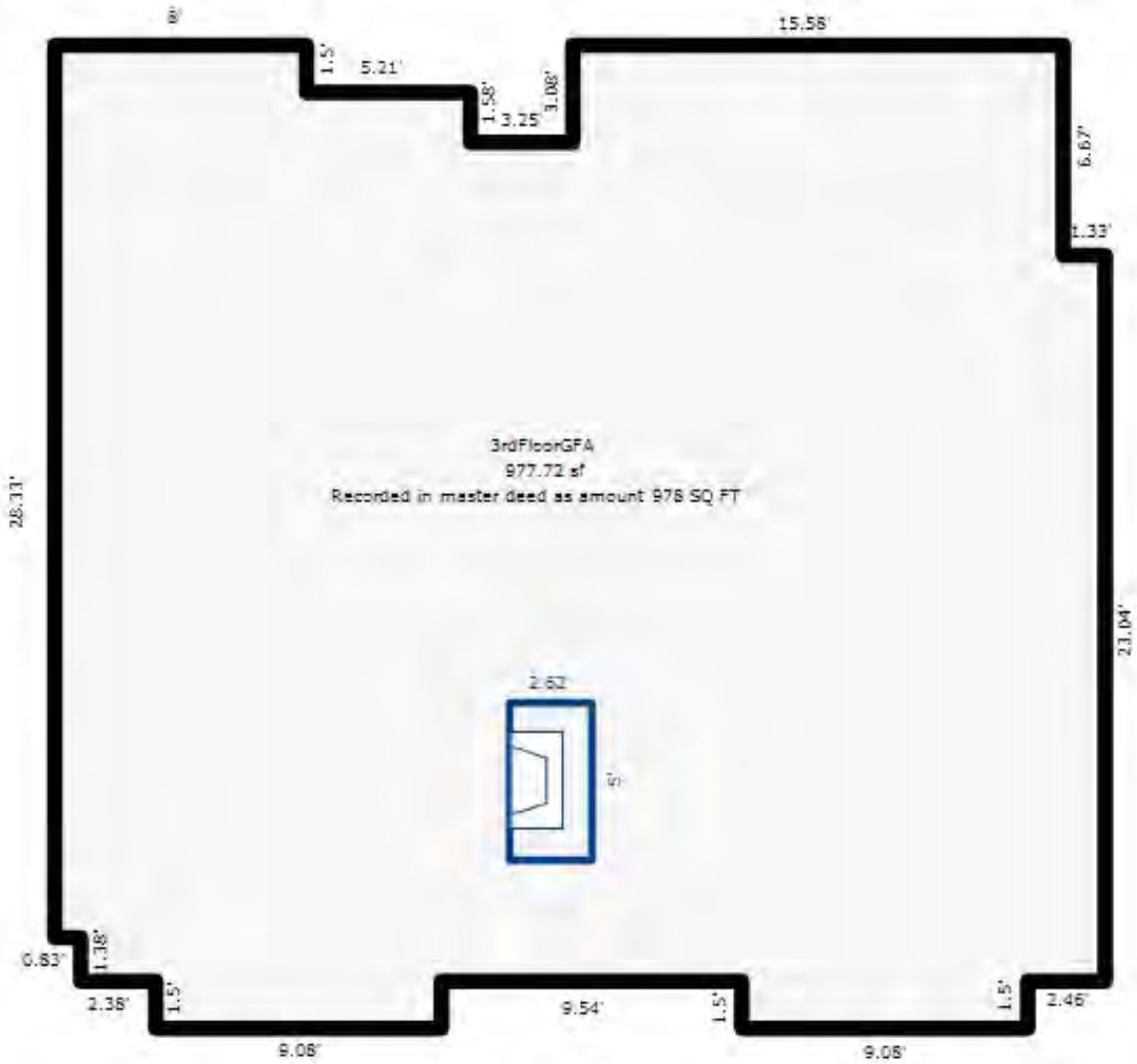
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	202,366	21,854

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-721-017-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AML HOLDINGS LLC	TICHON SARA J TRUST	69,900	12/01/2017	WD	03-ARM'S LENGTH	1315P359	PROPERTY TRANSFER	100.0
BAYBERRY GROUP INC	BAKER HALL LLC	0	12/01/2017	WD	09-FAMILY/RELATED ENTITY	1315P355	OTHER	100.0
BAKER HALL LLC	AML HOLDINGS LLC	0	12/01/2017	WD	09-FAMILY/RELATED ENTITY	1315P357	OTHER	100.0

Property Address

17 THE INN H

Owner's Name/Address

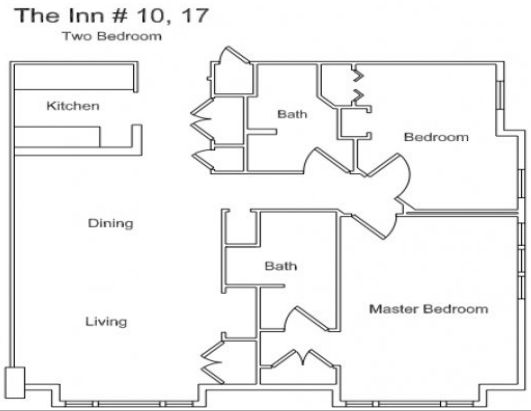
TICHON SARA J TRUST
5009 REDFERN CIR
MIDLAND MI 48642

Tax Description

L579 P841/01 L613 P422/01 UNIT 17-H THE INN CONDOMINIUM REC IN L465 P618-683 SEC 14 T29N R14W.

Comments/Influences

2BED 2 BATH



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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 150,893 TCV/TFA: 154.29

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	07/15/2025	INSPECTED
TPC	07/18/2024	INSPECTED
TPC	01/28/2021	INSPECTED

Land Value Estimates for Land Table H721.H721 THE INN 1/8 SHARES - HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H721 THE I U 17: 2ND FL			1 Units		105000.00000	100		105,00

0.00 Total Acres Total Est. Land Value = 105,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	52,500	22,900	75,400			37,938C
2025	55,000	21,100	76,100			36,941C
2024	40,000	24,800	64,800			35,831C
2023	15,000	23,100	38,100			34,125C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2001	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 978 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 978
Total Base New : 202,366 E.C.F.
Total Depr Cost: 21,854 X 2.100
Estimated T.C.V: 45,893

(16) Porches/Decks

Area	Type
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

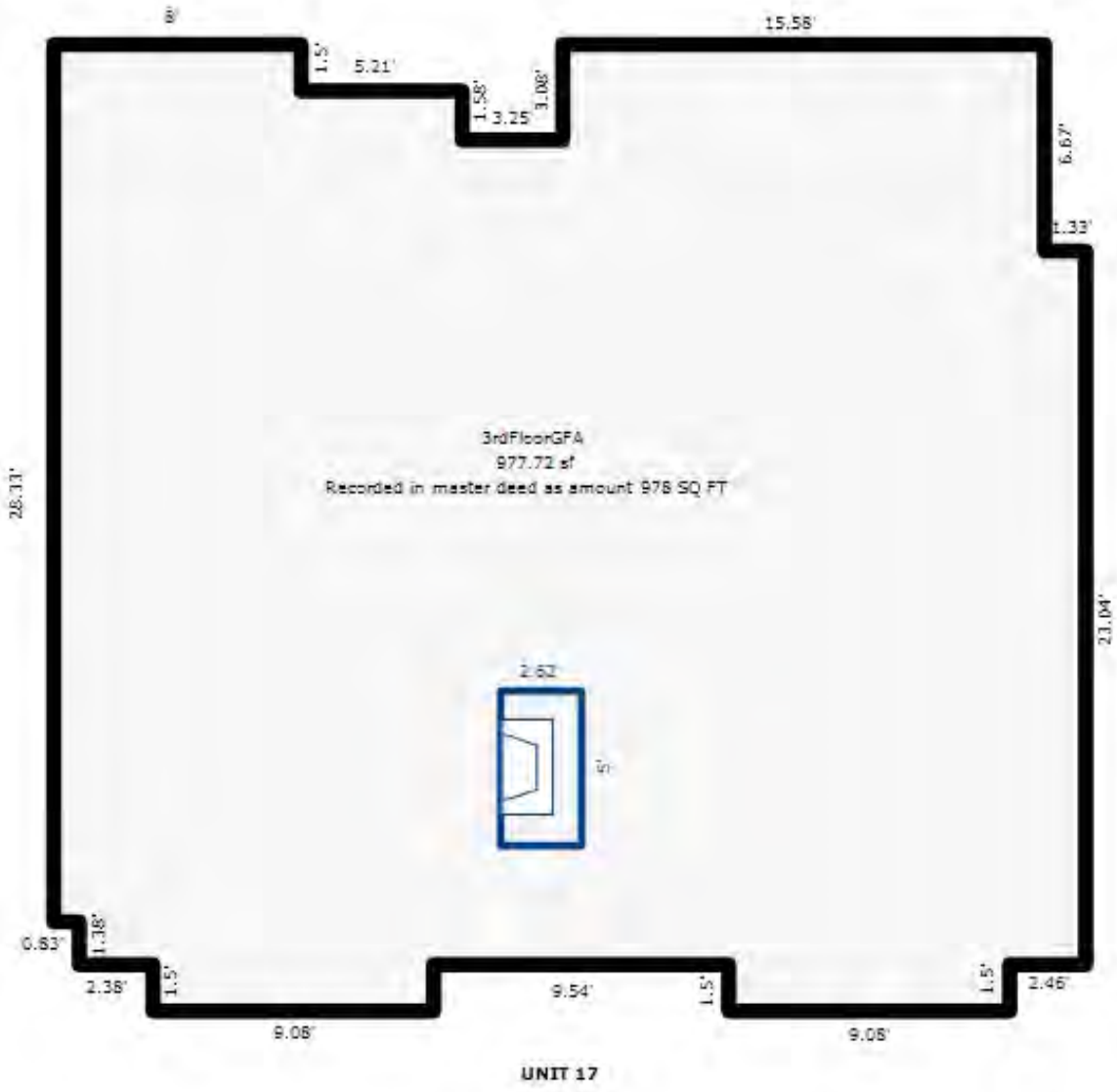
Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls BC Blt 2001
(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 978 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	978		
			Total:	171,035	18,471
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	231
3 Fixture Bath			1	6,716	725
Balcony					
Wood Balcony, Roof			80	6,180	667
Water/Sewer					
Public Water			1	1,914	207
Public Sewer			1	1,914	207
Built-Ins					
Appliance Allow.			1	3,976	429
Fireplaces					
Interior 2 Story			1	8,495	917
			Totals:	202,366	21,854

Notes: 2ND FLR
ECF (H721 THE INN 1/8 CONDO - HOMESTEAD) 2.100 => TCV: 45,893

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-722-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WRIGHT PHILLIP C & MARCIA	HAYES JEROME B & KELLY	430,000	09/25/2020	WD	03-ARM'S LENGTH	2020006743	PROPERTY TRANSFER	100.0
MILLER LAURENCE R & MELISA	WRIGHT PHILLIP C & MARCIA	390,000	09/23/2016	WD	03-ARM'S LENGTH	1273P978	PROPERTY TRANSFER	100.0
SLEEPING BEAR LLC	MILLER LAURENCE R & MELISA	0	09/16/2016	QC	09-FAMILY/RELATED ENTITY	1273P976	OTHER	100.0
MILLER LAURENCE RAYMOND &	SLEEPING BEAR LLC	1	02/04/2012	QC	09-FAMILY/RELATED ENTITY	1112P417	PROPERTY TRANSFER	0.0

Property Address

5833 S LAKE ST A

Owner's Name/Address

HAYES JEROME B & KELLY
7784 EAST LAKEWOOD DR
ROANOKE IN 46783

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2026 Est TCV 699,836 TCV/TFA: 430.93

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

4 UNITS ON SITE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	110.00	220.00	1.0000	0.0000	0	100*		0
4922 LAKE 1624SF TOWNHOME	1 Units	100000.00000			110	END DR		110,00

* denotes lines that do not contribute to the total acreage calculation.

110 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 110,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	19.22	150	100	2,883

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	4	25	5,000

Total Estimated Land Improvements True Cash Value = 7,883

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

LAKE STREET CONDO 1-A END UNIT NEAR WESTERN AVE L456 P609/97 L629 P792/02 L905 P69/06 L917 P289/06 PRT SW 1/4 OF SE 1/4 SEC 22 COM ON N-S 1/4 LN SD SEC 22 132 FT S OF S 1/8 LN SD SEC FOR POB TH CONT S ALG 1/4 LN 110 FT TH AT A LEFT DEFLECTION OF 88 DEG 56' (E) 219.99 FT TO AN IRON STAKE TH N PAR WITH SD N-S 1/4 LN 110 FT TO AN IRON STAKE 219.99 FT E OF POB TH W TO THE POB SEC 22 T29N R14W .75 AC SPLIT ON 07/10/2007 FROM 006-122-072-00;

Comments/Influences

Split/Comb. on 07/10/2007 completed

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Who	When	What
TPC	09/27/2020	INSPECTED
TPC	10/13/2016	INSPECTED
WAS	03/15/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	55,000	294,900	349,900			248,652C
2025	55,000	239,700	294,700			242,115C
2024	55,000	244,000	299,000			234,836C
2023	44,000	215,500	259,500			223,654C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
2007	0

Condition: Average

Room List

	Basement
	1st Floor
2	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 1,624
Total Base New : 292,636 E.C.F.
Total Depr Cost: 264,524 X 2.200
Estimated T.C.V: 581,953

(16) Porches/Decks

Area	Type
45	CCP (1 Story)

(17) Garage

Year Built: 2007
Car Capacity: 1
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 184
% Good: 100
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

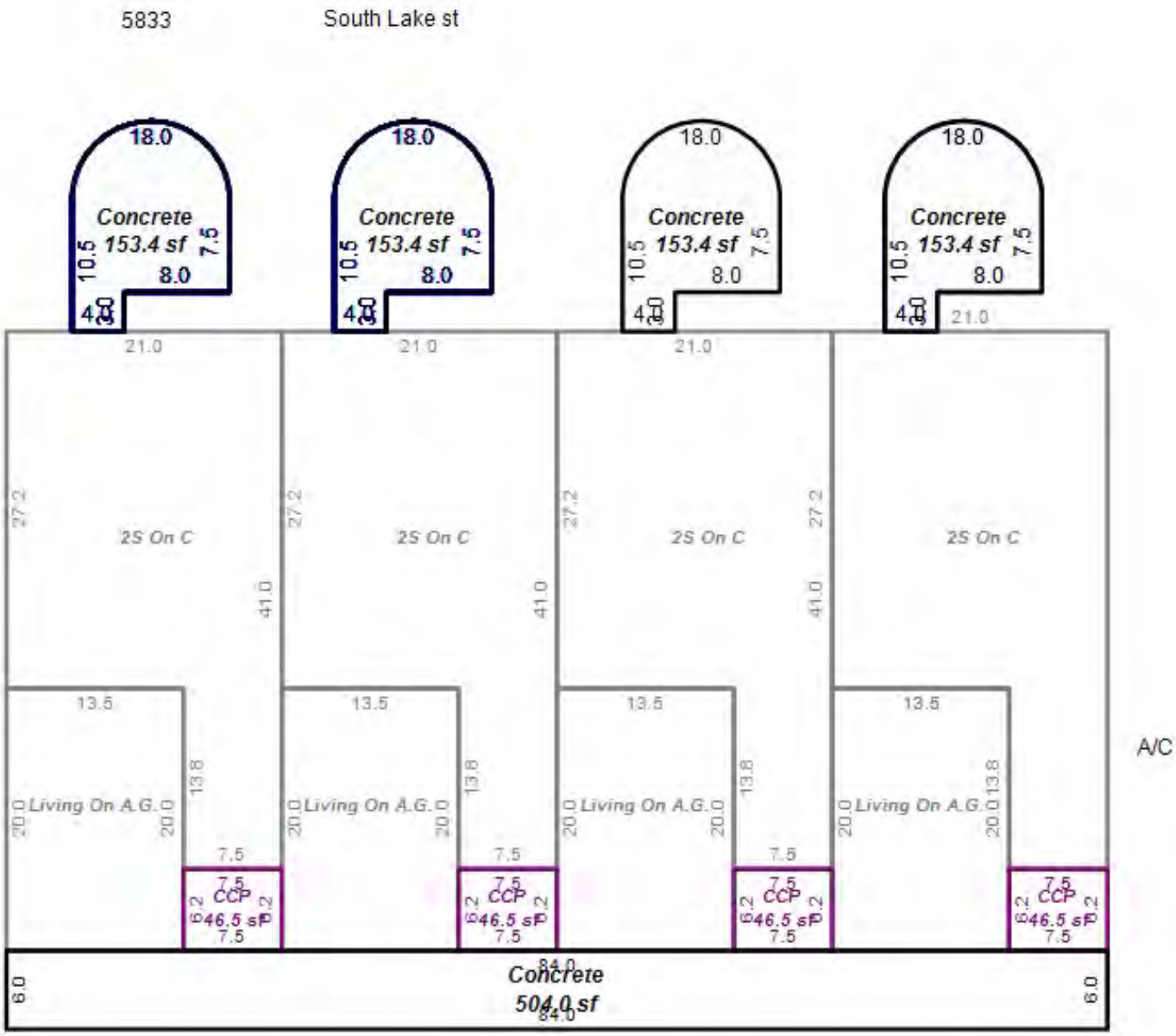
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 720 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	720			
1 Story	Siding	Overhang	184			
			Total:	253,933	228,539	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	2,136	1,922	
3 Fixture Bath			1	6,716	6,044	
2 Fixture Bath			1	4,500	4,050	
Porches						
CCP (1 Story)			45	1,882	1,882	*1
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Common Wall: 2 Wall			1	-5,205	-5,205	
Door Opener			1	672	672	
Base Cost			184	14,174	14,174	*1
Water/Sewer						
Public Water			1	1,914	1,723	
Public Sewer			1	1,914	1,723	
Lump Sum Items						
END UNIT				10,000	9,000	
			Totals:	292,636	264,524	

Notes:
ECF (4922 LAKE STREET CONDO - 4 UNITS) 2.200 => TCV: 581,953

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-722-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALTZ EVELYN & GLANVILLE J	MILLER REED P & MILLER SUS	395,000	10/17/2017	WD	03-ARM'S LENGTH	1310P18	PROPERTY TRANSFER	100.0
LAKE ST LLC	WALTZ EVELYN & GLANVILLE J	295,000	11/30/2010	WD	03-ARM'S LENGTH	2010 1072-77WD	PROPERTY TRANSFER	100.0
KLINGAMAN JOHN T	LAKE ST LLC	0	10/09/2006	QC	09-FAMILY/RELATED ENTITY	917:289	OTHER	100.0

Property Address

5833 S LAKE ST B

Owner's Name/Address

MILLER REED P & MILLER SUSAN J
2404 SYCAMORE HILLS DR
FORT WAYNE IN 46814

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2026 Est TCV 670,036 TCV/TFA: 412.58

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

4 UNITS ON SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	110.00	220.00	1.0000	0.0000	0	100*		0
4922 LAKE 1624SF TOWNHOME		1 Units	100000.00000		100		CONDO	100,00

* denotes lines that do not contribute to the total acreage calculation.

110 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	19.22	150	100	2,883

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	4	25	5,000

Total Estimated Land Improvements True Cash Value = 7,883

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

LAKE STREET CONDO 2-B L456 P609/97 L629 P792/02 L905 P69/06 L917 P289/06 PRT SW 1/4 OF SE 1/4 SEC 22 COM ON N-S 1/4 LN SD SEC 22 132 FT S OF S 1/8 LN SD SEC FOR POB TH CONT S ALG 1/4 LN 110 FT TH AT A LEFT DEFLECTION OF 88 DEG 56' (E) 219.99 FT TO AN IRON STAKE TH N PAR WITH SD N-S 1/4 LN 110 FT TO AN IRON STAKE 219.99 FT E OF POB TH W TO THE POB SEC 22 T29N R14W .75 AC SPLIT ON 07/10/2007 FROM 006-122-072-00;

Comments/Influences

Who	When	What
TPC	11/02/2017	INSPECTED
WAS	03/21/2012	INSPECTED
WAS	01/10/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	50,000	285,000	335,000			209,326C
2025	50,000	231,200	281,200			203,823C
2024	50,000	235,400	285,400			197,695C
2023	40,000	207,400	247,400			188,281C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
2007	0

Condition: Average

Room List

	Basement
	1st Floor
2	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 1,624
Total Base New : 282,636 E.C.F.
Total Depr Cost: 255,524 X 2.200
Estimated T.C.V: 562,153

(16) Porches/Decks

Area	Type
45	CCP (1 Story)

(17) Garage

Year Built: 2007
Car Capacity: 1
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 184
% Good: 100
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

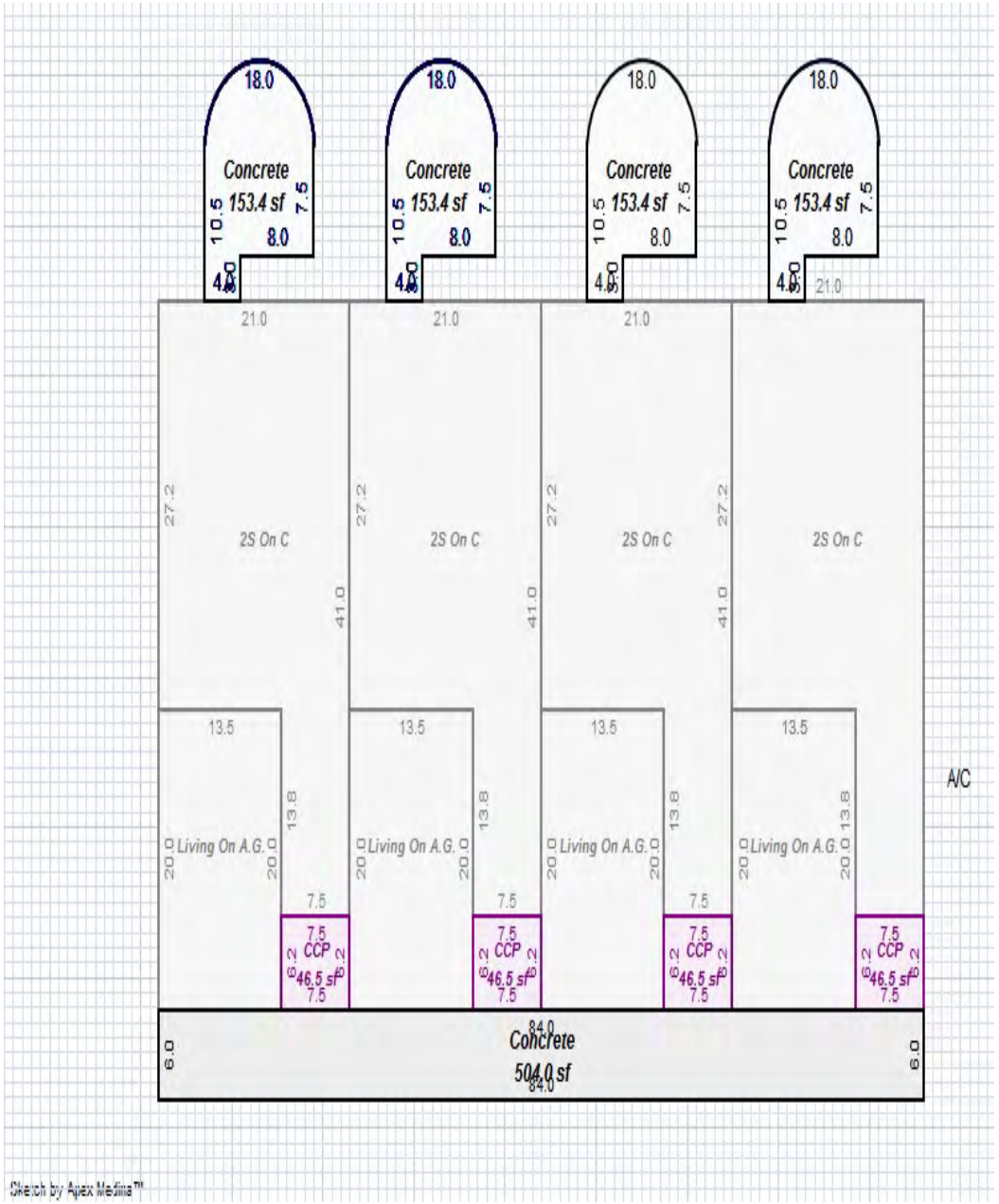
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 720 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	720			
1 Story	Siding	Overhang	184			
			Total:	253,933	228,539	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	2,136	1,922	
3 Fixture Bath			1	6,716	6,044	
2 Fixture Bath			1	4,500	4,050	
Porches						
CCP (1 Story)			45	1,882	1,882	*1
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Common Wall: 2 Wall			1	-5,205	-5,205	
Door Opener			1	672	672	
Base Cost			184	14,174	14,174	*1
Water/Sewer						
Public Water			1	1,914	1,723	
Public Sewer			1	1,914	1,723	
			Totals:	282,636	255,524	

Notes:
ECF (4922 LAKE STREET CONDO - 4 UNITS) 2.200 => TCV: 562,153

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-722-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DALY RICHARD J & MARY C	DALY RICHARD J & MARY C	0	01/06/2025	QC	15-LADY BIRD	2024000241	PROPERTY TRANSFER	0.0
LAKE ST LLC	DALY RICHARD J	290,000	12/03/2010	WD	03-ARM'S LENGTH	2010 1072-201WI	PROPERTY TRANSFER	100.0
KLINGAMAN JOHN T	LAKE ST LLC	0	10/09/2006	QC	09-FAMILY/RELATED ENTITY	917:289	OTHER	100.0

Property Address

5833 S LAKE ST C

Owner's Name/Address

DALY RICHARD J & MARY C
2106 LINWOOD
ROYAL OAK MI 48073

Tax Description

LAKE STREET CONDO 3-C L456 P609/97 L629 P792/02 L905 P69/06 L917 P289/06 PRT SW 1/4 OF SE 1/4 SEC 22 COM ON N-S 1/4 LN SD SEC 22 132 FT S OF S 1/8 LN SD SEC FOR POB TH CONT S ALG 1/4 LN 110 FT TH AT A LEFT DEFLECTION OF 88 DEG 56' (E) 219.99 FT TO AN IRON STAKE TH N PAR WITH SD N-S 1/4 LN 110 FT TO AN IRON STAKE 219.99 FT E OF POB TH W TO THE POB SEC 22 T29N R14W .75 AC SPLIT ON 07/10/2007 FROM 006-122-072-00;

Comments/Influences

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2026 Est TCV 670,036 TCV/TFA: 412.58

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
WAS	03/21/2012	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/08/2009	INSPECTED

Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	4 UNITS ON SITE Value
	110.00	220.00	1.0000	0.0000	0	100*		0
4922 LAKE 1624SF TOWNHOME		1 Units	100000.00000		100		CONDO	100,00

* denotes lines that do not contribute to the total acreage calculation.
110 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	19.22	150	100	2,883

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	4	25	5,000

Total Estimated Land Improvements True Cash Value = 7,883

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	50,000	285,000	335,000			189,430C
2025	50,000	231,200	281,200			184,450C
2024	50,000	235,400	285,400			178,904C
2023	40,000	207,400	247,400			170,385C

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
2007	0

Condition: Average

Room List

	Basement
	1st Floor
2	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 1,624
Total Base New : 282,636 E.C.F.
Total Depr Cost: 255,524 X 2.200
Estimated T.C.V: 562,153

(16) Porches/Decks

Area	Type
45	CCP (1 Story)

(17) Garage

Year Built: 2007
Car Capacity: 1
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 184
% Good: 100
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

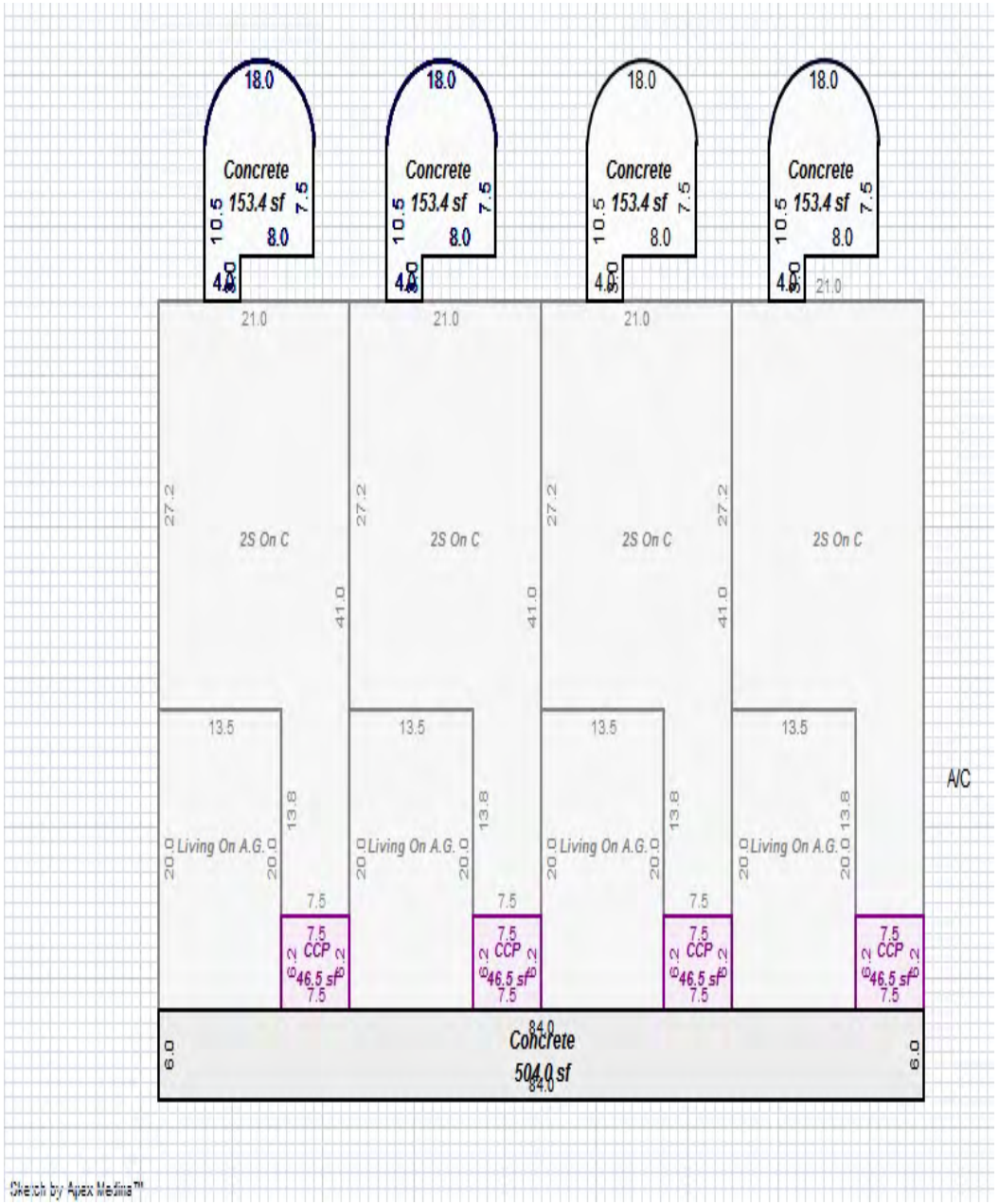
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 720 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	720			
1 Story	Siding	Overhang	184			
			Total:	253,933	228,539	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	2,136	1,922	
3 Fixture Bath			1	6,716	6,044	
2 Fixture Bath			1	4,500	4,050	
Porches						
CCP (1 Story)			45	1,882	1,882	*1
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Common Wall: 2 Wall			1	-5,205	-5,205	
Door Opener			1	672	672	
Base Cost			184	14,174	14,174	*1
Water/Sewer						
Public Water			1	1,914	1,723	
Public Sewer			1	1,914	1,723	
			Totals:	282,636	255,524	

Notes:
ECF (4922 LAKE STREET CONDO - 4 UNITS) 2.200 => TCV: 562,153

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-722-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SORACI ROCCO ROBERT & JILL	LAKE STREET RETREAT LLC	0	11/30/2018	QC	03-ARM'S LENGTH	1347P781	PROPERTY TRANSFER	0.0
CRISPELL KATHLEE J	SORACI ROCCO ROBERT & JILI	400,000	10/29/2018	WD	03-ARM'S LENGTH	1345P902	PROPERTY TRANSFER	100.0
CHEUNG LIVING TRUST	CRISPELL KATHLEE J	395,000	07/13/2018	WD	03-ARM'S LENGTH	1334P875	PROPERTY TRANSFER	100.0
CHEUNG LAURENCE & LI-MON	CHEUNG LIVING TRUST	0	12/12/2013	QC	09-FAMILY/RELATED ENTITY	1187P771	PROPERTY TRANSFER	0.0

Property Address

5833 S LAKE ST D

Owner's Name/Address

LAKE STREET RETREAT LLC
12799 MISTY CREEK LN
FAIRFAX VA 22033

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2026 Est TCV 699,836 TCV/TFA: 430.93

Building Permit(s)	Date	Number	Status

X Improved Vacant

Land Value Estimates for Land Table 4922.4922 LAKE ST CONDO

4 UNITS ON SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	110.00	220.00	1.0000	0.0000	0	100*		0
4922 LAKE 1624SF TOWNHOME	1 Units	100000.00000			110		END LOCATION	110,00

* denotes lines that do not contribute to the total acreage calculation.

110 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 110,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	19.22	150	100	2,883

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	4	25	5,000

Total Estimated Land Improvements True Cash Value = 7,883

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

LAKE STREET CONDO 4-D END UNIT - NEAR WATER L456 P609/97 L629 P792/02 L905 P69/06 L917 P289/06 PRT SW 1/4 OF SE 1/4 SEC 22 COM ON N-S 1/4 LN SD SEC 22 132 FT S OF S 1/8 LN SD SEC FOR POB TH CONT S ALG 1/4 LN 110 FT TH AT A LEFT DEFLECTION OF 88 DEG 56' (E) 219.99 FT TO AN IRON STAKE TH N PAR WITH SD N-S 1/4 LN 110 FT TO AN IRON STAKE 219.99 FT E OF POB TH W TO THE POB SEC 22 T29N R14W .75 AC SPLIT ON 07/10/2007 FROM 006-122-072-00;

Comments/Influences

LAKE STREET CONDOS

007 completed
NDO - 4 UNITS;
122-072-00;
006-122-072-01 to

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	55,000	294,900	349,900			240,350C
2025	55,000	239,700	294,700			234,032C
2024	55,000	244,000	299,000			226,996C
2023	44,000	215,500	259,500			216,187C

Who	When	What
WAS	03/15/2012	INSPECTED
WAS	01/10/2010	INSPECTED
WAS	01/08/2009	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
X	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
2007	0

Condition: Average

Room List

	Basement
	1st Floor
2	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 1,624
Total Base New : 292,636 E.C.F.
Total Depr Cost: 264,524 X 2.200
Estimated T.C.V: 581,953

(16) Porches/Decks

Area	Type
45	CCP (1 Story)

(17) Garage

Year Built: 2007
Car Capacity: 1
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 184
% Good: 100
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

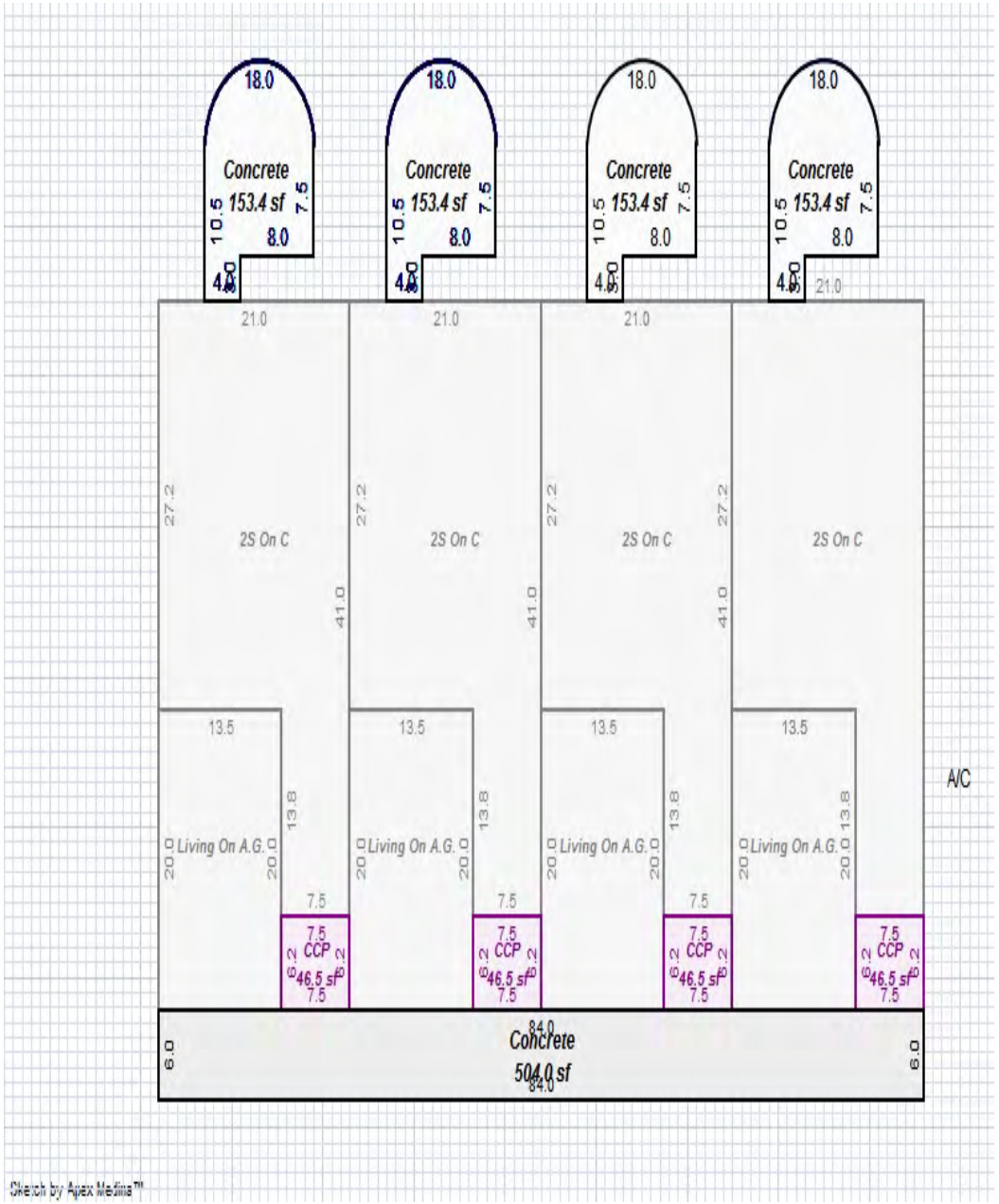
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 2007
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle
(11) Heating System: Forced Heat & Cool
Ground Area = 720 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	720			
1 Story	Siding	Overhang	184			
			Total:	253,933	228,539	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	2,136	1,922	
3 Fixture Bath			1	6,716	6,044	
2 Fixture Bath			1	4,500	4,050	
Porches						
CCP (1 Story)			45	1,882	1,882	*1
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Common Wall: 2 Wall			1	-5,205	-5,205	
Door Opener			1	672	672	
Base Cost			184	14,174	14,174	*1
Water/Sewer						
Public Water			1	1,914	1,723	
Public Sewer			1	1,914	1,723	
Lump Sum Items						
END UNIT				10,000	9,000	
			Totals:	292,636	264,524	

Notes:
ECF (4922 LAKE STREET CONDO - 4 UNITS) 2.200 => TCV: 581,953

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-723-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR ART ASSOCIATION	GLEN ARBOR ARTS CENTER INC	0	12/14/2018	QC	09-FAMILY/RELATED ENTITY	1349P585	PROPERTY TRANSFER	0.0
STEGE JOINT TRUST	GLEN ARBOR ART ASSOCIATION	105,000	12/02/2016	WD	03-ARM'S LENGTH	1281P252	DEED	100.0
STEGE WILLIAM C & CHERRIE	STEGE JOINT TRUST	0	08/30/2012	QC	09-FAMILY/RELATED ENTITY	1135P272	DEED	0.0
STEGE JOINT TRUST	STEGE WILLIAM C & CHERIE I	0	08/29/2012	QC	09-FAMILY/RELATED ENTITY	1135P251	DEED	0.0

Property Address

S PINE ST

Owner's Name/Address

GLEN ARBOR ARTS CENTER INC 2018
PO BOX 305
GLEN ARBOR MI 49636

Tax Description

L358 P388 L362 P188&189 L532 P833/99 UNIT 1 LAKE STREET WOODS CONDOMINIUM REC IN L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Comments/Influences

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: COMMERCIAL-IMPROVE Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/15/2016	INSPECTED
TPC	06/18/2015	INSPECTED
PSC	07/07/2014	INSPECTED

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	66.00	62.17	1.0000	0.0000	0	100*		0
2000 COMM $24/SQFT		4095 SqFt	24.00000		100			98,271

* denotes lines that do not contribute to the total acreage calculation.

66 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 98,271

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-723-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR ART ASSOCIATION	GLEN ARBOR ARTS CENTER INC	0	12/14/2018	QC	09-FAMILY/RELATED ENTITY	1349P585	PROPERTY TRANSFER	0.0
TAGGART SARAH R TRUST	GLEN ARBOR ART ASSOCIATION	0	10/13/2016	QC	09-FAMILY/RELATED ENTITY	1276P584	DEED	0.0
TAGGART SARAH	GLEN ARBOR ART ASSOCIATION	1	04/07/2000	QC	09-FAMILY/RELATED ENTITY	540P772	OTHER	0.0
NORTHERN CASCADE INC	TAGGART SARAH R	29,000	01/29/1993	WD	03-ARM'S LENGTH	358:389	OTHER	0.0

Property Address

6031 S LAKE ST

Owner's Name/Address

GLEN ARBOR ARTS CENTER INC
PO BOX 305
GLEN ARBOR MI 49636

Tax Description

L358 P389 L362 P188&189 L540 P772/00 UNIT 2 LAKE STREET WOODS CONDOMINIUM REC IN L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Comments/Influences

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: COMMERCIAL-IMPROVE Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2026 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Mechanical	10/21/2025	PM25-0892	
Electrical	05/03/2023	PE23-0292	100% FINIS
SIGN	04/30/2018	LU18-11	100% FINIS
Plumbing	06/05/2017	PP17-0138	100% FINIS

X	Improved		Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/01/2023	INSPECTED
TPC	11/14/2018	INSPECTED
TPC	11/14/2017	INSPECTED

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	60.00	65.98	1.0000	0.0000	0	100*		0
2000 COMM $24/SQFT			3959 SqFt		24.00000	100		95,016

* denotes lines that do not contribute to the total acreage calculation.

60 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 95,016

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Work Description for Permit PM25-0892, Issued 10/21/2025: COMMERCIAL ALTERATION - REPLACE FURNACE & WATER HEATER
Work Description for Permit PE23-0292, Issued 05/03/2023: Commercial Alteration - Install Fire Alarm System. Consumers
Work Description for Permit LU18-11, Issued 04/30/2018: 4 NEW SIGNS
Work Description for Permit PP17-0138, Issued 06/05/2017: Plumbing for Commercial Addition/Alteration. PB17-0072
Work Description for Permit PM17-0339, Issued 06/05/2017: Mechanical for Commercial Addition/Alteration. PB17-0072
Work Description for Permit PE17-0222, Issued 05/10/2017: Electrical for Commercial Addition/Alteration. Consumers, UG. PB17-0072

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 1.5 STORY
Calculator Occupancy: Stores - Retail

Class: D
Floor Area: 3,725
Gross Bldg Area: 3,725
Stories Above Grd: 2
Average Sty Hght : 18
Bsmnt Wall Hght : 8

Depr. Table : 2.5%
Effective Age : 12
Physical %Good: 74
Func. %Good : 100
Economic %Good: 100

2001 Year Built
2017 Remodeled

18 Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Zoned A.C. Warm & Cooled Air 100%
Ave. SqFt/Story: 1863
Ave. Perimeter: 269
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area: 2496
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 2 Story Height: 18 Perimeter: 269
Overall Building Height: 18

Base Rate for Upper Floors = 155.20

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 38.24 100%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 38.24 100%
Combined Heating System adjustment: 76.48 100%
Adjusted Square Foot Cost for Upper Floors = 231.68

Total Floor Area: 3,725 Base Cost New of Upper Floors = 863,008

2,496 Sq.Ft. of Sprinklers @ 6.89, Cost New = 17,197

Reproduction/Replacement Cost = 880,205
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 651,352

ECF (2201 COMMERCIAL) 1.750 => TCV of Bldg: 1 = 1,139,865
Replacement Cost/Floor Area= 236.30 Est. TCV/Floor Area= 306.00

(1) Excavation/Site Prep:

(2) Foundation:

			Footings				
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

X Typical, Apartments, 1 Room, 1 Bath

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

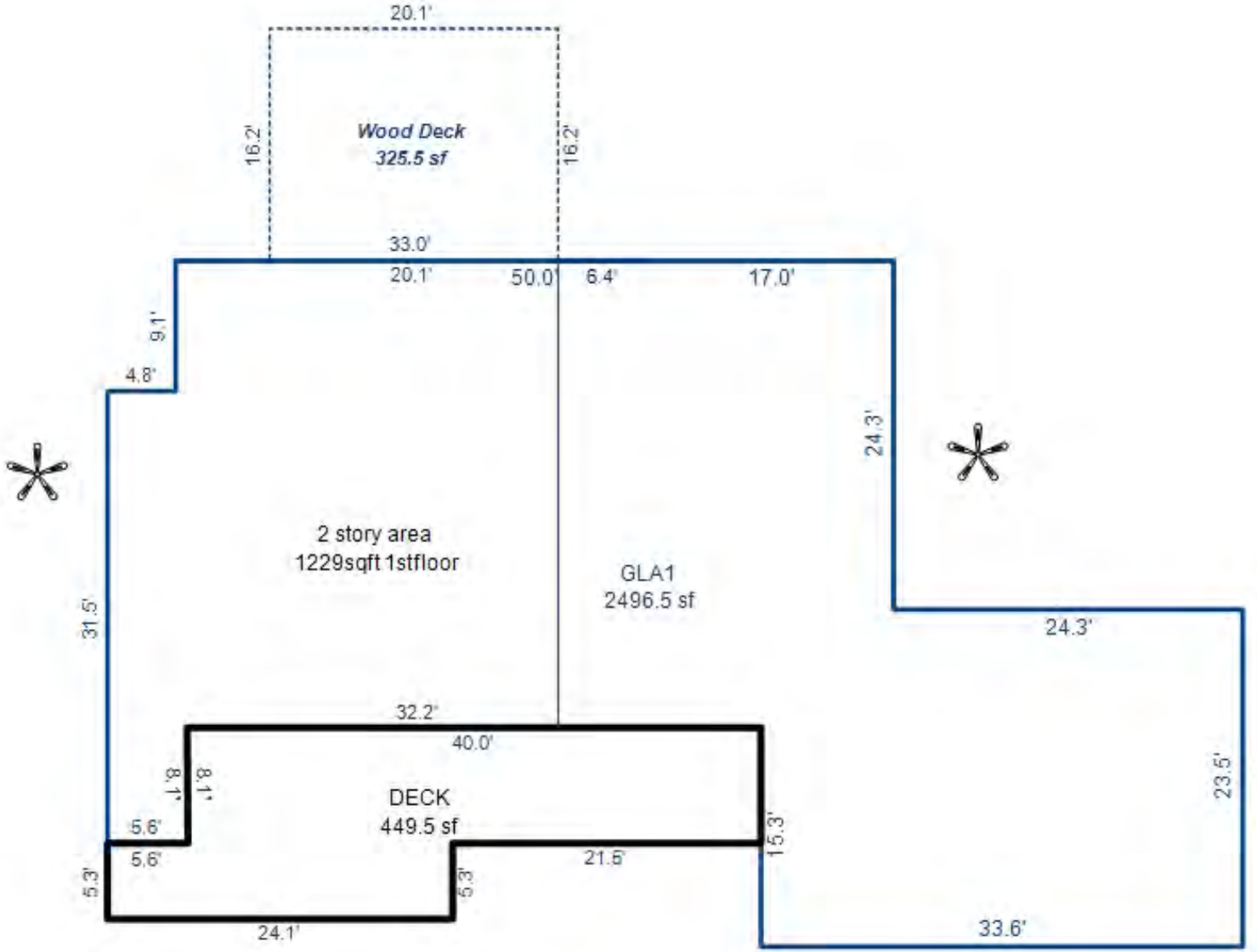
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-723-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKE STREET WOODS ASSOCIAT	GLEN ARBOR ARTS CENTER	0	07/26/2022	MLC	21-NOT USED/OTHER	2022004506	DEED	100.0
NESCOT BARR REAL ESTATE CO	LAKE STREET WOODS ASSOCIAT	95,000	05/21/2021	WD	03-ARM'S LENGTH	2021004391	PROPERTY TRANSFER	100.0
MCKEE THOMAS P	NESCOT-BARR REAL ESTATE CO	66,000	10/29/2004	WD	03-ARM'S LENGTH	829:840	OTHER	100.0
CAMPBELL	MCKEE	40,000	03/08/2000	WD	03-ARM'S LENGTH	537:747	OTHER	0.0

Property Address

S PINE ST

Owner's Name/Address

GLEN ARBOR ARTS CENTER INC
PO BOX 305
GLEN ARBOR MI 49636

Class: COMMERCIAL-VACANT Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	56.00	76.78	1.0000	0.0000	0	100*		0
2000 COMM $24/SQFT		4312 SqFt		24.00000	100			103,499

* denotes lines that do not contribute to the total acreage calculation.

56 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 103,499

Tax Description

L358 P390 L537 P747/00 L829 P840/04 UNIT 3 LAKE STREET WOODS CONDOMINIUM REC IN L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Comments/Influences

SUBDIVISION SHARED DRAIN FIELD

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/10/2021	INSPECTED
TPC	04/25/2018	INSPECTED
PSC	08/19/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-723-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTHERLAND ROBERT R & STEP	PINE WOODS LLC	848,000	03/25/2021	WD	19-MULTI PARCEL ARM'S LEN	2021002460	PROPERTY TRANSFER	100.0
STEGE JOINT TRUST	SUTHERLAND ROBERT	99,000	03/19/2020	WD	03-ARM'S LENGTH	2020001862	PROPERTY TRANSFER	100.0
STEGE WILLIAM C & CHERRIE	STEGE JOINT TRUST	0	08/30/2012	QC	09-FAMILY/RELATED ENTITY	1135P272	DEED	0.0
STEGE JOINT TRUST	STEGE WILLIAM C & CHERIE I	0	08/29/2012	QC	09-FAMILY/RELATED ENTITY	1135P251	DEED	0.0

Property Address

S PINE ST

Owner's Name/Address

PINE WOODS LLC
8692 S DUNNS FARM RD
MAPLE CITY MI 49664

Class: COMMERCIAL-VACANT Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 35

2026 Est TCV 103,499

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	56.00	77.00	1.0000	0.0000	0	100*		0
2000 COMM $24/SQFT			4312 SqFt	24.00000	100			103,499

* denotes lines that do not contribute to the total acreage calculation.

56 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 103,499

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
X	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L414 P516 L450 P496 L496 P277 L502 P738 L796 P969/04 UNIT 4 LAKE STREET WOODS CONDOMINIUM REC IN L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Comments/Influences

LAND SALE - $1,685.19/FF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	51,700	0	51,700			51,700S
2025	51,700	0	51,700			51,700S
2024	53,900	0	53,900			53,900S
2023	53,900	0	53,900			53,900S

Who	When	What
TPC	05/10/2021	INSPECTED
TPC	02/03/2020	INSPECTED
TPC	04/25/2018	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-723-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTHERLAND ROBERT R & STEP	PINE WOODS LLC	848,000	03/25/2021	WD	19-MULTI PARCEL ARM'S LEN	2021002460	PROPERTY TRANSFER	100.0
WOODARD CHRISTI A ET AL	SUTHERLAND ROBERT R & STEI	87,000	04/25/2006	WD	03-ARM'S LENGTH	898:815	OTHER	100.0
OBATA MAJEL CHANCE TRUST	WOODARD CHRISTI A ET AL	53,000	03/11/2004	WD	03-ARM'S LENGTH	795:643	OTHER	100.0
MODRALL	OBATA	25,000	11/30/1995	WD	03-ARM'S LENGTH	414:511	PROPERTY TRANSFER	0.0

Property Address

5710 S PINE ST

Owner's Name/Address

PINE WOODS LLC
8692 S DUNNS FARM RD
MAPLE CITY MI 49664

Tax Description

L358 P396 L414 P511 L459 P524/97 L795 P643/04 L898 P815/06 UNIT 5 LAKE STREET WOODS CONDOMINIUM REC IN L358 P348-387 SEC 22 T29N R14W. L1284P424 1ST AMENDMENT

Comments/Influences

PER ZONING - 1ST FLR IS SUPPOSED TO BE COMMERCIAL

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: COM (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 35
2026 Est TCV 1,316,809 TCV/TFA: 473.33

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/14/2010	PB10-0331	100% FINIS
Electrical	04/29/2010	PE10-0112	
Mechanical	11/19/2008	PM08-0545	
Mechanical	10/01/2008	PM08-0433	

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
X	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
PSC	07/07/2014	INSPECTED
TPC	11/28/2009	INSPECTED
TPC	10/05/2009	INSPECTED

Land Value Estimates for Land Table 2000.2000 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	54.56	71.70	1.0000	1.0000	0	100		0
2000 COMM $28/SQFT			3920 SqFt		28.00000	100		109,771
55 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	109,771

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	37.08	130	50	2,410
Wood Frame/Conc.	54.44	88	50	2,395

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				9,805

Work Description for Permit PB10-0331, Issued 10/14/2010: Residential alteration; finishing basement for bathroom and storage, 1200 sq.ft.
Work Description for Permit PE10-0112, Issued 04/29/2010: Finish existing area for yoga studio or equal CONSUMERS ENERGY
Work Description for Permit PM08-0545, Issued 11/19/2008: New SIngle Family Dwelling: PB08-0087
Work Description for Permit PM08-0433, Issued 10/01/2008: New Single Family Dwelling:Solar Power: PB08-0085
Work Description for Permit PM08-0214, Issued 05/23/2008: Single family dwelling; PB07-0087

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	54,900	603,500	658,400			489,360C
2025	54,900	493,300	548,200			476,495C
2024	50,200	451,200	501,400			462,168C
2023	50,200	420,200	470,400			440,160C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2008	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1855 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

1080	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: B
Effec. Age: 15
Floor Area: 2,782
Total Base New : 640,234 E.C.F.
Total Depr Cost: 544,197 X 2.200
Estimated T.C.V: 1,197,233

(16) Porches/Decks

Area	Type	
90	WCP	(1 Story)
70	CPP	
77	WPP	
81	CCP	(1 Story)
32	CPP	
190	WPP	

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

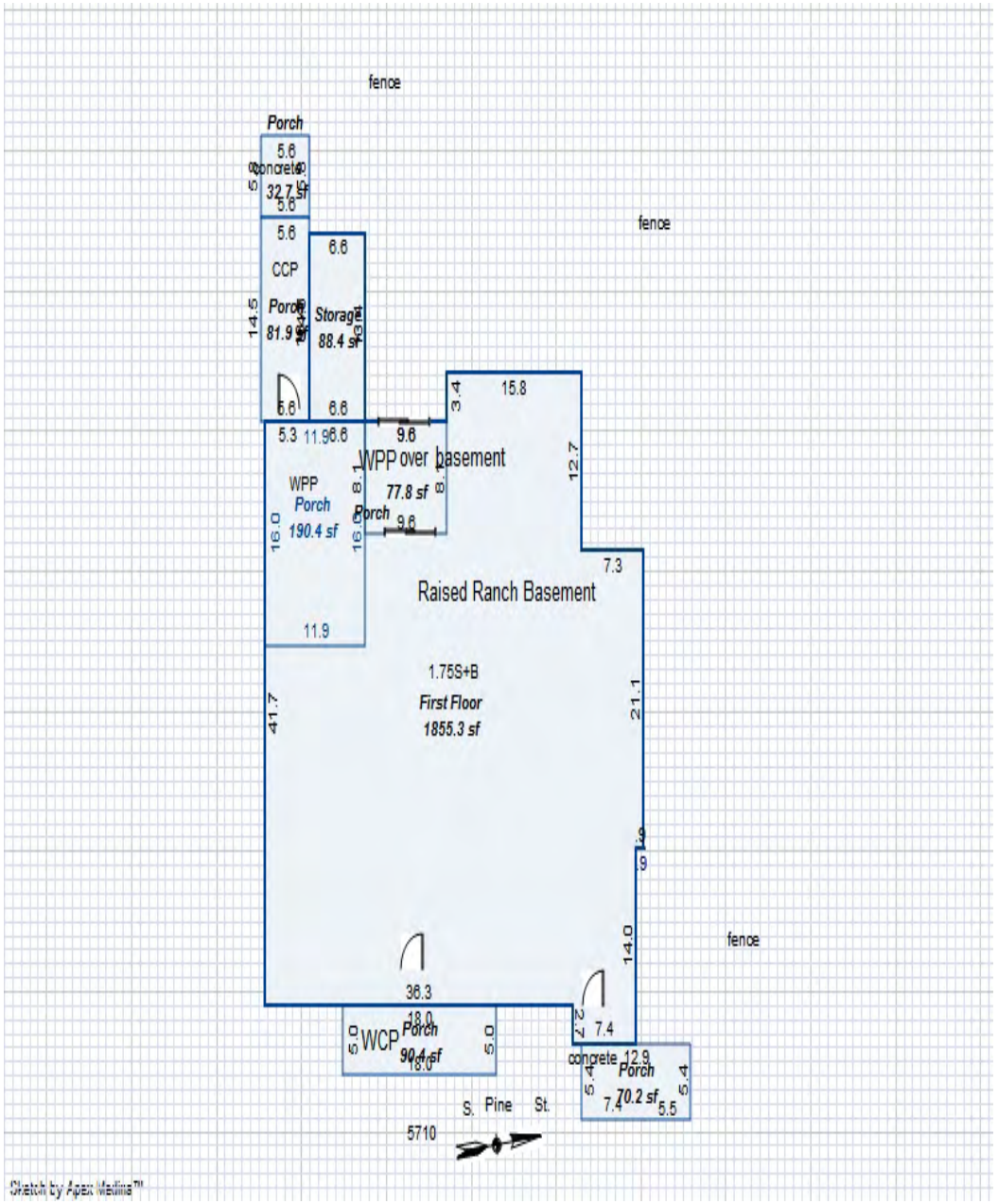
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2008
(11) Heating System: Forced Heat & Cool
Ground Area = 1855 SF Floor Area = 2782 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	1,855			
			Total:	536,482	456,010	
Other Additions/Adjustments						
Recreation Room			1080	32,713	27,806	
Plumbing						
Average Fixture(s)			1	3,257	2,768	
3 Fixture Bath			1	10,275	8,734	
2 Fixture Bath			1	6,850	5,822	
Water/Sewer						
1000 Gal Septic			1	6,011	5,109	
Water Well, 200 Feet			1	13,136	11,166	
Porches						
WCP (1 Story)			90	6,953	5,910	
CPP			70	2,253	1,915	
WPP			77	3,986	3,388	
CCP (1 Story)			81	3,547	3,015	
CPP			32	1,158	984	
WPP			190	6,762	5,748	
Built-Ins						
Appliance Allow.			1	6,850	5,822	
Local Cost Items						
SOLAR POWER <150KW			1	1	0	*5
			Totals:	640,234	544,197	

Notes: RAISED RANCH
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA) 2.200 => TCV: 1,197,233

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & JAMPE	KSOLL THOMAS A & LISA K	153,900	02/24/2021	WD	03-ARM'S LENGTH	2021001669	PROPERTY TRANSFER	100.0
COOK STEVEN J & LUTZ KIRK	SHERMAN THEODORE S & JAMPE	170,000	05/15/2020	WD	03-ARM'S LENGTH	2020003253	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	COOK STEVEN JOSEPH &LUTZ K	135,000	10/05/2011	WD	03-ARM'S LENGTH	1098-478 WD	PROPERTY TRANSFER	100.0
MIER-DAY		0	06/17/2010	OTH	33-TO BE DETERMINED	2010 1053-385 N	DEED	0.0

Property Address

5707 S LAKE ST 1A

Owner's Name/Address

KSOLL THOMAS A & LISA K
3551 HAWTHORN CT
OAKLAND MI 48363

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 372,186 TCV/TFA: 166.45

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	76,100	186,100			80,196C
2025	80,000	72,400	152,400			78,088C
2024	45,000	64,300	109,300			75,741C
2023	37,500	53,800	91,300			72,135C

Tax Description

UNIT 1-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

MLS1722932$135K
LE

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,236
Total Base New : 612,679 E.C.F.
Total Depr Cost: 66,168 X 2.300
Estimated T.C.V: 152,186

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	521,437	56,314

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLASIUS MARY JO	DECOURCY KIM G	250,000	07/28/2023	WD	03-ARM'S LENGTH	2023003232	PROPERTY TRANSFER	100.0
SHERMAN THEODORE SCOTT & E	BLASIUS MARY JO	150,000	11/16/2020	WD	03-ARM'S LENGTH	2020008561	PROPERTY TRANSFER	100.0
KAS HOLDINGS LLC	SHERMAN THEODORE SCOTT & E	309,800	04/16/2020	WD	03-ARM'S LENGTH	2020002311	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	KAS HOLDINGS LLC	1	07/31/2018	QC	09-FAMILY/RELATED ENTITY	1338P315	OTHER	100.0

Property Address

5707 S LAKE ST 1B

Owner's Name/Address

DECOURCY KIM G
1745 SPRICE DR
COMMERCE TOWNSHIP MI 48390

Tax Description

UNIT 1-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATH
EXT UNIT
1ST FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 372,186 TCV/TFA: 166.45

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	76,100	186,100			115,730C
2025	80,000	72,400	152,400			112,688C
2024	45,000	64,300	109,300			109,300S
2023	37,500	53,800	91,300			72,135C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,236
Total Base New : 612,679 E.C.F.
Total Depr Cost: 66,168 X 2.300
Estimated T.C.V: 152,186

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	521,437	56,314

Other Additions/Adjustments			
Plumbing			
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Appliance Allow.	1	6,850	740
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Frame Wall	60	6,539	706
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<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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Parcel Number: 45-006-724-001-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE SCOTT & E	MORENSON BRYAN & ERIN	153,500	10/28/2020	WD	03-ARM'S LENGTH	2020007338	PROPERTY TRANSFER	100.0
KAS HOLDINGS LLC	SHERMAN THEODORE SCOTT & E	309,800	04/16/2020	WD	19-MULTI PARCEL ARM'S LEN	2020002311	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	KAS HOLDINGS LLC	1	07/31/2018	QC	09-FAMILY/RELATED ENTITY	1338P318	OTHER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 1B

Owner's Name/Address

MORENSON BRYAN & ERIN
975 FAIRFAX ST
BIRMINGHAM MI 48009

Tax Description

UNIT 1-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATH
EXT UNIT
1ST FLOOR

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Licensed To: Township of Glen Arbor,
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Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 372,186 TCV/TFA: 166.45

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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0.00 Total Acres Total Est. Land Value = 220,000

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	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
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TPC	06/23/2023	INSPECTED
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	Mobile Home
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	Duplex
	A-Frame

	Wood Frame

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Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

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	Stone
	Treated Wood
	Concrete Floor

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Joists:
Unsupported Len:
Cntr.Sup:

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	Forced Air w/ Ducts
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	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
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	Softener, Manual
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	Oven
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	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
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Class: B
Effec. Age: 10
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Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	521,437	56,314

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	TROSCHINETZ III ANTHONY &	135,000	09/30/2011	WD	03-ARM'S LENGTH	1097-907 WD	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 1D

Owner's Name/Address

TROSCHINETZ III ANTHONY & MICHELE
664 UNIVERSITY PLACE
GROSSE POINTE MI 48230

Tax Description

UNIT 1-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATH
EXT UNIT
1ST FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 372,186 TCV/TFA: 166.45

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	76,100	186,100			80,196C
2025	80,000	72,400	152,400			78,088C
2024	45,000	64,300	109,300			75,741C
2023	37,500	53,800	91,300			72,135C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,236
Total Base New : 612,679 E.C.F.
Total Depr Cost: 66,168 X 2.300
Estimated T.C.V: 152,186

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
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Plumbing			
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Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
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Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	MALI VIKRAM V & RUPPEL HEA	235,000	08/31/2011	WD	03-ARM'S LENGTH	2011 1095-3	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 1E

Owner's Name/Address

MALI VIKRAM V & RUPPEL HEATHER MAE
2091 WEST VALLEY RD
BLOOMFIELD HILLS MI 48304

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 372,186 TCV/TFA: 166.45

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 1-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC IN L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATH
EXT UNIT
1ST FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	76,100	186,100			80,196C
2025	80,000	72,400	152,400			78,088C
2024	45,000	64,300	109,300			75,741C
2023	37,500	53,800	91,300			72,135C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
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	Ceramic Tile Wains
	Ceramic Tub Alcove
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(14) Water/Sewer

1	Public Water
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Lump Sum Items:

(15) Built-ins

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	Vented Hood
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	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

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	Interior 2 Story
	2nd/Same Stack
	Two Sided
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Car Capacity: 1.5
Class: B
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Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

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Breezeways			
Frame Wall	60	6,539	706
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<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

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	0.00	1	10	0

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	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

UNIT 1-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 L640 /2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATH
EXT UNIT
1ST FLOOR

Who	When	What
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	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
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(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

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Slab: 2236 S.F.
Height to Joists: 0.0

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Joists:
Unsupported Len:
Cntr.Sup:

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(14) Water/Sewer

1	Public Water
1	Public Sewer
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	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,236
Total Base New : 612,679 E.C.F.
Total Depr Cost: 66,168 X 2.300
Estimated T.C.V: 152,186

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	521,437	56,314

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	HINES ERIC C & HEIDI	135,000	08/03/2012	WD	03-ARM'S LENGTH	1132P308	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 1G

Owner's Name/Address

HINES ERIC C & HEIDI
7815 REMINGTON RD
CINCINNATI OH 45242-7103

Tax Description

UNIT 1-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATH
EXT UNIT
1ST FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 372,186 TCV/TFA: 166.45

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	76,100	186,100			80,196C
2025	80,000	72,400	152,400			78,088C
2024	45,000	64,300	109,300			75,741C
2023	37,500	53,800	91,300			72,135C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

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1	Appliance Allow.
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	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
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Class: B
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Estimated T.C.V: 152,186

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Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,236		
			Total:	521,437	56,314

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Plumbing			
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Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
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Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-001-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	DOBSON ROBERT C & BARBARA	0	10/20/2014	WD	16-LC PAYOFF	1213P258	DEED	0.0
GLEN ARBOR PROPERTIES LLC	DOBSON ROBERT C & BARBARA	125,000	08/26/2010	LC	16-LC PAYOFF	1059-780LC	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 1H

Owner's Name/Address

DOBSON ROBERT C & BARBARA M
78 PUTMAN PL
GROSSE POINTE MI 48236-1224

Tax Description

UNIT 1-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATH
EXT UNIT
1ST FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 372,186 TCV/TFA: 166.45

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	06/23/2023	INSPECTED
TPC	12/12/2022	INSPECTED

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Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	76,100	186,100			80,196C
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2024	45,000	64,300	109,300			75,741C
2023	37,500	53,800	91,300			72,135C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2236 S.F.
Height to Joists: 0.0

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	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
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Unsupported Len:
Cntr.Sup:

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	Gas		Oil		Elec.
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	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
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	Softener, Manual
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Class: B
Effec. Age: 10
Floor Area: 2,236
Total Base New : 612,679 E.C.F.
Total Depr Cost: 66,168 X 2.300
Estimated T.C.V: 152,186

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Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
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Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLEI	NIX TRUST	1,050,000	12/27/2019	WD	03-ARM'S LENGTH	2020000100	DEED	100.0
GLEN ARBOR PROPERTIES LLC	KLEIN DANIEL MEYERS & KLEI	639,000	06/23/2013	WD	03-ARM'S LENGTH	1173P533	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 2A

Owner's Name/Address

NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Tax Description

UNIT 2-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

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	0.00	1	10	0
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Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
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	Town Home
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	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

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(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

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Kitchen:
Other:
Other:

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Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLEI	THE NIX TRUST	1,050,000	12/27/2019	WD	19-MULTI PARCEL ARM'S LEN	2020000100	DEED	100.0
GLEN ARBOR PROPERTIES LLC	KLEIN DANIEL MEYERS & KLEI	639,000	06/23/2013	WD	03-ARM'S LENGTH	1173P533	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 2B

Owner's Name/Address

NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Tax Description

UNIT 2-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List
Basement
1st Floor
2nd Floor
3 Bedrooms

(1) Exterior
Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows
Many Large
Avg. Avg.
Few Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof
Gable Gambrel
Hip Mansard
Flat Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)
Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior
Drywall Plaster
Paneled Wood T&G

Trim & Decoration
Ex Ord Min

Size of Closets
Lg Ord Small

Doors: Solid H.C.

(5) Floors
Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation
Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish
Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling
Gas Oil Elec.
Wood Coal Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
X Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric
0 Amps Service

No./Qual. of Fixtures
Ex. Ord. Min

No. of Elec. Outlets
Many Ave. Few

(13) Plumbing
1 Average Fixture(s)
2 3 Fixture Bath
1 2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer
1 Public Water
1 Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins
1 Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
1 Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
1 Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage
Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	352
3 Fixture Bath			1	10,275	1,110
2 Fixture Bath			1	6,850	740
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
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Common Wall: 1 Wall			1	-3,126	-338
Water/Sewer					
Public Water			1	2,200	238
Public Sewer			1	2,200	238
Built-Ins					
Appliance Allow.			1	6,850	740
Fireplaces					
Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 2C

Owner's Name/Address

NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Tax Description

UNIT 2-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640 /2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

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Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
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2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
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	Wood Furnace

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Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
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Parcel Number: 45-006-724-002-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

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Class: RESIDENTIAL CONDOM Zoning: COM (*

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	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

. UNIT 2-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

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TPC	04/26/2017	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLEI	THE NIX TRUST	1,050,000	12/27/2019	WD	19-MULTI PARCEL ARM'S LEN	2020000100	DEED	100.0
GLEN ARBOR PROPERTIES LLC	KLEIN DANIEL MEYERS & KLEI	639,000	06/23/2013	WD	03-ARM'S LENGTH	1173P533	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 2E

Owner's Name/Address

NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

UNIT 2-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

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County of Leelanau, Michigan

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLEI	THE NIX TRUST	1,050,000	12/27/2019	WD	19-MULTI PARCEL ARM'S LEN	2020000100	DEED	100.0
GLEN ARBOR PROPERTIES LLC	KLEIN DANIEL MEYERS & KLEI	639,000	06/23/2013	WD	03-ARM'S LENGTH	1173P533	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 2F

Owner's Name/Address

NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 2-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLEI	THE NIX TRUST	1,050,000	12/27/2019	WD	19-MULTI PARCEL ARM'S LEN	2020000100	DEED	100.0
LEBEAR RESORT FAMILY TRUST	KLEIN DANIEL MEYERS & KLEI	236,000	06/23/2013	WD	03-ARM'S LENGTH	1173P531	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LEBEAR RESORT FAMILY TRUST	125,000	06/15/2012	WD	03-ARM'S LENGTH	1127P153	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 2G

Owner's Name/Address

NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Tax Description

UNIT 2-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-002-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DANIEL MEYERS & KLEI	THE NIX TRUST	1,050,000	12/27/2019	WD	19-MULTI PARCEL ARM'S LEN	2020000100	DEED	100.0
GLEN ARBOR PROPERTIES LLC	KLEIN DANIEL MEYERS & KLEI	639,000	06/23/2013	WD	03-ARM'S LENGTH	1173P533	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 2H

Owner's Name/Address

NIX TRUST
PO BOX 568
GLEN ARBOR MI 49636

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

UNIT 2-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L 810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAUDAN BRADLEY JAMES	DAVE MOHAK & KATHRYN	133,000	09/21/2020	WD	03-ARM'S LENGTH	2020006215	PROPERTY TRANSFER	100.0
RENNELL THOMAS A & AIMEE A	HAUDAN BRADLEY JAMES	161,500	01/28/2015	WD	03-ARM'S LENGTH	1221P219	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	RENNELL THOMAS A & AIMEE A	0	12/17/2004	WD	03-ARM'S LENGTH	837P233	DEED	100.0

Property Address

5707 S LAKE ST 3A

Owner's Name/Address

DAVE MOHAK & KATHRYN
2620 PARKER TRL
GAINESVILLE GA 30506

Tax Description

L837 P233/04 UNIT 3-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
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	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHERRY REPUBLIC CASSINGHAM	BERENS RICHARD & ANNE L	135,000	01/31/2020	WD	03-ARM'S LENGTH	2020000827	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	CHERRY REPUBLIC CASSINGHAN	125,000	07/06/2011	WD	03-ARM'S LENGTH	1090/658	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 3B

Owner's Name/Address

BERENS RICHARD & ANNE L
1716 FOXDALE LN
ANN ARBOR MI 48108

Tax Description

UNIT 3-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L 810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHERRY REPUBLIC CASSINGHAM	MULCAHY THERESA W	140,000	11/06/2020	WD	03-ARM'S LENGTH	2020007625	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	CHERRY REPUBLIC CASSINGHAN	125,000	08/31/2011	WD	03-ARM'S LENGTH	2011 1095-385	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 3C

Owner's Name/Address

MULCAHY THERESA W
7202 PENINSULA DR
TRAVERSE CITY MI 49686-1750

Tax Description

UNIT 3-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
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	Electric Baseboard
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	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
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<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORROW KATHERINE J	WILKER CHRISTOPHER	125,000	03/14/2014	WD	03-ARM'S LENGTH	1194P121	PROPERTY TRANSFER	100.0
MORROW GORDON H	MORROW KATHERINE J	0	10/29/2013	AFF	07-DEATH CERTIFICATE	1194P119	OTHER	0.0
LE BEAR RESORT LLC	MORROW GORDON & KATHERINE	250,000	11/10/2005	WD	03-ARM'S LENGTH	881:95	OTHER	100.0

Property Address

5707 S LAKE ST 3D

Owner's Name/Address

WILKER CHRISTOPHER
1045 FAIRFAX ST
BIRMINGHAM MI 48009

Tax Description

L881 P95/05 UNIT 3-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

1732744$125,000 DOM16
2BED 2.5BATHS
INT UNIT
1ST LEVEL

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School: GLEN LAKE COMMUNITY SCH DIST

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MAP #: 32

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Building Permit(s)	Date	Number	Status

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X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
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	Wood Frame

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	Hip		Mansard
	Flat		Shed

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Chimney:

(3) Roof (cont.)

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	Insulation
0	Front Overhang
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Trim & Decoration

	Ex		Ord		Min

Size of Closets

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Doors:		Solid		H.C.	

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Other:

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	Ceramic Tile Wains
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	Jacuzzi repl.Tub
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Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEBER TAMARA L & ORR KIMBE	WEBER TAMARA L & ORR KIMBE	0	04/14/2025	WD	15-LADY BIRD	2025002188	DEED	0.0
WEBER TAMARA L & HIBBARD K	WEBER TAMARA L & HIBBARD H	1	07/30/2020	WD	09-FAMILY/RELATED ENTITY	2020005420	OTHER	0.0
INDEPENDENT BANK - ATTN OR	WEBER TAMARA L & HIBBARD H	125,000	12/22/2010	CD	11-FROM LENDING INSTITUTI	2010-1076-212CI	PROPERTY TRANSFER	100.0
MORROW GORDON & KATHERINE	INDEPENDENT MORTGAGE COMPA	0	06/18/2010	WD	03-ARM'S LENGTH	2010 1051-561WI	PROPERTY TRANSFER	0.0

Property Address

5707 S LAKE ST 3E

Owner's Name/Address

WEBER TAMARA L & ORR KIMBERLY A
102 COUNTRY CLUB CT
SAINT CLAIR MI 48079

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L865 P863/05 UNIT 3-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEST JUDITH TRUST DATED 5/	ALBOSTA KEVIN & COLLEEN	160,000	01/27/2021	WD	03-ARM'S LENGTH	2021001002	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	WEST JUDITH TRUST DATED 5/	125,000	11/15/2010	WD	03-ARM'S LENGTH	2010 1069-779WI	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 3F

Owner's Name/Address

ALBOSTA KEVIN & COLLEEN
4233 AUTUMN RIDGE DR
SAGINAW MI 48603

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

UNIT 3-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

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County of Leelanau, Michigan

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
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Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	LE BEAR RESORT FAMILY TRUS	125,000	08/17/2010	WD	03-ARM'S LENGTH	2010 1057_455WI	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 3G

Owner's Name/Address

LE BEAR RESORT FAMILY TRUST THE
5229 OLD SHEPARD PL
PLANO TX 75093

Tax Description

UNIT 3-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

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Licensed To: Township of Glen Arbor,
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Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
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TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

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Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
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Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

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	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-003-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PHILLIPP KAREN E	PHILLIPP KAREN E TRUST	10	11/07/2017	QC	09-FAMILY/RELATED ENTITY	1317P611	OTHER	0.0
SILVERI ROBERT & JEAN	PHILLIPP KAREN E	135,000	02/12/2016	WD	03-ARM'S LENGTH	1252P606	PROPERTY TRANSFER	100.0
SILVERI ROBERT & JEAN	SILVERI ROBERT & JEAN	0	06/15/2004	QC	09-FAMILY/RELATED ENTITY	811:405	OTHER	50.0
SILVERI ROBERT & JEAN	SILVERI ROBERT & JEAN	0	06/15/2004	QC	09-FAMILY/RELATED ENTITY	811:405	REALTOR	100.0

Property Address

5707 S LAKE ST 3H

Owner's Name/Address

PHILLIPP KAREN E TRUST
34 LANCASTER COURT
BURR RIDGE IL 60527

Tax Description

L811 P378 L811 P405/04 UNIT 3-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L 810 P640/2ND AMEND REC L901 P878 CONSISTING OF INTEREST TO ROBERT & JEAN SILVERI AND RICHARD J & MARY LYNN SILVERI (AS TENANTS IN COMMON) SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
1ST LEVEL

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
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	Ceramic Tile Floor
	Ceramic Tile Wains
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	Jacuzzi repl.Tub
	Oven
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	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

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	Interior 2 Story
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	Two Sided
	Exterior 1 Story
	Exterior 2 Story
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	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	ANDARY LOUIS D &	365,000	06/01/2004	WD	03-ARM'S LENGTH	808:721	OTHER	100.0

Property Address

5707 S LAKE ST 4A

Owner's Name/Address

ANDARY LOUIS D &
BONK-ANDARY SANDRA L
111 BARRINGTON PLACE
DEARBORN MI 48124

Taxpayer's Name/Address

LE BEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description

L808 P721/04 UNIT 4-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMED REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATH

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units		220000.00000	100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

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Joists:
Unsupported Len:
Cntr.Sup:

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	Gas		Oil		Elec.
	Wood		Coal		Steam

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	Forced Hot Water
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	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

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Brick Ven.: 0
Stone Ven.: 0
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Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
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% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
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Parcel Number: 45-006-724-004-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GROSS RAYMOND JR & LYNN T	GOURWITZ HOWARD J TRUST	175,000	09/25/2020	WD	03-ARM'S LENGTH	2020006516	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	GROSS RAYMOND JR & LYNN T	355,000	11/01/2004	WD	03-ARM'S LENGTH	831:194	OTHER	100.0

Property Address

5707 S LAKE ST 4B

Owner's Name/Address

GOURWITZ HOWARD J TRUST
1783 ALEXANDER DR
BLOOMFIELD HILLS MI 48302

Tax Description

L831 P194/04 UNIT 4-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATH
EXT UNIT
1ST FLOOR

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Class: RESIDENTIAL CONDOM Zoning: COM (*

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X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
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	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

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	Ex		Ord		Min

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	Lg		Ord		Small

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Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELLA JOHN C & THERESA C T	UP NORTH RESORTS LLC	1	07/26/2017	WD	09-FAMILY/RELATED ENTITY	1305P640	PROPERTY TRANSFER	0.0
GRETEL RESORT LLC	VELLA JOHN C & THERESA C T	147,995	02/27/2017	WD	03-ARM'S LENGTH	1288P457	PROPERTY TRANSFER	100.0
GRETEL DONALD N TRUST AGRE	GRETEL RESORT LLC	0	02/03/2009	WD	03-ARM'S LENGTH	2009 999/544WD	DEED	0.0
LE BEAR RESORT LLC	GRETEL DONALD N TRUST AGRE	346,000	09/22/2005	WD	03-ARM'S LENGTH	873:873	OTHER	100.0

Property Address

5707 S LAKE ST 4C

Owner's Name/Address

UP NORTH RESORTS LLC
324 NORTH TAYLOR AVE
KIRKWOOD MO 63122

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Tax Description

L873 P873/05 UNIT 4-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

MLS
2BED 2.5 BATH
EXT UNIT
1ST FLOOR

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELLA JOHN C & THERESA C T	UP NORTH RESORTS LLC	1	07/26/2017	QC	09-FAMILY/RELATED ENTITY	1305P7643	PROPERTY TRANSFER	0.0
STAUB GARY W & SUSAN K	SIMEON SERVICES INC	154,000	04/07/2017	WD	03-ARM'S LENGTH	1291P701	PROPERTY TRANSFER	100.0
SIMEON SERVICES INC	VELLA JOHN C TRUST	0	04/07/2017	QC	09-FAMILY/RELATED ENTITY	1293P455	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	STAUB GARY W & SUSAN K	365,000	06/01/2004	WD	03-ARM'S LENGTH	808:748	OTHER	100.0

Property Address

5707 S LAKE ST 4D

Owner's Name/Address

UP NORTH RESORTS LLC
324 NORTH TAYLOR AVE
KIRKWOOD MO 63122

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

Tax Description

L808 P748/04 UNIT 4-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATH
EXT UNIT
1ST FLOOR

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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			Total:	513,296	58,515

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Base Cost	504	37,669	4,294
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Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
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Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	LAFERLE DOUGLAS A & CYNTHI	322,000	06/01/2004	WD	03-ARM'S LENGTH	808:750	OTHER	100.0

Property Address

5707 S LAKE ST 4E

Owner's Name/Address

LAFERLE DOUGLAS A & CYNTHIA GULLION
1525 VINSETTA BLVD
ROYAL OAK MI 48067

Taxpayer's Name/Address

LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description

UNIT 4-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATH
EXT UNIT

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Public Improvements	
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site	
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BONEMER BARRETT & CARRIE	STEWART JONATHAN & COURTNE	375,000	02/27/2025	WD	03-ARM'S LENGTH	2025000847	PROPERTY TRANSFER	100.0
SCHMIDT ELIZABETH A TRUST	BONEMER BARRETT & CARRIE	155,000	09/21/2018	WD	03-ARM'S LENGTH	1342P890	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	SCHMIDT ELIZABETH A TRUST	1	11/10/2014	QC	09-FAMILY/RELATED ENTITY	1213P987	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 4F

Owner's Name/Address

STEWART JONATHAN & COURTNEY
8590 SADDLEWOOD CIR
BRIGHTON MI 48116

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

UNIT 4-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATH
EXT UNIT
1ST FLOOR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			189,300S
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BONEMER BARRETT & CARRIE	SCHMIDT ELIZABETH A TRUST	0	12/13/2018	OTH	05-CORRECTING TITLE	1348P585	OTHER	100.0
SCHMIDT ELIZABETH A TRUST	FILO DOUGLAS G & MARA H	155,000	12/01/2018	WD	03-ARM'S LENGTH	1347P690	PROPERTY TRANSFER	100.0
SCHMIDT ELIZABETH A TRUST	BONEMER BARRETT & CARRIE	155,000	09/21/2018	WD	03-ARM'S LENGTH	1342P890	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	SCHMIDT ELIZABETH A TRUST	1	11/10/2014	QC	09-FAMILY/RELATED ENTITY	1213P987	PROPERTY TRANSFER	100.0

Property Address

5707 S LAKE ST 4G

Owner's Name/Address

FILO DOUGLAS G & MARA H
1211 TIMBERVIEW TRL
BLOOMFIELD HILLS MI 48304

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

UNIT 4-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATH
EXT UNIT
1ST FLOOR

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
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2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
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(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
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	Vent Fan
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	Unvented Hood
	Vented Hood
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	Jacuzzi Tub
	Jacuzzi repl.Tub
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	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
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	Two Sided
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1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
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Area	Type
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(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

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			Total:	513,296	58,515

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Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
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Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-004-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ULRICH JOHN M & JUDY	SFERRA JOSEPH J & CHRISANN	180,000	05/17/2021	WD	03-ARM'S LENGTH	2021003939	PROPERTY TRANSFER	100.0
ULRICH JOHN M & JUDY	ULRICH JOHN M & JUDY	0	09/03/2014	WD	03-ARM'S LENGTH	1210P197	PROPERTY TRANSFER	0.0
LEBEAR RESORT LLC	ULRICH JOHN M & JUDY	345,000	09/30/2004	WD	03-ARM'S LENGTH	826P734	PROPERTY TRANSFER	100.0

Property Address

5707 S LAKE ST 4H

Owner's Name/Address

SFERRA JOSEPH J & CHRISANN
2801 REDBERRY CT
TOLEDO OH 43617

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L826 P733/04 UNIT 4-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATH
EXT UNIT
1ST FLOOR

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	371
3 Fixture Bath			1	10,275	1,171
2 Fixture Bath			1	6,850	781
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,294
Storage Over Garage			252	5,365	612
Common Wall: 1 Wall			1	-3,126	-356
Water/Sewer					
Public Water			1	2,200	251
Public Sewer			1	2,200	251
Built-Ins					
Appliance Allow.			1	6,850	781
Fireplaces					
Interior 1 Story			1	7,891	900
Direct-Vented Gas			1	5,272	601
Breezeways					
Frame Wall			60	6,539	745
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LION ROCK HOLDINGS LLC	DINVERNO GUIDO & MARY KATH	160,000	10/15/2020	WD	03-ARM'S LENGTH	2020006985	DEED	100.0
MCLAUGHLIN BRENDEAN & MICH	LION ROCK HOLDINGS LLC	165,000	05/29/2015	WD	03-ARM'S LENGTH	1230P79	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	MCLAUGHLIN BRENDEAN & MICH	125,000	09/10/2010	WD	03-ARM'S LENGTH	2010 1061-481 W	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 5A

Owner's Name/Address

DINVERNO GUIDO & MARY KATHERINE
2740 ADDISON CIR
OAKLAND TOWNSHIP MI 48306

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

UNIT 5-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Who	When	What
TPC	05/19/2025	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	352
3 Fixture Bath			1	10,275	1,110
2 Fixture Bath			1	6,850	740
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
Storage Over Garage			252	5,365	579
Common Wall: 1 Wall			1	-3,126	-338
Water/Sewer					
Public Water			1	2,200	238
Public Sewer			1	2,200	238
Built-Ins					
Appliance Allow.			1	6,850	740
Fireplaces					
Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DINVERNO GUIDO JR	LYON BRANDEN K & HEIDI A	390,000	02/26/2026	WD	03-ARM'S LENGTH	2026000892	PROPERTY TRANSFER	100.0
ODETTE INVESTMENTS LLC	DINVERNO GUIDO JR	158,000	09/01/2021	WD	03-ARM'S LENGTH	2021007073	PROPERTY TRANSFER	100.0
CROWLEY THOMAS STEPHAN & L	ODETTE INVESTMENTS LLC	185,000	03/30/2017	WD	03-ARM'S LENGTH	1292P576	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	CROWLEY THOMAS STEPHAN	125,000	10/08/2010	WD	03-ARM'S LENGTH	2010 1064-234WI	PROPERTY TRANSFER	100.0

Property Address

5707 S LAKE ST 5B

Owner's Name/Address

LYON BRANDEN K & HEIDI A
4890 W VILLAGE TRL
ADA MI 49301

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

Tax Description

UNIT 5-B LE BEAR RESORT CONDOMINIUM REC L476 P570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Who	When	What
TPC	05/19/2025	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	352
3 Fixture Bath			1	10,275	1,110
2 Fixture Bath			1	6,850	740
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
Storage Over Garage			252	5,365	579
Common Wall: 1 Wall			1	-3,126	-338
Water/Sewer					
Public Water			1	2,200	238
Public Sewer			1	2,200	238
Built-Ins					
Appliance Allow.			1	6,850	740
Fireplaces					
Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATSON DOUGLAS M & JACQUEL	SHEPARD HEATHER D & SCOTT	335,000	08/26/2014	WD	03-ARM'S LENGTH	1209P428	PROPERTY TRANSFER	100.0
CORPORATE EXCHANGE SERVICE	WATSON DOUGLAS M & JACQUEI	125,000	10/29/2010	WD	03-ARM'S LENGTH	2010 1068--657	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 5C

Owner's Name/Address

SHEPARD HEATHER D & SCOTT LEE
1304 SECRETARIAT DR
GENOA IL 60135

Tax Description

UNIT 5-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/19/2025	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATSON DOUGLAS M & JACQUEL	SHEPARD HEATHER D & SCOTT	335,000	08/26/2014	WD	03-ARM'S LENGTH	1209P428	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	WATSON DOUGLAS M & JACQUEI	125,000	10/29/2010	WD	03-ARM'S LENGTH	2010 1068--659	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181C	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181C	DEED	100.0

Property Address

5707 S LAKE ST 5D

Owner's Name/Address

SHEPARD HEATHER D & SCOTT LEE
1304 SECRETARIAT DR
GENOA IL 60135

Tax Description

UNIT 5-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/19/2025	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
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	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	DISILVESTRO ROBERT J & FEI	199,000	01/07/2011	WD	03-ARM'S LENGTH	2011 1076-287WI	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 5E

Owner's Name/Address

DISILVESTRO ROBERT J & FELICIA
JNT TNTS W FRS
1841 N SEDGWICK
CHICAGO IL 60614

Tax Description

UNIT 5-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

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Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

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MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
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	Flood Plain

Who	When	What
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	Wood Frame

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Yr Built	Remodeled
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Condition: Average

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3	Bedrooms

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	Insulation

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	Few		Small

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	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

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	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

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	Concrete Floor

(9) Basement Finish

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	Living SF
	Walkout Doors (B)
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Unsupported Len:
Cntr.Sup:

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	Wood		Coal		Steam

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	Forced Air w/ Ducts
	Forced Hot Water
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	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
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X	Forced Heat & Cool
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	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
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	Softener, Manual
	Solar Water Heat
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	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
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	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANFORD CECILY A TRUST	SEWALL JOAN	160,000	01/23/2014	WD	03-ARM'S LENGTH	1190P505	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	SANFORD C A TRUST	205,000	10/29/2010	WD	03-ARM'S LENGTH	2010 1067-157WI	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 5F

Owner's Name/Address

SEWALL JOAN
515 E 1ST ST
HINSDALE IL 60521

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 5-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Who	When	What
TPC	05/19/2025	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
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Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	HALL MARK	0	09/08/2025	WD	16-LC PAYOFF	2025004522	DEED	0.0
HALL MARK	NOETZEL CAROL A & MISHOULA	380,000	09/08/2025	WD	03-ARM'S LENGTH	2025004523	REALTOR	100.0
GLEN ARBOR PROPERTIES LLC	HALL MARK	125,000	10/01/2010	LC	16-LC PAYOFF	2010-1068-705L(	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 5G

Owner's Name/Address

NOETZEL CAROL A & MISHOULAM SYLVIA
10448 WHITEWATER CROSSING
SAINT JOHN IN 46373

Tax Description

UNIT 5-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/19/2025	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			185,100S
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

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Area	Type
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(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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			Total:	513,296	55,435
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Plumbing					
Average Fixture(s)			1	3,257	352
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Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
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Built-Ins					
Appliance Allow.			1	6,850	740
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Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
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<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-005-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMILY	WILKER CHRIS & MARTHA	157,000	10/06/2020	WD	03-ARM'S LENGTH	2020006597	PROPERTY TRANSFER	100.0
BRINER BARBARA J TRUST	SHERMAN THEODORE S & EMILY	0	05/01/2020	WD	03-ARM'S LENGTH	2020002658	DEED	100.0
BRINER BARBARA J TRUST	BRINER BARBARA J TRUST	0	10/12/2019	WD	07-DEATH CERTIFICATE	2020002656	PROPERTY TRANSFER	100.0
BRINER BARBARA J	BRINER BARBARA J TRUST	0	09/19/2019	QC	09-FAMILY/RELATED ENTITY	2019005611	OTHER	0.0

Property Address

5707 S LAKE ST 5H

Owner's Name/Address

WILKER CHRIS & MARTHA
1045 FAIRFAX
BIRMINGHAM MI 48009

Tax Description

UNIT 5-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

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Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
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	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
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TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

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Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	352
3 Fixture Bath			1	10,275	1,110
2 Fixture Bath			1	6,850	740
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
Storage Over Garage			252	5,365	579
Common Wall: 1 Wall			1	-3,126	-338
Water/Sewer					
Public Water			1	2,200	238
Public Sewer			1	2,200	238
Built-Ins					
Appliance Allow.			1	6,850	740
Fireplaces					
Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEATTIE ELIZABETH A & KEIT	BEATTIE ELIZABETH A & KEI	0	03/20/2025	QC	15-LADY BIRD	2025001311	PROPERTY TRANSFER	0.0
KNIGHT KRISTIN & ANTHONY	BEATTIE ELIZABETH A & KEI	206,000	06/05/2023	WD	03-ARM'S LENGTH	2023002399	PROPERTY TRANSFER	100.0
JUAREZ JOHN J & JANET M	KNIGHT KRISTIN & ANTHONY	155,000	09/03/2020	WD	03-ARM'S LENGTH	2020005719	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	JUAREZ JOHN JAMES & JANET	100,000	08/30/2013	WD	03-ARM'S LENGTH	1177P229	PROPERTY TRANSFER	100.0

Property Address

5707 S LAKE ST 6A

Owner's Name/Address

BEATTIE ELIZABETH A & KEITH R
160 WATER ST
MILFORD MI 48381-1869

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 6-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			114,883C
2025	80,000	71,500	151,500			111,863C
2024	45,000	63,500	108,500			108,500S
2023	37,500	53,200	90,700			71,505C

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	05/22/2023	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	352
3 Fixture Bath			1	10,275	1,110
2 Fixture Bath			1	6,850	740
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
Storage Over Garage			252	5,365	579
Common Wall: 1 Wall			1	-3,126	-338
Water/Sewer					
Public Water			1	2,200	238
Public Sewer			1	2,200	238
Built-Ins					
Appliance Allow.			1	6,850	740
Fireplaces					
Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLISON HEIDI MARIE TRUST	DRAGONFIRE HOLDINGS LLC	0	09/11/2024	QC	21-NOT USED/OTHER	2024004483	PROPERTY TRANSFER	0.0
ALLISON HEIDI MARIE	ALLISON HEIDI MARIE	0	06/30/2022	QC	09-FAMILY/RELATED ENTITY	2022004411	DEED	0.0
WRIGHT ANDY E & NICOLE S	ALLISON HEIDI MARIE	140,000	06/25/2018	WD	09-FAMILY/RELATED ENTITY	1332P983	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	WRIGHT ANDY E & NICOLE S H	10	02/17/2014	WD	09-FAMILY/RELATED ENTITY	1192P449	PROPERTY TRANSFER	100.0

Property Address

5707 S LAKE ST 6B

Owner's Name/Address

DRAGONFIRE HOLDINGS LLC
209 S MAIN ST
ALMONT MI 48003

Tax Description

UNIT 6-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	05/15/2023	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
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	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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			Total:	513,296	55,435

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Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
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Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
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Interior 1 Story	1	7,891	852
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Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIERWEILER PAUL & TRACIE	ICE DUANE & RUKSTELE EUGEN	375,000	04/18/2025	WD	03-ARM'S LENGTH	2025002016	PROPERTY TRANSFER	100.0
BERENS RICHARD & ANNE L	TRIERWEILER PAUL & TRACIE	141,250	01/31/2020	WD	03-ARM'S LENGTH	2020000824	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	BERENS RICHARD & ANNE L	135,000	12/13/2013	WD	03-ARM'S LENGTH	1187P264	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 6C

Owner's Name/Address

ICE DUANE & RUKSTELE EUGENIJA
31162 APPLEWOOD LN
FARMINGTON MI 48331

Tax Description

UNIT 6-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	06/14/2023	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
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0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			185,100S
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List
Basement
1st Floor
2nd Floor
3 Bedrooms

(1) Exterior
Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows
Many Large
Avg. Avg.
Few Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof
Gable Gambrel
Hip Mansard
Flat Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)
Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior
Drywall Plaster
Paneled Wood T&G

Trim & Decoration
Ex Ord Min

Size of Closets
Lg Ord Small

Doors: Solid H.C.

(5) Floors
Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation
Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish
Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling
Gas Oil Elec.
Wood Coal Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
X Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric
0 Amps Service

No./Qual. of Fixtures
Ex. Ord. Min

No. of Elec. Outlets
Many Ave. Few

(13) Plumbing
1 Average Fixture(s)
2 3 Fixture Bath
1 2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer
1 Public Water
1 Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins
1 Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
1 Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
1 Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage
Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	352
3 Fixture Bath			1	10,275	1,110
2 Fixture Bath			1	6,850	740
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
Storage Over Garage			252	5,365	579
Common Wall: 1 Wall			1	-3,126	-338
Water/Sewer					
Public Water			1	2,200	238
Public Sewer			1	2,200	238
Built-Ins					
Appliance Allow.			1	6,850	740
Fireplaces					
Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHENK MATTHEW	MONDLOCH BENEDICT TRUST	326,000	05/17/2024	WD	03-ARM'S LENGTH	2024002394	PROPERTY TRANSFER	100.0
ORTMAN DANIEL E & DOUGLAS	SCHENK MATTHEW	165,000	12/29/2020	WD	03-ARM'S LENGTH	2020009127	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	ORTMAN DANIEL E	135,000	04/18/2014	WD	03-ARM'S LENGTH	1196P687	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 6D

Owner's Name/Address

MONDLOCH BENEDICT TRUST
1215 OVERRIDGE VIEW CT
ANN ARBOR MI 48103

Tax Description

UNIT 6-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	05/15/2023	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			155,590C
2025	80,000	71,500	151,500			151,500S
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	352
3 Fixture Bath			1	10,275	1,110
2 Fixture Bath			1	6,850	740
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
Storage Over Garage			252	5,365	579
Common Wall: 1 Wall			1	-3,126	-338
Water/Sewer					
Public Water			1	2,200	238
Public Sewer			1	2,200	238
Built-Ins					
Appliance Allow.			1	6,850	740
Fireplaces					
Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	JUAREZ JOHN J & JANET	135,000	08/01/2012	WD	03-ARM'S LENGTH	1131P854	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 6E

Owner's Name/Address

JUAREZ JOHN J & JANET M
1228 BOSWELL LANE
NAPERVILLE IL 60564

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 6-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	05/15/2023	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

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Joists:
Unsupported Len:
Cntr.Sup:

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	Forced Air w/ Ducts
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	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
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1	Public Water
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	2000 Gal Septic

Lump Sum Items:

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	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
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	Two Sided
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	Exterior 2 Story
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	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
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Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
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Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH TIMOTHY P & SHAWN S	MITCHELL MARK R & JENNIFEF	160,200	07/06/2020	WD	03-ARM'S LENGTH	2020004041	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	SMITH TIMOTHY P & SHAWN S	10	02/17/2014	WD	09-FAMILY/RELATED ENTITY	1192P447	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 6F

Owner's Name/Address

MITCHELL MARK R & JENNIFER G
833 ARBUTUS DR
CADILLAC MI 49601

Tax Description

UNIT 6-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	05/22/2023	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERENS RICHARD & ANNE L	SULLIVAN JAMES P	137,500	09/19/2018	WD	03-ARM'S LENGTH	1341P893	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	BERENS RICHARD & ANNE L	115,000	03/28/2014	WD	03-ARM'S LENGTH	1194P840	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 6G

Owner's Name/Address

SULLIVAN JAMES P
9611 ROSS AVE
CINCINNATI OH 45242

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

UNIT 6-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

Who	When	What
TPC	04/23/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	05/22/2023	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	3,257	352	
3 Fixture Bath	1	10,275	1,110	
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Garages				
Class: B Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost	504	37,669	4,068	
Storage Over Garage	252	5,365	579	
Common Wall: 1 Wall	1	-3,126	-338	
Water/Sewer				
Public Water	1	2,200	238	
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Built-Ins				
Appliance Allow.	1	6,850	740	
Fireplaces				
Interior 1 Story	1	7,891	852	
Direct-Vented Gas	1	5,272	569	
Breezeways				
Frame Wall	60	6,539	706	
Unit-in-Place Cost Items				
	1	0	0	*1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-006-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SADDLERIVER TRUST	SZAROLETTA WILLIAM & KUUTT	125,000	11/15/2019	WD	03-ARM'S LENGTH	2019006600	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	SADDLERIVER TRUST	135,000	04/11/2014	WD	03-ARM'S LENGTH	1196P245	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 6H

Owner's Name/Address

SZAROLETTA WILLIAM & KUUTTILA ELIZA
8612 EAGLE SPRINGS DR NE
ALBUQUERQUE NM 87113

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

UNIT 6-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

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*** Information herein deemed reliable but not guaranteed***

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X	Single Family
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	Town Home
	Duplex
	A-Frame

	Wood Frame

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Yr Built	Remodeled
2004	0

Condition: Average

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	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
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	Drywall		Plaster
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Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

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	Central Air
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0	Amps Service

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Auto. Doors: 0
Mech. Doors: 1
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No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

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Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISNER JANE B TRUST & RUED	MIDDLETON DAVID & ELIZABET	138,900	09/28/2020	WD	03-ARM'S LENGTH	2020006319	REALTOR	100.0
EISNER JANE B & DEAN R	EISNER JANE B TRUST	0	09/14/2018	WD	09-FAMILY/RELATED ENTITY	1344P66	PROPERTY TRANSFER	0.0
LE BEAR RESORT LLC	EISNER DEAN R & EISNER JAN	270,000	09/30/2004	WD	03-ARM'S LENGTH	826:731	OTHER	100.0

Property Address

5707 S LAKE ST 7A

Owner's Name/Address

MIDDLETON DAVID & ELIZABETH
24 SPRING HILL DR
CINCINNATI OH 45227

Tax Description

L826 P731/04 UNIT 7-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	352
3 Fixture Bath			1	10,275	1,110
2 Fixture Bath			1	6,850	740
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
Storage Over Garage			252	5,365	579
Common Wall: 1 Wall			1	-3,126	-338
Water/Sewer					
Public Water			1	2,200	238
Public Sewer			1	2,200	238
Built-Ins					
Appliance Allow.			1	6,850	740
Fireplaces					
Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KANARE LLC	MILNE PATRICIA L TRUST	360,000	08/05/2024	WD	03-ARM'S LENGTH	2024003893	REALTOR	100.0
FOX LEO E & DIANA L	KANARE LLC	169,000	08/13/2021	WD	03-ARM'S LENGTH	2021006694	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	FOX LEO E & DIANA L	225,000	06/12/2013	WD	03-ARM'S LENGTH	1168P829	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 7B

Owner's Name/Address

MILNE PATRICIA L TRUST
619 N ROSEDALE CT
GROSSE POINTE MI 48236

Tax Description

UNIT 7-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
2ND FLOOR

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			155,590C
2025	80,000	71,500	151,500			151,500S
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
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(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
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	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
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<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH DAVID A & CAROL A	RICHARDSON STEPHEN & CAROI	135,000	08/30/2018	WD	03-ARM'S LENGTH	1340P527	OTHER	100.0
GLEN ARBOR PROPERTIES LLC	SMITH DAVID A & CAROL A	135,000	10/28/2011	WD	03-ARM'S LENGTH	1101-107 WD	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 7C

Owner's Name/Address

RICHARDSON STEPHEN & CAROL
530 SUNLIGHT
ROCHESTER MI 48309

Tax Description

UNIT 7-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

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Building Permit(s)	Date	Number	Status

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	Topography of Site
X	Level
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Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DISILVESTRO ROBERT J & FEL	SULLIVAN CHRISTOPHER W & I	390,000	09/19/2024	WD	03-ARM'S LENGTH	2024004434	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	DISILVESTRO ROBERT J & FEI	199,000	01/07/2011	WD	03-ARM'S LENGTH	2011 1076-287WI	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 7D

Owner's Name/Address

SULLIVAN CHRISTOPHER W & LAUREN
424 BOXWOOD RD
BRYN MAWR PA 19010

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 7-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
2ND FLOOR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			155,590C
2025	80,000	71,500	151,500			151,500S
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
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Common Wall: 1 Wall	1	-3,126	-338
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Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	BARNACLO H DOUGLAS & REBEC	278,000	07/13/2005	WD	03-ARM'S LENGTH	863:44	DEED	100.0

Property Address

5707 S LAKE ST 7E

Owner's Name/Address

BARNACLO H DOUGLAS & REBECCA B
3554 BURCH AVE
CINCINNATI OH 45208

Taxpayer's Name/Address

LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description

L863 P44/05 UNIT 7-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements	
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site	
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
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Appliance Allow.	1	6,850	740
Fireplaces			
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Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JB HOLDINGS INC	LORING MARTIN M & SARAH T	260,000	09/02/2022	WD	03-ARM'S LENGTH	2022005185	PROPERTY TRANSFER	100.0
STOVER ROBERT B & CAROL L	JB HOLDINGS INC	140,000	04/04/2016	WD	03-ARM'S LENGTH	1257P900	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	STOVER ROBERT B & CAROL L	284,000	03/10/2005	WD	03-ARM'S LENGTH	846:835	OTHER	100.0

Property Address

5707 S LAKE ST 7F

Owner's Name/Address

LORING MARTIN M & SARAH T
812 W 67TH TER
KANSAS CITY MO 64113

Tax Description

L846 P835/05 UNIT 7-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
2ND FLOOR

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Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
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	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
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TPC	09/12/2023	INSPECTED
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Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
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	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			100,838C
2025	80,000	71,500	151,500			98,187C
2024	45,000	63,500	108,500			95,235C
2023	37,500	53,200	90,700			90,700S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
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	2nd Floor
3	Bedrooms

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	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
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	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

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Kitchen:
Other:
Other:

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Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

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	Poured Conc.
	Stone
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(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
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Joists:
Unsupported Len:
Cntr.Sup:

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	Gas		Oil		Elec.
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	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
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	Central Air
	Wood Furnace

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0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

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1	Average Fixture(s)
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	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	352
3 Fixture Bath			1	10,275	1,110
2 Fixture Bath			1	6,850	740
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
Storage Over Garage			252	5,365	579
Common Wall: 1 Wall			1	-3,126	-338
Water/Sewer					
Public Water			1	2,200	238
Public Sewer			1	2,200	238
Built-Ins					
Appliance Allow.			1	6,850	740
Fireplaces					
Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	FOX LEO E & DIANA L	225,000	06/12/2013	WD	03-ARM'S LENGTH	1168:831	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 7G

Owner's Name/Address

FOX LEO E & DIANA L
5275 WEBSTER CHURCH RD
DEXTER MI 48130

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Tax Description

UNIT 7-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
2ND FLOOR

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-007-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIAMMARCO NICHOLAS & ANNA	DUNCKLE NICHOLAS G & EMILY	392,000	03/14/2025	WD	03-ARM'S LENGTH	2025001114	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	GIAMMARCO NICHOLAS & ANNA	135,000	09/19/2011	WD	03-ARM'S LENGTH	2011 1096-840	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 7H

Owner's Name/Address

DUNCKLE NICHOLAS G & EMILY TRUSTS
3045 BELLA COURT
LISLE IL 60532

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 7-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
2ND FLOOR

Who	When	What
TPC	08/28/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			185,100S
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	3,257	352	
3 Fixture Bath	1	10,275	1,110	
2 Fixture Bath	1	6,850	740	
Garages				
Class: B Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost	504	37,669	4,068	
Storage Over Garage	252	5,365	579	
Common Wall: 1 Wall	1	-3,126	-338	
Water/Sewer				
Public Water	1	2,200	238	
Public Sewer	1	2,200	238	
Built-Ins				
Appliance Allow.	1	6,850	740	
Fireplaces				
Interior 1 Story	1	7,891	852	
Direct-Vented Gas	1	5,272	569	
Breezeways				
Frame Wall	60	6,539	706	
Unit-in-Place Cost Items				
	1	0	0	*1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEFFE JANET R TRUST	FOWLER TIMOTHY J & LAURINI	156,000	05/29/2014	WD	03-ARM'S LENGTH	1199P677	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	STEFFE JANET R TRUST	252,225	06/30/2004	WD	03-ARM'S LENGTH	818:994	OTHER	100.0

Property Address

5707 S LAKE ST 8A

Owner's Name/Address

FOWLER TIMOTHY J & LAURINDA B
37837 GLENGROVE DR
FARMINGTON MI 48331

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L818 P994/04 UNIT 8-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENCKA JANICE B TRUST NO 1	BRONDYKE ROGER & JANET	147,000	10/05/2017	WD	03-ARM'S LENGTH	1309P304	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	JENCKA JANICE B TRUST NO 1	265,500	06/01/2004	WD	03-ARM'S LENGTH	808:777	OTHER	100.0

Property Address

5707 S LAKE ST 8B

Owner's Name/Address

BRONDYKE ROGER & JANET
264 CYPRESS AVE
HOLLAND MI 49423

Tax Description

L808 P777/04 UNIT 8-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

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1	Appliance Allow.
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	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
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	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
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	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
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2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
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Common Wall: 1 Wall	1	-3,126	-356
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Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEN ARBOR PROPERTIES LLC	TEREBELO HOWARD & ROBIN	135,000	11/27/2012	WD	03-ARM'S LENGTH	1145P985	PROPERTY TRANSFER	100.0
WATSON DOUGLAS M & JACQUEL	GLEN ARBOR PROPERTIES, LLC	125,000	10/29/2010	WD	03-ARM'S LENGTH	2010-1068-663WI	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	WATSON DOUGLAS M & JACQUEI	265,500	06/30/2004	WD	03-ARM'S LENGTH	812:560	OTHER	100.0

Property Address

5707 S LAKE ST 8C

Owner's Name/Address

TEREBELO HOWARD & ROBIN
26510 IRVING
FRANKLIN MI 48025

Tax Description

L812 P560/04 UNIT 8-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2ND FL, INT UNIT
2BED 2.5BATHS
INT UNIT
2ND FLOOR

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Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
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	Stone
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Cntr.Sup:

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	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
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	Central Air
	Wood Furnace

(12) Electric

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No./Qual. of Fixtures

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No. of Elec. Outlets

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Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
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Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOESE TIMOTHY & SUSAN	BOESE TIMOTHY, TRUSTEE	0	08/24/2005	WD	03-ARM'S LENGTH		REALTOR	0.0
BOESE TIMOTHY & SUSAN		245,000	02/01/2005	WD	03-ARM'S LENGTH		REALTOR	100.0

Property Address

5707 S LAKE ST 8D

Owner's Name/Address

BOESE TIMOTHY A TRUST
32010 ROBIN HOOD DR
BEVERLY HILLS MI 48025

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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0.00 Total Acres Total Est. Land Value = 220,000

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- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Tax Description

L842 P60/05 L869 P779/05 UNIT 8-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC P810 L640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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TPC	12/12/2022	INSPECTED
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Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

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3	Bedrooms

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	Aluminum/Vinyl
	Brick
	Insulation

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	Many		Large
	Avg.		Avg.
	Few		Small

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	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JB HOLDINGS INC AN ARIZONA	CVT FAMILY TRUST	200,000	09/16/2021	WD	03-ARM'S LENGTH	2021007414	PROPERTY TRANSFER	100.0
GUPTA SHAM L & KRISTINE K	JB HOLDINGS INC AN ARIZONA	125,000	12/01/2010	WD	03-ARM'S LENGTH	2010 1073-150WI	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	GUPTA SHAM L & KRISTINE K	225,000	06/01/2004	WD	03-ARM'S LENGTH	812:142	OTHER	100.0

Property Address

5707 S LAKE ST 8E

Owner's Name/Address

CVT FAMILY TRUST
PO BOX 17714
FOUNTAIN HILLS AZ 85269

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L812 P142/04 UNIT 8-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRENNAN DANIEL J & JUDY S	BRENNAN DANIEL J & JUDY S	0	03/28/2019	WD	09-FAMILY/RELATED ENTITY	1363P898	PROPERTY TRANSFER	0.0
STOVER ROBERT B & & CAROL	BRENNAN DANIEL J & JUDY S	265,500	03/10/2005	WD	03-ARM'S LENGTH	846:837	OTHER	100.0
LE BEAR RESORT LLC	STOVER ROBERT B & & CAROL	260,000	06/01/2004	WD	03-ARM'S LENGTH	812:144	OTHER	100.0

Property Address
5707 S LAKE ST 8F

Owner's Name/Address
BRENNAN DANIEL J & JUDY S TRUST
700 FRONT ST UNIT 80
BOYNE CITY MI 49712

Class: RESIDENTIAL CONDOM Zoning: COM (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

Tax Description
L812 P144/04 L846 P837/05 UNIT 8-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
INT UNIT
2ND FLOOR

Who When What

TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

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Height to Joists: 0.0

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	Recreation SF
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Unsupported Len:
Cntr.Sup:

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	Wall/Floor Furnace
X	Forced Heat & Cool
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	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

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Class: B
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Foundation: 18 Inch
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Auto. Doors: 0
Mech. Doors: 1
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Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

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Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	CANZANO ROBERT M & LINDA I	265,500	06/01/2004	WD	03-ARM'S LENGTH	808:779	OTHER	100.0

Property Address

5707 S LAKE ST 8G

Owner's Name/Address

CANZANO ROBERT M & LINDA L
48077 FOUR SEASONS BLVD
NORTHVILLE MI 48168-8556

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
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	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L808 P779/04 UNIT 8-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

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Who	When	What
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TPC	05/13/2022	INSPECTED

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2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-008-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DICKEY KEITH W & PEGGY G	SHANLE A R & SOMMERVILLE D	250,000	05/10/2023	WD	03-ARM'S LENGTH	2023002053	PROPERTY TRANSFER	100.0
STEFFE JANET R TRUST	DICKEY KEITH W & PEGGY G	155,000	05/29/2014	WD	03-ARM'S LENGTH	1199P671	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	STEFFE JANET R TRUST	252,225	06/30/2004	WD	03-ARM'S LENGTH	818:996	OTHER	100.0

Property Address

5707 S LAKE ST 8H

Owner's Name/Address

SHANLE A R & SOMMERVILLE D M
84 SHORE RD
BAYVILLE NY 11709

Tax Description

L818 P996/04 UNIT 8-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
INT UNIT
2ND FLOOR

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		220000.00000	100		220,00
			0.00 Total Acres		Total Est. Land Value =			220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			121,553C
2025	80,000	78,700	158,700			118,358C
2024	45,000	69,800	114,800			114,800S
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	MITCHELL ROBERT & DIANA D	315,000	06/01/2004	WD	03-ARM'S LENGTH	808:810	OTHER	100.0

Property Address

5707 S LAKE ST 9A

Owner's Name/Address

MITCHELL DIANA D
1190 WINELEAF
DEWITT MI 48820

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		220000.00000	100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L808 P810/04 UNIT 9-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
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2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
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Joists:
Unsupported Len:
Cntr.Sup:

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	Elec. Ceil. Radiant
	Radiant (in-floor)
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	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
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	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

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No. of Elec. Outlets

	Many		Ave.		Few

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2	3 Fixture Bath
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	No Plumbing
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	Extra Sink
	Separate Shower
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	Ceramic Tile Wains
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	Vent Fan

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	Vent Fan
	Hot Tub
	Unvented Hood
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	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
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	Self Clean Range
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	Central Vacuum
	Security System

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1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
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Area	Type
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Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
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Built-Ins			
Appliance Allow.	1	6,850	781
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Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEBEAR PROPERTIES LLC	EMBREE JEFFREY & CAREY EMI	1	11/03/2020	WD	03-ARM'S LENGTH	2020007550	PROPERTY TRANSFER	100.0
ROWLEY DEBORAH A & MICHAEL	LEBEAR PROPERTIES LLC	169,900	10/14/2020	WD	03-ARM'S LENGTH	2020006984	PROPERTY TRANSFER	100.0
ANSUN LLC	ROWLEY DEBORAH A & MICHAEI	174,900	03/29/2017	WD	03-ARM'S LENGTH	1291P413	PROPERTY TRANSFER	100.0
RONDEAU ROBERT O JR TRUST	ANSUN LLC	0	03/28/2017	WD	03-ARM'S LENGTH	1291P411	OTHER	0.0

Property Address

5707 S LAKE ST 9B

Owner's Name/Address

EMBREE JEFFREY & CAREY EMILY
295 W CHESTNUT ST
KINGSTON NY 12401

Tax Description

L812 P146/04 UNIT 9-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIDDLEBROOKS WILLIAM K & K	WEHNER JOSEPH D & KELLY JO	380,000	05/13/2025	WD	03-ARM'S LENGTH	2025002213	PROPERTY TRANSFER	100.0
SUEBERG HOLDINGS LLC	MIDDLEBROOKS WILLIAM K & K	144,500	11/17/2010	WD	03-ARM'S LENGTH	2010 1069-966WI	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-366 (	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address

5707 S LAKE ST 9C

Owner's Name/Address

WEHNER JOSEPH D & KELLY JO TRUST
2310 LONE RD
FREELAND MI 48623

Tax Description

UNIT 9-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		220000.00000	100		220,00
			0.00 Total Acres		Total Est. Land Value =			220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			189,300S
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LABUS THOMAS	LEBEAR PROPERTIES LLC	1	01/26/2015	QC	09-FAMILY/RELATED ENTITY	1221P471	PROPERTY TRANSFER	100.0
BRINER BARBARA J	LABUS THOMAS	173,000	01/16/2015	WD	03-ARM'S LENGTH	1219P553	PROPERTY TRANSFER	100.0
WOLFE INVESTMENT HOLDINGS	BRINER BARBARA J	146,000	05/07/2010	WD	03-ARM'S LENGTH	2010 1048_246WI	PROPERTY TRANSFER	100.0
FIELDS DEAN STANLEY III &	WOLFE INVESTMENT HOLDINGS	210,000	06/29/2007	WD	03-ARM'S LENGTH	946:939	PROPERTY TRANSFER	100.0

Property Address

5707 S LAKE ST 9D

Owner's Name/Address

LEBEAR PROPERTIES LLC
1012 TARRANT DR
FONTANA WI 53125

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L808 P812/04 UNIT 9-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/1ST AMEND REC L810 P640/2ND AMEND L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

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X	Single Family
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	Town Home
	Duplex
	A-Frame

	Wood Frame

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Yr Built	Remodeled
2023	0

Condition: Average

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	2nd Floor
3	Bedrooms

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	Aluminum/Vinyl
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	Avg.		Avg.
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	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

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Kitchen:
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	Space Heater
	Wall/Floor Furnace
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	Heat Pump
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	Central Air
	Wood Furnace

(12) Electric

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No./Qual. of Fixtures

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No. of Elec. Outlets

	Many		Ave.		Few

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1	Average Fixture(s)
2	3 Fixture Bath
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	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

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	2nd/Same Stack
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	Exterior 2 Story
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	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
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Total Base New : 604,538 E.C.F.
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Area	Type
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Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
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Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EMBREE JEFFREY & CAREY EMI	LE BEAR PROPERTIES LLC	1	11/03/2020	WD	03-ARM'S LENGTH	2020007551	PROPERTY TRANSFER	100.0
FERRARI JANICE B TRUST	EMBREE JEFFREY & CAREY EMI	160,000	08/28/2020	WD	03-ARM'S LENGTH	202000544	PROPERTY TRANSFER	100.0
FERRARI JANICE B	FERRARI JANICE B TRUST	0	06/24/2020	QC	09-FAMILY/RELATED ENTITY	2020003810	PROPERTY TRANSFER	0.0
FIELDS DEAN STANLEY III &	FERRARI MICHAEL R & JANICE	150,000	10/23/2009	WD	03-ARM'S LENGTH	2009 1030-968Q(	DEED	100.0

Property Address

5707 S LAKE ST 9E

Owner's Name/Address

LE BEAR PROPERTIES LLC
1012 TARRANT DR
FONTANA WI 53125

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units		220000.00000	100		220,00
			0.00 Total Acres			Total Est. Land Value =		220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

Tax Description

L808 P781/04 UNIT 9-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALKER K WADE TRUST	CRAMTON ADAM & SARA	159,900	02/19/2020	WD	03-ARM'S LENGTH	2020001441	PROPERTY TRANSFER	100.0
RIDENOUR DEBORAH R	WALKER K WADE TRUST	165,000	09/19/2014	WD	03-ARM'S LENGTH	1209P927	PROPERTY TRANSFER	100.0
RIDENOUR ERIC R & DEBORAH	RIDENOUR DEBORAH R	1	01/24/2012	QC	09-FAMILY/RELATED ENTITY	1113P600	OTHER	0.0
FIELDS DEAN STANLEY III &	RIDENOUR ERIC R	257,900	05/25/2006	WD	03-ARM'S LENGTH	L903 P398	REALTOR	100.0

Property Address

5707 S LAKE ST 9F

Owner's Name/Address

CRAMTON ADAM & SARA
11483 HIDDEN SPRING TRAIL
DEWITT MI 48820

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L808 P783/04 L903 P398/06 UNIT 9-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
2ND FLOOR

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County of Leelanau, Michigan

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
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Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACHUT MATTHEW & KERRI	MACHUT MATTHEW T TRUST	1	02/10/2023	WD	09-FAMILY/RELATED ENTITY	2023000738	PROPERTY TRANSFER	0.0
BROM MICHAEL J	MACHUT MATTHEW & KERRI	157,500	07/12/2019	WD	03-ARM'S LENGTH	1366P130	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	BROM MICHAEL J	187,500	08/22/2007	WD	03-ARM'S LENGTH		DEED	100.0

Property Address
5707 S LAKE ST 9G

Owner's Name/Address
MACHUT MATTHEW T TRUST
2905 COLFAX ST
EVANSTON IL 60201

Tax Description
UNIT 9-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences
2BED 2.5BATHS
EXT UNIT
2ND FLOOR

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

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LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
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Building Type

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	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

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	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
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	Bath Heater
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	Hot Tub
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	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-009-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIDDELL JAMES IV & LIN VIV	RIDDELL JAMES IV & LIN VI	0	11/01/2019	WD	09-FAMILY/RELATED ENTITY	2020000877	PROPERTY TRANSFER	0.0
RIDDELL JAMES IV &	RIDDELL JAMES IV ET AL	35,443	03/01/2007	QC	09-FAMILY/RELATED ENTITY	933:464	OTHER	50.0
LE BEAR RESORT LLC	RIDDELL JAMES IV &	305,000	06/01/2004	WD	03-ARM'S LENGTH	808:814	OTHER	100.0

Property Address

5707 S LAKE ST 9H

Owner's Name/Address

RIDDELL JAMES IV ET AL
710 WATERSHED DR
ANN ARBOR MI 48105-2570

Taxpayer's Name/Address

LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description

L808 P814/04 L933 P464 UNIT 9-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 2ND FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974WI	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-366 (	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address

5707 S LAKE ST 10A

Owner's Name/Address

SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Tax Description

UNIT 10-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status
Mechanical	12/07/2020	PM20-0849	100% FINIS

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	12/07/2020	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Work Description for Permit PM20-0849, Issued 12/07/2020: Commercial Add/Alteration - Gas Piping for Fireplace

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	352
3 Fixture Bath			1	10,275	1,110
2 Fixture Bath			1	6,850	740
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
Storage Over Garage			252	5,365	579
Common Wall: 1 Wall			1	-3,126	-338
Water/Sewer					
Public Water			1	2,200	238
Public Sewer			1	2,200	238
Built-Ins					
Appliance Allow.			1	6,850	740
Fireplaces					
Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974WI	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-366 (	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address

5707 S LAKE ST 10B

Owner's Name/Address

SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
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0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 10-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

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County of Leelanau, Michigan

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	352
3 Fixture Bath			1	10,275	1,110
2 Fixture Bath			1	6,850	740
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
Storage Over Garage			252	5,365	579
Common Wall: 1 Wall			1	-3,126	-338
Water/Sewer					
Public Water			1	2,200	238
Public Sewer			1	2,200	238
Built-Ins					
Appliance Allow.			1	6,850	740
Fireplaces					
Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974WI	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-366 (	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address

5707 S LAKE ST 10C

Owner's Name/Address

SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 10-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974WI	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-366 (	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address

5707 S LAKE ST 10D

Owner's Name/Address

SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 10-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
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	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
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Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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2 Fixture Bath	1	6,850	740
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Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974WI	DEED	0.0
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Class: RESIDENTIAL CONDOM Zoning: COM (*

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P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 10-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

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County of Leelanau, Michigan

Who	When	What
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TPC	12/12/2022	INSPECTED
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	Town Home
	Duplex
	A-Frame

	Wood Frame

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Yr Built	Remodeled
2004	0

Condition: Average

Room List

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	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	352
3 Fixture Bath			1	10,275	1,110
2 Fixture Bath			1	6,850	740
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
Storage Over Garage			252	5,365	579
Common Wall: 1 Wall			1	-3,126	-338
Water/Sewer					
Public Water			1	2,200	238
Public Sewer			1	2,200	238
Built-Ins					
Appliance Allow.			1	6,850	740
Fireplaces					
Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974WI	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-366 (	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address

5707 S LAKE ST 10F

Owner's Name/Address

SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 10-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
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Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
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Public Water	1	2,200	238
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Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-010-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUEBERG HOLDINGS LLC	SKD HOLDINGS LLC	0	06/16/2010	WD	03-ARM'S LENGTH	2010 1051-974WI	DEED	0.0
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-366 (	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address

5707 S LAKE ST 10G

Owner's Name/Address

SKD HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 10-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

NOT FURNISHED
2BED 2.5BATHS
EXT UNIT
3RD FLOOR

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County of Leelanau, Michigan

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
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	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
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Joists:
Unsupported Len:
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	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

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Tax Description

UNIT 10-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

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2BED 2.5BATHS
EXT UNIT
3RD FLOOR

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MAP #: 32

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	0.00	1	10	0

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	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

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	Brick
	Insulation

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	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5705 S LAKE LLC	1	11/12/2013	WD	09-FAMILY/RELATED ENTITY	1185P942	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address

5707 S LAKE ST 11A

Owner's Name/Address

5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

Tax Description

L877 P765/05 UNIT 11-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

MLS $1.650,000 1654087
2BED 2.5 BATHS
INT UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
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	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
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	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
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Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
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Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5705 S LAKE LLC	1	11/12/2013	WD	09-FAMILY/RELATED ENTITY	1185P944	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address

5707 S LAKE ST 11B

Owner's Name/Address

5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

Tax Description

L877 P767/05 UNIT 11-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS
INT UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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	Town Home
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	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

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	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

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	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

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Kitchen:
Other:
Other:

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	Wood Furnace

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Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
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LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

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Tax Description

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P.R.E. 0%

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2026 Est TCV 370,165 TCV/TFA: 168.26

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	Storm Sewer
	Sidewalk
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X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
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Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5705 S LAKE LLC	1	11/12/2013	WD	09-FAMILY/RELATED ENTITY	1185P948	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address

5707 S LAKE ST 11D

Owner's Name/Address

5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

Tax Description

L877 P771/05 UNIT 11-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS
INT UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	352
3 Fixture Bath	1	10,275	1,110
2 Fixture Bath	1	6,850	740
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
Storage Over Garage	252	5,365	579
Common Wall: 1 Wall	1	-3,126	-338
Water/Sewer			
Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5705 S LAKE LLC	1	11/12/2013	WD	09-FAMILY/RELATED ENTITY	1185P950	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address

5707 S LAKE ST 11E

Owner's Name/Address

5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

Tax Description

L877 P773/05 UNIT 11-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS
INT UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
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1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

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	Vent Fan
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	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

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			Total:	513,296	55,435

Other Additions/Adjustments			
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Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,068
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Common Wall: 1 Wall	1	-3,126	-338
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Public Water	1	2,200	238
Public Sewer	1	2,200	238
Built-Ins			
Appliance Allow.	1	6,850	740
Fireplaces			
Interior 1 Story	1	7,891	852
Direct-Vented Gas	1	5,272	569
Breezeways			
Frame Wall	60	6,539	706
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5705 S LAKE LLC	1	11/12/2013	WD	09-FAMILY/RELATED ENTITY	1185P952	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address

5707 S LAKE ST 11F

Owner's Name/Address

5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

Tax Description

L877 P775/05 UNIT 11-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS
INT UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	75,100	185,100			79,496C
2025	80,000	71,500	151,500			77,407C
2024	45,000	63,500	108,500			75,080C
2023	37,500	53,200	90,700			71,505C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 10
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 65,289 X 2.300
Estimated T.C.V: 150,165

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/12/10.8
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	55,435
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	352
3 Fixture Bath			1	10,275	1,110
2 Fixture Bath			1	6,850	740
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,068
Storage Over Garage			252	5,365	579
Common Wall: 1 Wall			1	-3,126	-338
Water/Sewer					
Public Water			1	2,200	238
Public Sewer			1	2,200	238
Built-Ins					
Appliance Allow.			1	6,850	740
Fireplaces					
Interior 1 Story			1	7,891	852
Direct-Vented Gas			1	5,272	569
Breezeways					
Frame Wall			60	6,539	706
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-011-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUPTA SHAM L & KRISTINE K	5704 S LAKE LLC	1	11/12/2013	WD	09-FAMILY/RELATED ENTITY	1185P954	PROPERTY TRANSFER	0.0
GUPTA SHAM L	GUPTA KRISTINE	0	08/12/2013	OTH	07-DEATH CERTIFICATE	OBITUARY	DEED	0.0
LEBEAR	GUPTA SHAM L & KRISTINE	0	10/12/2005	WD	03-ARM'S LENGTH	877/765	REALTOR	100.0

Property Address

5707 S LAKE ST 11G

Owner's Name/Address

5705 S LAKE LLC
13331 REECK 2ND FLOOR
SOUTHGATE MI 48195

Tax Description

L877 P777/05 UNIT 11-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS
INT UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 370,165 TCV/TFA: 168.26

Building Permit(s)	Date	Number	Status

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	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
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TPC	12/12/2022	INSPECTED
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	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
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	Many		Large
	Avg.		Avg.
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	Wood Sash
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	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

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Basement: 0 S.F.
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Slab: 2200 S.F.
Height to Joists: 0.0

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Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

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Roof:

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Parcel Number: 45-006-724-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMILY	DISILVESTRO ROBERT J & FEI	1,225,000	08/02/2024	WD	19-MULTI PARCEL ARM'S LEN	2024003512	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMILY	1,980,000	03/29/2021	WD	19-MULTI PARCEL ARM'S LEN	2021003070	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LASCH RICHARD W TRUST	970,000	10/08/2013	WD	03-ARM'S LENGTH	1181P352	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 12A

Owner's Name/Address

DISILVESTRO ROBERT J & FELICIA G
5231 NORTH HARLEM AVE
CHICAGO IL 60656

Tax Description

L906 P709/06 UNIT 12-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status
Electrical	06/20/2022	PE22-0425	100% FINIS

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/24/2024	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Work Description for Permit PE22-0425, Issued 06/20/2022: Electrical for Residential Alteration - Replace smoke detectors and wiring. Consumers

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			159,698C
2025	80,000	75,500	155,500			155,500S
2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMILY	DISILVESTRO ROBERT J & FEI	1,225,000	08/02/2024	WD	19-MULTI PARCEL ARM'S LEN	2024003512	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMILY	1,980,000	04/01/2021	WD	19-MULTI PARCEL ARM'S LEN	2021003070	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LASCH RICHARD W TRUST	970,000	10/08/2013	WD	03-ARM'S LENGTH	1181P352	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 12B

Owner's Name/Address

DISILVESTRO ROBERT J & FELICIA G
5231 NORTH HARLEM AVE
CHICAGO IL 60656

Tax Description

UNIT 12-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			159,698C
2025	80,000	75,500	155,500			155,500S
2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

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Area	Type
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Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
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<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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UNIT 12-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

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X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
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	Casement
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	Hip		Mansard
	Flat		Shed

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Chimney:

(3) Roof (cont.)

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	Insulation
0	Front Overhang
0	Other Overhang

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Trim & Decoration

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Size of Closets

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Kitchen:
Other:
Other:

(6) Ceilings

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Height to Joists: 0.0

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	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
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	Wood Furnace

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No./Qual. of Fixtures

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	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMILY	DISILVESTRO ROBERT J & FEI	1,225,000	08/02/2024	WD	19-MULTI PARCEL ARM'S LEN	2024003512	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMILY	1,980,000	04/01/2021	WD	19-MULTI PARCEL ARM'S LEN	2021003070	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LASCH RICHARD W TRUST	970,000	10/08/2013	WD	03-ARM'S LENGTH	1181P352	PROPERTY TRANSFER	100.0
MIER-DAY PROPERTIES LLC	GLEN ARBOR PROPERTIES LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-181CI	DEED	100.0

Property Address

5707 S LAKE ST 12D

Owner's Name/Address

DISILVESTRO ROBERT J & FELICIA G
5231 NORTH HARLEM AVE
CHICAGO IL 60656

Tax Description

UNIT 12-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			159,698C
2025	80,000	75,500	155,500			155,500S
2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004 TOP	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
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Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
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Common Wall: 1 Wall	1	-3,126	-356
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Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMILY	OKRENT KATHLEEN M TRUST	612,500	08/02/2024	WD	19-MULTI PARCEL ARM'S LEN	2024003514	PROPERTY TRANSFER	100.0
SHERMAN THEODORE S & EMILY	OKRENT KATHLEEN M TRUST	0	08/01/2024	WD	09-FAMILY/RELATED ENTITY	2024003514	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMILY	1,980,000	04/01/2021	WD	19-MULTI PARCEL ARM'S LEN	2021003070	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LASCH RICHARD W TRUST	970,000	10/08/2013	WD	03-ARM'S LENGTH	L1181P352	PROPERTY TRANSFER	100.0

Property Address

5707 S LAKE ST 12E

Owner's Name/Address

OKRENT KATHLEEN M TRUST
548 HANNAH LN
HINSDALE IL 60521

Tax Description

UNIT 12-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			159,698C
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2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
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	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
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Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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SHERMAN THEODORE S & EMILY	OKRENT KATHLEEN M TRUST	0	08/01/2024	PTA	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMILY	1,980,000	04/01/2021	WD	19-MULTI PARCEL ARM'S LEN	2021003070	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LASCH RICHARD W TRUST	970,000	10/08/2013	WD	03-ARM'S LENGTH	1181P352	PROPERTY TRANSFER	100.0

Property Address

5707 S LAKE ST 12F

Owner's Name/Address

OKRENT KATHLEEN M TRUST
548 HANNAH LN
HINSDALE IL 60521

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

UNIT 12-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

Who	When	What
TPC	09/12/2023	INSPECTED
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X	Single Family
	Mobile Home
	Town Home
	Duplex
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	Wood Frame

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Yr Built	Remodeled
2004	2023

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(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

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Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

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	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMILY	HALEAS PETER J TRUST	612,500	08/02/2024	WD	19-MULTI PARCEL ARM'S LEN	2024003513	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMILY	1,980,000	04/02/2021	WD	19-MULTI PARCEL ARM'S LEN	2021003070	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMILY	1,980,000	04/02/2021	WD	19-MULTI PARCEL ARM'S LEN	2021003072	PROPERTY TRANSFER	100.0
GLEN ARBOR PROPERTIES LLC	LASCH RICHARD W TRUST	970,000	10/08/2013	WD	03-ARM'S LENGTH	1181P352	PROPERTY TRANSFER	100.0

Property Address

5707 S LAKE ST 12G

Owner's Name/Address

HALEAS PETER J TRUST
548 HANNAH LN
HINSDALE IL 60521

Tax Description

UNIT 12-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			159,698C
2025	80,000	75,500	155,500			155,500S
2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
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Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
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Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-012-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN THEODORE S & EMILY	HALEAS PETER J TRUST	612,500	08/02/2024	WD	19-MULTI PARCEL ARM'S LEN	2024003513	PROPERTY TRANSFER	100.0
LASCH RICHARD W TRUST	SHERMAN THEODORE S & EMILY	1,980,000	04/02/2021	WD	19-MULTI PARCEL ARM'S LEN	2021003072	PROPERTY TRANSFER	100.0
LASALA DINO	LASCH RICHARD W TRUST	280,000	10/08/2013	WD	03-ARM'S LENGTH	1181P989	PROPERTY TRANSFER	100.0
LEBEAR TIMESHARE LLC TRUST	LASALA DINO	0	02/19/2013	QC	03-ARM'S LENGTH	1154P774	DEED	0.0

Property Address

5707 S LAKE ST 12H

Owner's Name/Address

HALEAS PETER J TRUST
548 HANNAH LN
HINSDALE IL 60521

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 12-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
CENTER UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Who	When	What
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED
TPC	05/13/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			159,698C
2025	80,000	75,500	155,500			155,500S
2024	45,000	67,000	112,000			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2004	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

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	Gas		Oil		Elec.
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	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
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	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

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1	Public Water
1	Public Sewer
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	Jacuzzi repl.Tub
	Oven
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	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
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(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
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	Prefab 1 Story
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	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
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(17) Garage

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Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
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Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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Parcel Number: 45-006-724-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANWINGERDEN DAVID DAVID M	VANWINGERDEN DAVID & JODI	0	12/20/2017	QC	09-FAMILY/RELATED ENTITY	1317P52	PROPERTY TRANSFER	0.0
DEKORNE MARK	VANWINGERDEN DAVID	0	11/29/2017	QC	09-FAMILY/RELATED ENTITY	1314P357	DEED	0.0
R GANG PROPERTIES LLC	DEKORNE MARK & VANWINGERDE	115,000	12/17/2015	WD	03-ARM'S LENGTH	1248P953	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	R-GANG PROPERTIES LLC	265,000	01/07/2005	WD	03-ARM'S LENGTH	840:236	DEED	100.0

Property Address

5707 S LAKE ST 13A

Owner's Name/Address

VANWINGERDEN DAVID & JODI TRUST
2600 GREENTREE DR SE
GRAND RAPIDS MI 49546

Tax Description

L840 P236/05 UNIT 13-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS
INT UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	05/30/2025	INSPECTED
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-013-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HINKLE DANIEL AND KRISTIN	HINKLE DANIEL C & KRISTIN	0	03/22/2022	WD	09-FAMILY/RELATED ENTITY	2023002048	PROPERTY TRANSFER	0.0
ALM WILLIAM P & KIMBERLY S	HINKLE DANIEL AND KRISTIN	160,000	12/04/2020	WD	03-ARM'S LENGTH	2020008429	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	ALM WILLIAM P & KIMBERLY S	265,500	08/06/2004	WD	03-ARM'S LENGTH	818:992	OTHER	100.0

Property Address

5707 S LAKE ST 13B

Owner's Name/Address

HINKLE DANIEL C & KRISTIN A
1142 S 4TH
KALAMAZOO MI 49009

Tax Description

L818 P992/04 UNIT 13-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS
INT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2025	INSPECTED
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-013-20 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSHAK CRAIG & CLARK CATHE	ROSHAK CRAIG & CLARK CATHE	0	07/02/2025	WD	09-FAMILY/RELATED ENTITY	2025003956	PROPERTY TRANSFER	0.0
ROSHAK CRAIG J & CLARK CAT	ROSHAK CRAIG J & CLARK CAT	0	07/02/2025	WD	15-LADY BIRD	2025003957	PROPERTY TRANSFER	0.0
CARPENTER MICHAEL D & JANE	ROSHAK CRAIG & CLARK CATHE	385,000	03/17/2025	WD	03-ARM'S LENGTH	2025001564	PROPERTY TRANSFER	100.0
ANSUN1 LLC	CARPENTER MICHAEL D & JANE	157,000	11/20/2020	WD	03-ARM'S LENGTH	2020007943	PROPERTY TRANSFER	100.0

Property Address

5707 S LAKE ST 13C

Owner's Name/Address

ROSHAK CRAIG J & CLARK CATHERINE
29192 WELLINGTON
FARMINGTON HILLS MI 48334

Tax Description

L832 P472/04 UNIT 13-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS
INT UNIT
3RD FLOOR

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2025	INSPECTED
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			189,300S
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-013-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZOHOURY MARK R & LISA K	SMALL STEVEN C & CATHERINE	150,000	01/29/2020	WD	03-ARM'S LENGTH	2020000642	PROPERTY TRANSFER	100.0
LE BEAR RESORT LLC	ZOHOURY MARK R & LISA K	550,000	10/29/2004	WD	03-ARM'S LENGTH	831:660	OTHER	100.0

Property Address

5707 S LAKE ST 13D

Owner's Name/Address

SMALL STEVEN C & CATHERINE P
1415 SEDWARD AVE
NAPOLEON OH 43545

Tax Description

L831 P660/04 UNIT 13-D LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS
INT UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2025	INSPECTED
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-013-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	TEREBELO HOWARD R & ROBIN	275,000	11/27/2006	PTA	33-TO BE DETERMINED		REALTOR	100.0

Property Address

5707 S LAKE ST 13E

Owner's Name/Address

TEREBELO HOWARD R & ROBIN
26510 IRVING RD
FRANKLIN MI 48025

Taxpayer's Name/Address

LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description

L924 P704/06 UNIT 13-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2025	INSPECTED
TPC	07/05/2024	INSPECTED
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X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

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	Many		Large
	Avg.		Avg.
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	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

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	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

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Doors:		Solid		H.C.	

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Kitchen:
Other:
Other:

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Foundation: 18 Inch
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Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

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Roof:

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Parcel Number: 45-006-724-013-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	RANDAZZO ANTHONY & EVELYN	265,000	01/13/2005	WD	03-ARM'S LENGTH	840:238	OTHER	100.0

Property Address

5707 S LAKE ST 13F

Owner's Name/Address

RANDAZZO ANTHONY & EVELYN
3093 EMERAUDE
ROCHESTER MI 48306

Tax Description

L840 P238/05 UNIT 13-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS
INT UNIT
3RD FLOOR

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

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Parcel Number: 45-006-724-013-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL CONDOM	Zoning: COM (*	Building Permit(s)	Date	Number	Status
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	P.R.E. 0%					
Owner's Name/Address	MAP #: 32					
ZOHOURY MARK R & LISA K 5546 MURFIELD DR ROCHESTER HILLS MI 48306	2026 Est TCV 378,509 TCV/TFA: 172.05					

X Improved | | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00
			0.00 Total Acres		Total Est. Land Value =			220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
Total Estimated Land Improvements True Cash Value =				0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

Taxpayer's Name/Address

LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description

L831 P660/04 UNIT 13-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS

Who	When	What
TPC	05/30/2025	INSPECTED
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-013-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LE BEAR RESORT LLC	JONES RICHARD T & CATHERIN	266,000	09/15/2005	WD	03-ARM'S LENGTH	872:488	OTHER	100.0

Property Address

5707 S LAKE ST 13H

Owner's Name/Address

JONES RICHARD T & CATHERINE
4425 SHERIDAN DR
ROYAL OAK MI 48073

Taxpayer's Name/Address

LEBEAR RESORT
PO BOX 70
GLEN ARBOR MI 49636

Tax Description

L872 P488/05 UNIT 13-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5 BATHS

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/30/2025	INSPECTED
TPC	07/05/2024	INSPECTED
TPC	09/12/2023	INSPECTED

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LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	3,257	371
3 Fixture Bath			1	10,275	1,171
2 Fixture Bath			1	6,850	781
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			504	37,669	4,294
Storage Over Garage			252	5,365	612
Common Wall: 1 Wall			1	-3,126	-356
Water/Sewer					
Public Water			1	2,200	251
Public Sewer			1	2,200	251
Built-Ins					
Appliance Allow.			1	6,850	781
Fireplaces					
Interior 1 Story			1	7,891	900
Direct-Vented Gas			1	5,272	601
Breezeways					
Frame Wall			60	6,539	745
Unit-in-Place Cost Items					
			1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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Parcel Number: 45-006-724-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address

5707 S LAKE ST 14A

Owner's Name/Address

SUEBERG HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Tax Description

UNIT 14-A LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

3RD FL
2BED 2.5BATHS
EXT UNIT
3RD LEVEL

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: COM (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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0.00 Total Acres Total Est. Land Value = 220,000

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Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
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	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

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	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
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X	Sewer
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0	Front Overhang
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Parcel Number: 45-006-724-014-10 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address

5707 S LAKE ST 14B

Owner's Name/Address

SUEBERG HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units		220000.00000	100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 14-B LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
3RD LEVEL

Who	When	What
TPC	05/22/2025	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

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Licensed To: Township of Glen Arbor,
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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 14-C LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
3RD LEVEL

Who	When	What
TPC	05/22/2025	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
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2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
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Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
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Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
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<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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Parcel Number: 45-006-724-014-30 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

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	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
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X	Level
	Rolling
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	High
X	Landscaped
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	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
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Trim & Decoration

	Ex		Ord		Min

Size of Closets

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Doors:		Solid		H.C.	

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Other:

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Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-014-40 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address

5707 S LAKE ST 14E

Owner's Name/Address

SUEBERG HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 14-E LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
3RD LEVEL

Who	When	What
TPC	05/22/2025	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-014-50 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address

5707 S LAKE ST 14F

Owner's Name/Address

SUEBERG HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units		220000.00000	100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 14-F LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
3RD LEVEL

Who	When	What
TPC	05/22/2025	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
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Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
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Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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Parcel Number: 45-006-724-014-60 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-366	DEED	100.0
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30 W OAK ST UNIT 3A
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Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
X	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

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Tax Description

UNIT 14-G LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
3RD LEVEL

Who	When	What
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TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

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X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

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	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

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	Brick
	Insulation

(2) Windows

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	Avg.		Avg.
	Few		Small

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	Vinyl Sash
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	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

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	Stone
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	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

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	Wood Furnace

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	Hot Tub
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	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
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	Heat Circulator
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Class: B
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Floor Area: 2,200
Total Base New : 604,538 E.C.F.
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Area	Type
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Year Built: 2004
Car Capacity: 1.5
Class: B
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Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
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Bsmnt Garage:

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Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-014-70 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIER-DAY PROPERTIES LLC	SUEBERG HOLDINGS LLC	0	06/02/2010	CD	11-FROM LENDING INSTITUTI	2010 1050-366	DEED	100.0
LE BEAR RESORT LLC	MIER-DAY PROPERTIES LLC	4,892,500	05/07/2009	SD	10-FORECLOSURE	992/357	DEED	100.0

Property Address

5707 S LAKE ST 14H

Owner's Name/Address

SUEBERG HOLDINGS LLC
30 W OAK ST UNIT 3A
CHICAGO IL 60610

Class: RESIDENTIAL CONDOM Zoning: COM (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 378,509 TCV/TFA: 172.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 3RD FLR			1 Units	220000.00000		100		220,00

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0
	0.00	1	10	0

Total Estimated Land Improvements True Cash Value = 0

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

UNIT 14-H LE BEAR RESORT CONDOMINIUM REC L664 P476-570/02/1ST AMEND REC L810 P640/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

2BED 2.5BATHS
EXT UNIT
3RD LEVEL

Who	When	What
TPC	05/22/2025	INSPECTED
TPC	09/12/2023	INSPECTED
TPC	12/12/2022	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	79,300	189,300			81,455C
2025	80,000	78,700	158,700			79,314C
2024	45,000	69,800	114,800			76,930C
2023	37,500	21,300	58,800			41,780C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: FRACTIONAL SHR

Yr Built	Remodeled
2023	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: B
Effec. Age: 5
Floor Area: 2,200
Total Base New : 604,538 E.C.F.
Total Depr Cost: 68,917 X 2.300
Estimated T.C.V: 158,509

(16) Porches/Decks

Area	Type
60	Brzwy, FW

(17) Garage

Year Built: 2004
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FRACTIONAL SHR Cls B Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 2200 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/12/11.4
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Stone	Slab	2,200		
			Total:	513,296	58,515

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	3,257	371
3 Fixture Bath	1	10,275	1,171
2 Fixture Bath	1	6,850	781
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	504	37,669	4,294
Storage Over Garage	252	5,365	612
Common Wall: 1 Wall	1	-3,126	-356
Water/Sewer			
Public Water	1	2,200	251
Public Sewer	1	2,200	251
Built-Ins			
Appliance Allow.	1	6,850	781
Fireplaces			
Interior 1 Story	1	7,891	900
Direct-Vented Gas	1	5,272	601
Breezeways			
Frame Wall	60	6,539	745
Unit-in-Place Cost Items			
	1	0	0 *1

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-724-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

5705 S LAKE ST

Owner's Name/Address

LE BEAR RESORT
C/O BLU RANDAMARI LLC
PO BOX 74
GLEN ARBOR MI 49636

Taxpayer's Name/Address

BLU RANDAMARI LLC
PO BOX 74
GLEN ARBOR MI 49636

Tax Description

RESTAURANT LE BEAR RESORT CONDOMINIUM MASTER DEED REC IN L664 P476-570/2ND AMEND REC L901 P878 SEC 22 T29N R14W.

Comments/Influences

RESTAURANT
FROM: TRUDY GALLA

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Class: COMMERCIAL-IMPROVE Zoning: COM (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2026 Est TCV 660,359 TCV/TFA: 461.14

Building Permit(s)	Date	Number	Status
Electrical	05/21/2021	PE21-0322	100% FINIS
Mechanical	04/02/2021	PM21-0255	100% FINIS
SIGN PERSONAL PROPERTY	06/04/2008	LU08-6142	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- X Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/12/2022	INSPECTED
TPC	04/26/2017	INSPECTED
TPC	03/15/2012	INSPECTED

Land Value Estimates for Land Table 4924.4924 - LE BEAR 1/8 CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LE BEAR CO 1ST FLR			1 Units	220000.00	000	100	VIEW - WATER FRONT - CNR	

0.00 Total Acres Total Est. Land Value = 220,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	96	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	49	4,900

Total Estimated Land Improvements True Cash Value = 4,900

Work Description for Permit PE21-0322, Issued 05/21/2021: Commercial Electrical - inspection to re-instate service. Consumers.
Work Description for Permit PM21-0255, Issued 04/02/2021: Commercial Alteration - replacing gas logs and burner in UNIT #14.
Work Description for Permit LU08-6142, Issued 06/04/2008: 2008 SIGN ONLY

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	110,000	220,200	330,200			157,332C
2025	80,000	182,600	262,600			153,196C
2024	67,500	197,100	264,600			148,590C
2023	56,300	185,600	241,900			141,515C

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Restaurants

Class: C
Floor Area: 1,432
Gross Bldg Area: 1,432
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 12
Physical %Good: 69
Func. %Good : 100
Economic %Good: 100

2003 Year Built Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100%
Heat#2: Complete H.V.A.C. 0%
Ave. SqFt/Story: 1432
Ave. Perimeter: 180
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area: 1432
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 14 Perimeter: 180
Overall Building Height: 10

Base Rate for Upper Floors = 212.94

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.08 100%
Adjusted Square Foot Cost for Upper Floors = 238.02

Total Floor Area: 1,432 Base Cost New of Upper Floors = 340,845

1,432 Sq.Ft. of Sprinklers @ 6.82, Cost New = 9,766

Reproduction/Replacement Cost = 350,611
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
Total Depreciated Cost = 241,922

ECF (4924 LE BEAR CONDO 114 UNITS) 1.800 => TCV of Bldg: 1 = 435,459
Replacement Cost/Floor Area= 244.84 Est. TCV/Floor Area= 304.09

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc.		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None
	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOFFEL JOHN T & ELENA M	STOFFEL JOHN T TRUST	0	01/29/2025	WD	14-INTO/OUT OF TRUST	2025000634	PROPERTY TRANSFER	0.0
SWIERZ NANCY A & NORBERT F	STOFFEL JOHN T & ELENA M	380,000	07/10/2020	WD	03-ARM'S LENGTH	2020004201	PROPERTY TRANSFER	100.0
WOODRUFF BRIAN & AMY	SWIERZ NANCY A & NORBERT F	425,000	12/08/2015	WD	03-ARM'S LENGTH	1247P546	PROPERTY TRANSFER	100.0
SZYMANSKI RONALD & MARIA	WOODRUFF BRIAN & AMY	425,000	10/18/2012	WD	03-ARM'S LENGTH	1141P564	PROPERTY TRANSFER	100.0

Property Address

47 LOGGERS RUN

Owner's Name/Address

STOFFEL JOHN T TRUST
260 ENGLISH OAK DR
ANN ARBOR MI 48103

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 716,112 TCV/TFA: 561.66

Building Permit(s)	Date	Number	Status
Electrical	04/10/2013	PE13-0124	
Commercial, Add/Alter/Repa	03/25/2013	PB13-0046	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,00

0.00 Total Acres Total Est. Land Value = 325,000

Work Description for Permit PE13-0124, Issued 04/10/2013: Commercial Alteration - Kitchen/Livingroom lighting remodel:PB13-0046
Work Description for Permit PB13-0046, Issued 03/25/2013: Repair floor; 130 sq.ft.

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L259 P862 L312 P973-974 L433 P350/96 UNIT 1 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM, 2BATH, LOWER LEVEL, END UNIT
3BED/2BATH
LOWER LEVEL
DOOR 47

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	162,500	195,600	358,100			219,346C
2025	162,500	187,600	350,100			213,580C
2024	152,500	193,000	345,500			207,159C
2023	90,000	159,800	249,800			197,295C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	2010 2015

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 15
Floor Area: 1,275
Total Base New : 242,175 E.C.F.
Total Depr Cost: 205,849 X 1.900
Estimated T.C.V: 391,112

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
51	WPP
20	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

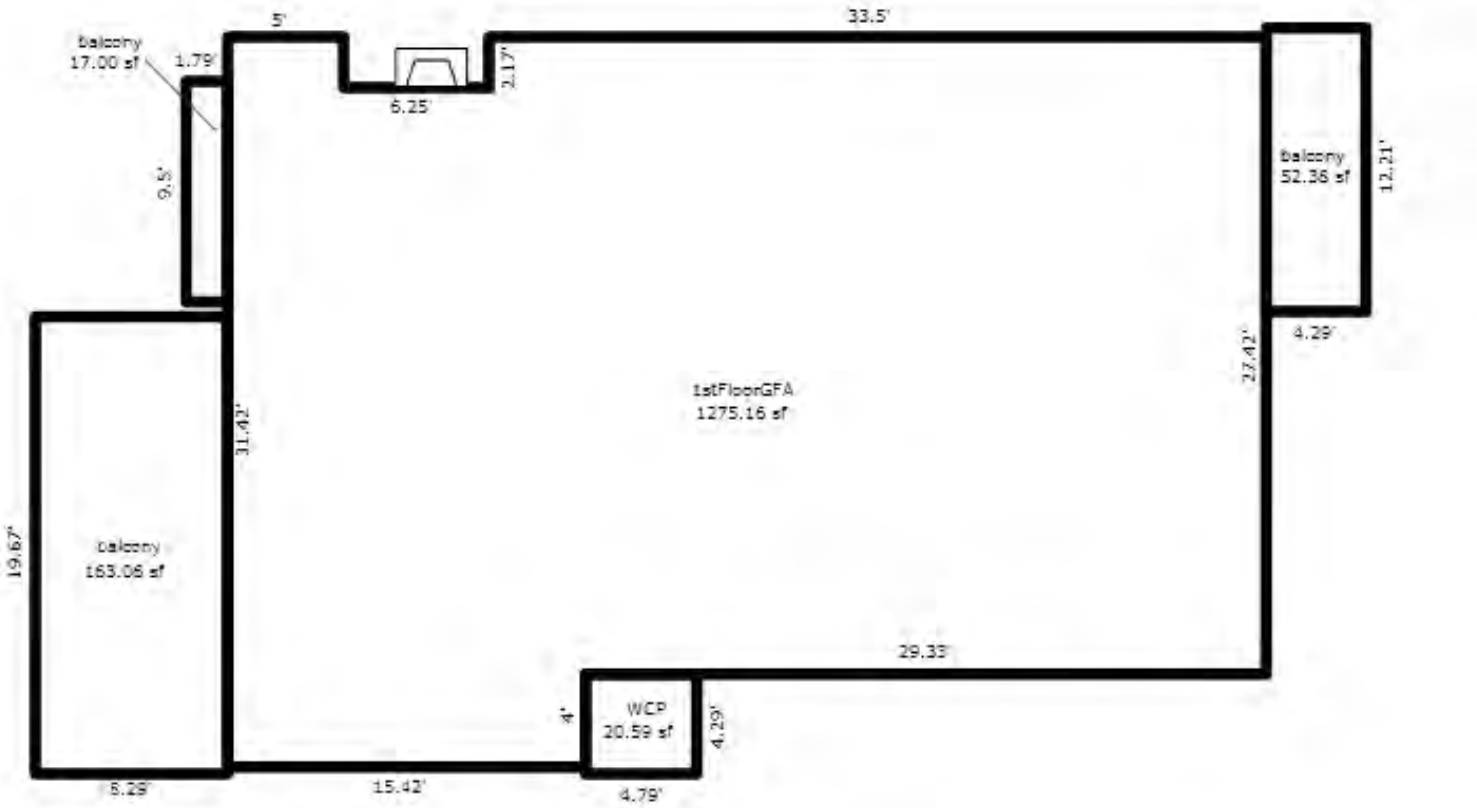
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	207,501	176,375
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,816
3 Fixture Bath			1	6,716	5,709
Porches					
WPP			163	5,503	4,678
WPP			51	2,819	2,396
WPP			17	1,013	861
WCP (1 Story)			20	1,766	1,501
Water/Sewer					
Public Water			1	1,914	1,627
Public Sewer			1	1,914	1,627
Built-Ins					
Appliance Allow.			1	3,976	3,380
Fireplaces					
Interior 1 Story			1	6,917	5,879
			Totals:	242,175	205,849

Notes: FIRST FLR
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 391,112

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 1

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOLDBERG DANIEL E ET AL	GOLDBERG KATHLEEN L TRUST	0	07/30/2004	QC	09-FAMILY/RELATED ENTITY	816:801	OTHER	0.0
TURNER	GOLDBERG & LIEDHOLM	179,000	09/01/1995	WD	03-ARM'S LENGTH	409:565	OTHER	0.0

Property Address

45 LOGGERS RUN

Owner's Name/Address

GOLDBERG KATHLEEN L TRUST ET AL
830 WILDWOOD
EAST LANSING MI 48823

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 693,167 TCV/TFA: 543.66

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,00

0.00 Total Acres Total Est. Land Value = 325,000

Tax Description

L270 P231 L285 P748 L409 P565/95 L816 P801/04 UNIT 2 LOGGERS RUN CONDOMINIUM REC IN L 209 P 760-796/L909 P62-92/L926 P763-797 1/2 OF UND 1/2 INTEREST - KATHLEEN L GOLDBERG TRUST 1/2 OF UND 1/2 INTEREST - DANIEL E GOLDBERG TRUST UND 1/2 INTEREST - CARL E & MARGARET E LIEDHOLM SEC 14 T29N R14W.

Comments/Influences

3BED/2BATH DOOR #45 1STFLOOR
3BED/2BATH
LOWER LEVEL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	162,500	184,100	346,600			147,174C
2025	162,500	176,500	339,000			143,305C
2024	152,500	181,700	334,200			138,997C
2023	90,000	150,400	240,400			132,379C

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,275
Total Base New : 242,213 E.C.F.
Total Depr Cost: 193,772 X 1.900
Estimated T.C.V: 368,167

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
52	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

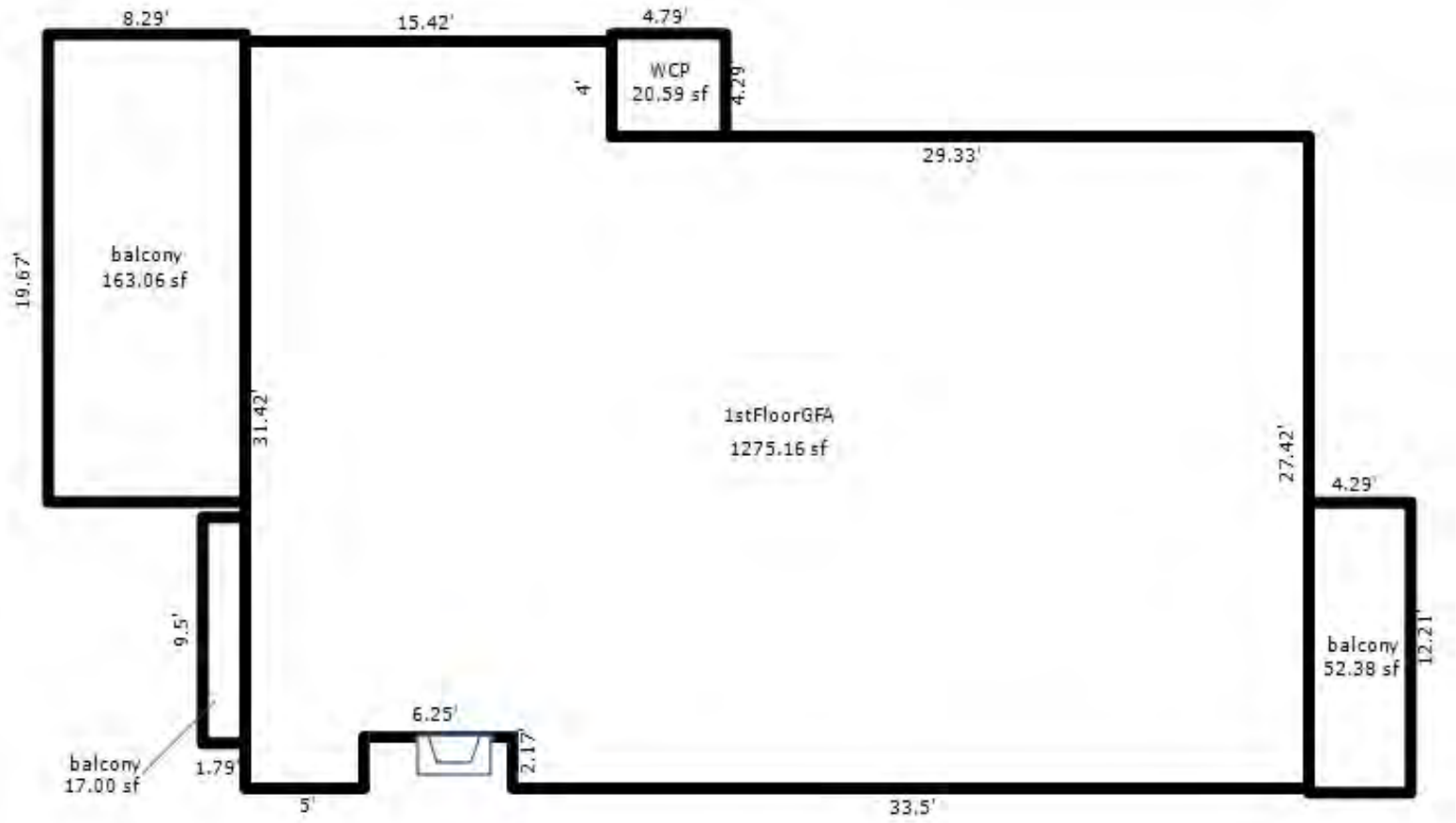
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	207,501	166,002
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			163	5,503	4,402
WPP			52	2,857	2,286
WPP			17	1,013	810
WCP (1 Story)			20	1,766	1,413
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
			Totals:	242,213	193,772

Notes: FIRST FLR
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,167

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 2

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZBANEK LARRIE & DONNA TRUS	REDFIELD DAVID H & JEAN M	407,500	03/01/2019	WD	03-ARM'S LENGTH	1199P800	PROPERTY TRANSFER	100.0
ZBANEK LARRY E & DONNA M	ZBANEK LARRIE & DONNA TRUS	0	05/29/2014	WD	03-ARM'S LENGTH	1199P728	PROPERTY TRANSFER	0.0
LOGGERS RUN 48 LLC	ZBANEK LARRY E & DONNA M	350,000	09/28/2009	WD	03-ARM'S LENGTH	2009 1028-314WI	DEED	0.0
CAHILL PATRICK T & LESLIE	CAHILL LESLIE A REVOC LIVI	0	03/26/2007	WD	03-ARM'S LENGTH	936:181	OTHER	0.0

Property Address

48 LOGGERS RUN

Owner's Name/Address

REDFIELD DAVID H & JEAN M
430 LAKELAND ST
GROSSE POINTE MI 48230

Tax Description

L262 P567 L347 P83/92 L560 P264/00 L936 P181/07 UNIT 3 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/L909 P62-92/926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM, 2BATH, UPPER LEVEL
3BED/2BATH
DOOR 48

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 693,108 TCV/TFA: 543.61

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,00

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	162,500	184,100	346,600			208,491C
2025	162,500	176,500	339,000			203,010C
2024	152,500	181,700	334,200			196,906C
2023	90,000	150,400	240,400			187,530C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,275
Total Base New : 242,175 E.C.F.
Total Depr Cost: 193,741 X 1.900
Estimated T.C.V: 368,108

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
51	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

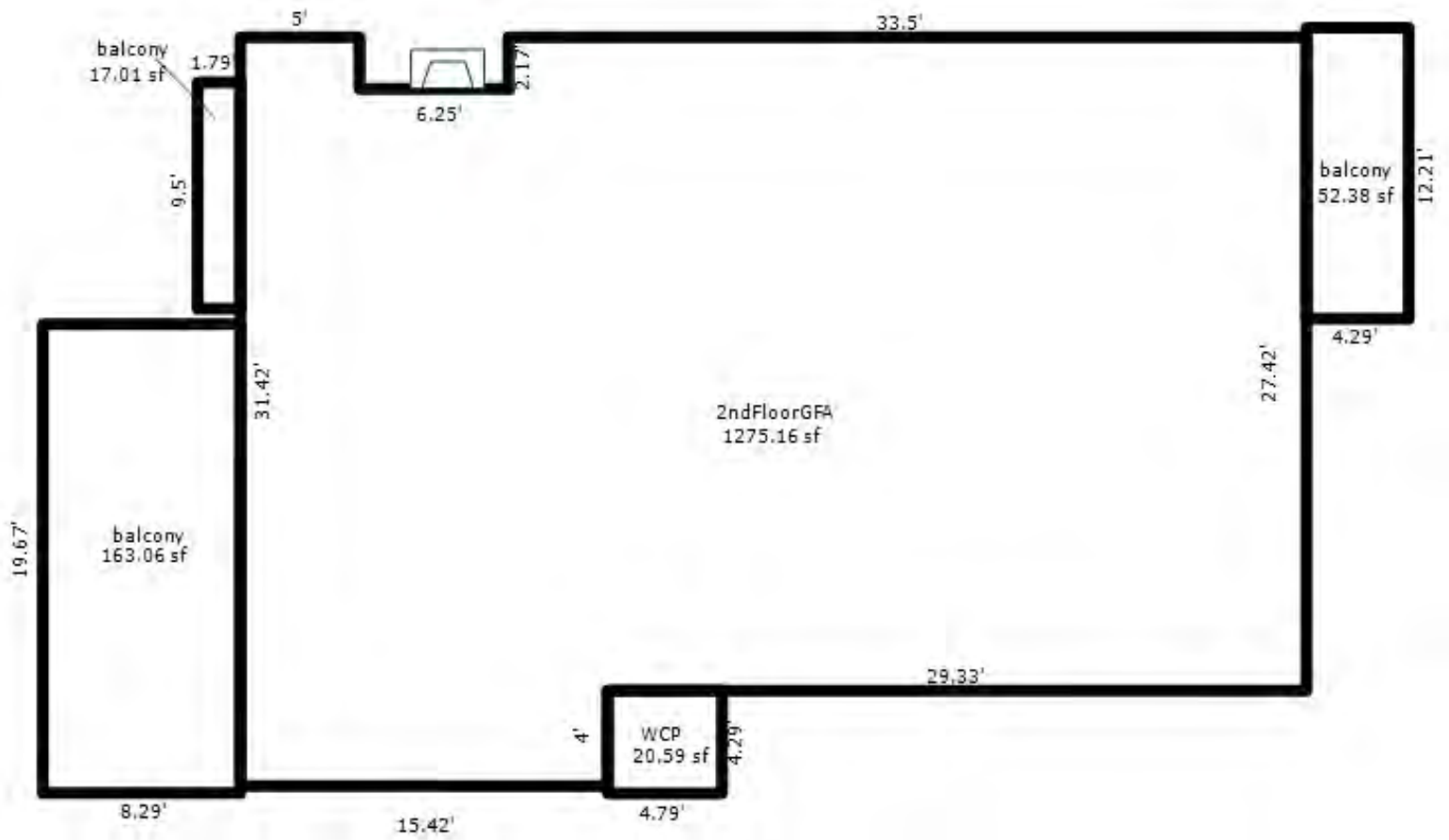
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	207,501	166,002
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			163	5,503	4,402
WPP			51	2,819	2,255
WPP			17	1,013	810
WCP (1 Story)			20	1,766	1,413
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
			Totals:	242,175	193,741

Notes: 2ND FLR
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,108

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 3

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPALY DOUGLAS O & REBECCA	SPALY DOUGLAS O & REBECCA	0	12/08/2023	QC	09-FAMILY/RELATED ENTITY	2023005454	PROPERTY TRANSFER	0.0
BOPP CHARLES J III	SPALY DOUGLAS O & REBECCA	680,000	09/20/2022	WD	03-ARM'S LENGTH	2022005432	REALTOR	100.0
DITOMMASO	BOPP & SHOOP	225,000	02/25/1998	WD	03-ARM'S LENGTH	467:112	OTHER	0.0

Property Address

46 LOGGERS RUN

Owner's Name/Address

SPALY DOUGLAS O & REBECCA J TRUST
2343 PETERS RD
ANN ARBOR MI 48103

Tax Description

L274 P963 L340 P402 L467 P112/98 UNIT 4 LOGGERS RUN CONDOMINIUM REC IN L 209 P 760-796/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM, 2BATH, UPPER LEVEL
DOOR#46: 1275SQFT & 238 SQFT STORAGE LOFT VALUED IN MASTER DOCKS AS 4.725, THIE 2ND HIGHEST OF THE AMENDED % PER 2011 4TH AMENDMENT TO MASTER DOCUMENTS. #42 @ 4.7816, SEVERAL AT 3.6096 AND MOST AT 2.9727.

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 693,222 TCV/TFA: 543.70

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,00

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	162,500	184,100	346,600			267,271C
2025	162,500	176,600	339,100			260,245C
2024	152,500	181,700	334,200			252,420C
2023	90,000	150,400	240,400			240,400S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,275
Total Base New : 242,250 E.C.F.
Total Depr Cost: 193,801 X 1.900
Estimated T.C.V: 368,222

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
53	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

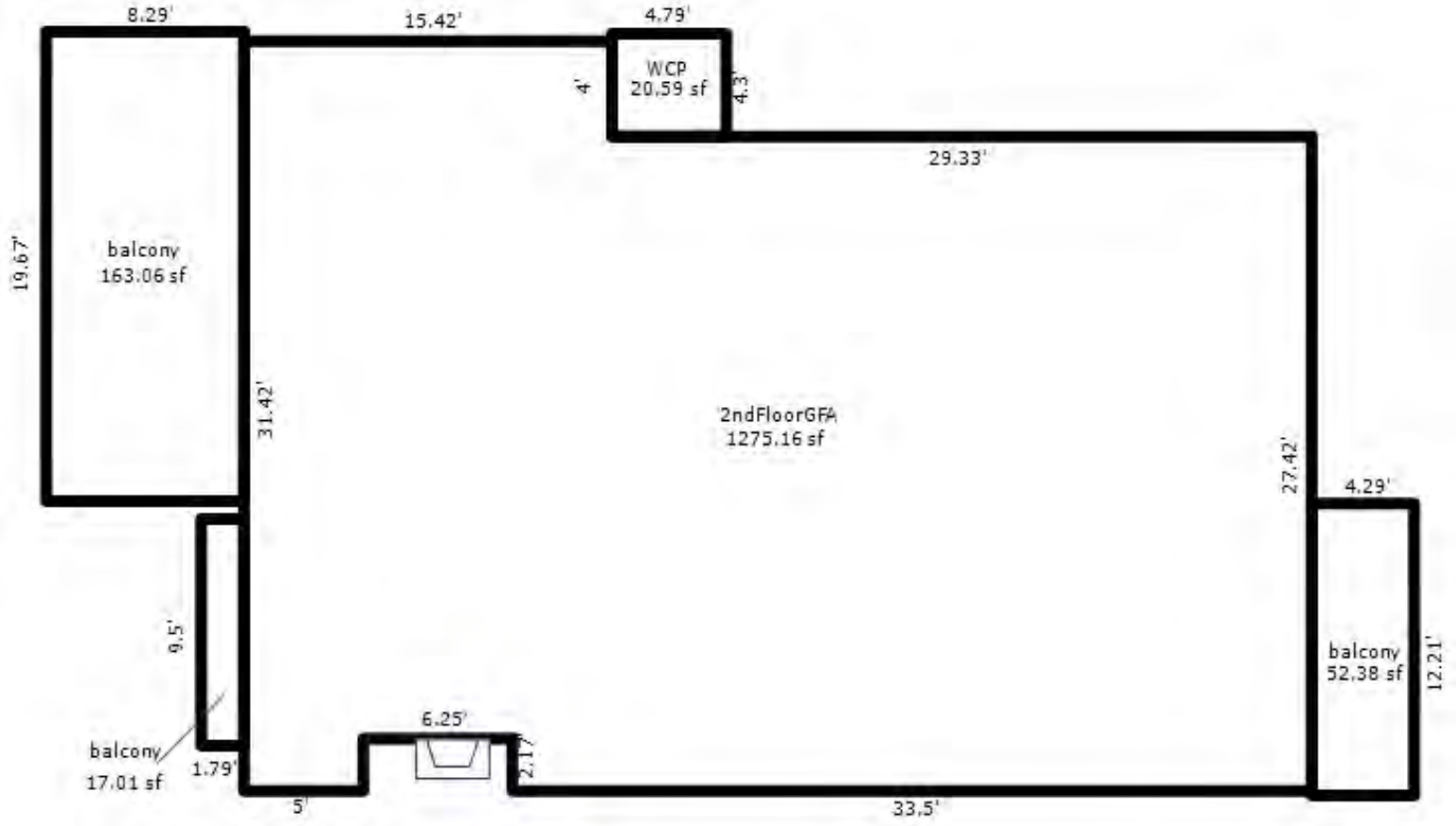
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	207,501	166,002
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			163	5,503	4,402
WPP			53	2,894	2,315
WPP			17	1,013	810
WCP (1 Story)			20	1,766	1,413
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
			Totals:	242,250	193,801

Notes: 2ND FLR
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,222

*** Information herein deemed reliable but not guaranteed***

BUILDING A



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RADCLIFFE THOMAS W & BARBA	RADCLIFFE THOMAS & BARBARA	1	05/23/2016	WD	09-FAMILY/RELATED ENTITY	1265P274	DEED	0.0
ROMANO	RADCLIFFE	245,000	03/18/1999	WD	03-ARM'S LENGTH	507:930	PROPERTY TRANSFER	0.0

Property Address

43 LOGGERS RUN

Owner's Name/Address

RADCLIFFE THOMAS & BARBARA
4704 PINE EAGLES DR
BRIGHTON MI 48116

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 693,108 TCV/TFA: 543.61

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,00
			0.00 Total Acres		Total Est. Land Value =			325,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L213 P805 L507 P930/99 . UNIT 5 LOGGERS RUN CONDOMINIUM REC IN L 209 P 760-796/1ST AMEND L 213 P 689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BED/2BATH, LOWER LEVEL
3BED/2BATH
LOWER LEVEL
DOOR 43

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	162,500	184,100	346,600			204,364C
2025	162,500	176,500	339,000			198,992C
2024	152,500	181,700	334,200			193,009C
2023	90,000	150,400	240,400			183,819C

Who	When	What
TPC	12/11/2015	INSPECTED
WAS	08/22/2007	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,275
Total Base New : 242,175 E.C.F.
Total Depr Cost: 193,741 X 1.900
Estimated T.C.V: 368,108

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
51	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

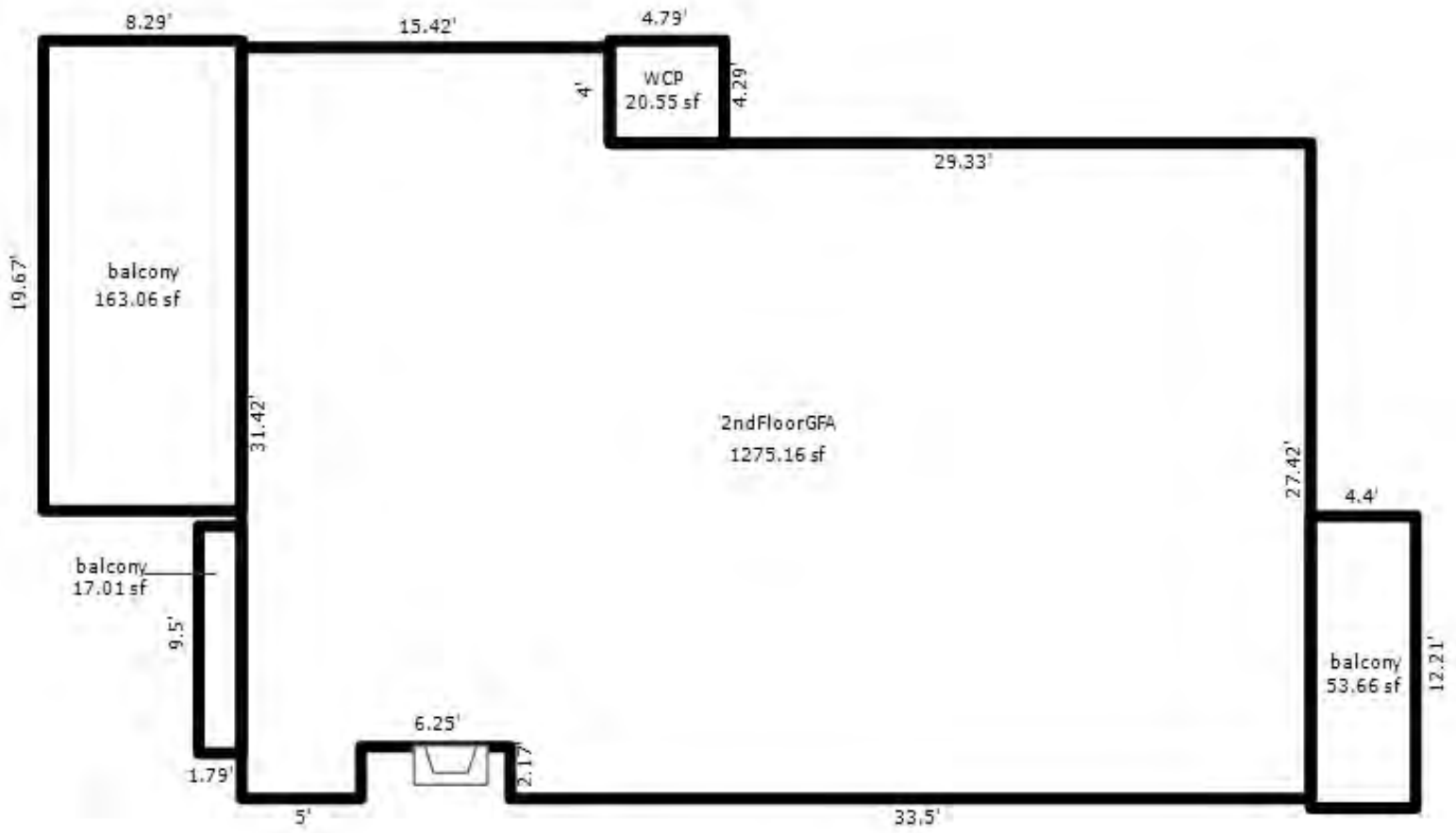
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	207,501	166,002
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			163	5,503	4,402
WPP			51	2,819	2,255
WPP			17	1,013	810
WCP (1 Story)			20	1,766	1,413
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
			Totals:	242,175	193,741

Notes: BLGD 2
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,108

*** Information herein deemed reliable but not guaranteed***

BUILDING 1



UNIT 4

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LENIHAN ROBERT II & ANN	YOUNG ALAN & ERIN	668,000	10/20/2023	WD	03-ARM'S LENGTH	2023004750	PROPERTY TRANSFER	100.0
BOICOURT EVA M	LENIHAN ROBERT II & ANN	380,000	03/31/2005	WD	03-ARM'S LENGTH	848:503	OTHER	100.0
KLOMP	BOICOURT	130,000	08/29/1994	WD	03-ARM'S LENGTH	392:193	OTHER	0.0
JATKOE	KLOMP	119,900	04/05/1991	WD	03-ARM'S LENGTH	323:237	PROPERTY TRANSFER	0.0

Property Address

41 LOGGERS RUN

Owner's Name/Address

YOUNG ALAN & ERIN
5200 CLEAR SPRINGS DR SE
ADA MI 49301

Tax Description

L213 P800 L323 P237 L392 P193-194/94 L848 P503/05 L851 P759/05 UNIT 6 LOGGERS RUN CONDOMINIUM REC IN L 209 P 760-796/ 1ST AMEND L 213 P 689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W

Comments/Influences

3BDRM, 2BATH, LOWER LEVEL
3BED/2BATH
LOWER LEVEL
DOOR 41

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0% Cond. 1st

MAP #: 17,16

2026 Est TCV 693,199 TCV/TFA: 543.69

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	10/20/2023	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,00

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	162,500	184,100	346,600			346,600S
2025	162,500	176,600	339,100			339,100S
2024	152,500	181,700	334,200			334,200S
2023	90,000	150,400	240,400			183,819C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,275
Total Base New : 242,234 E.C.F.
Total Depr Cost: 193,789 X 1.900
Estimated T.C.V: 368,199

(16) Porches/Decks

Area	Type
164	WPP
20	WCP (1 Story)
17	WPP
52	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

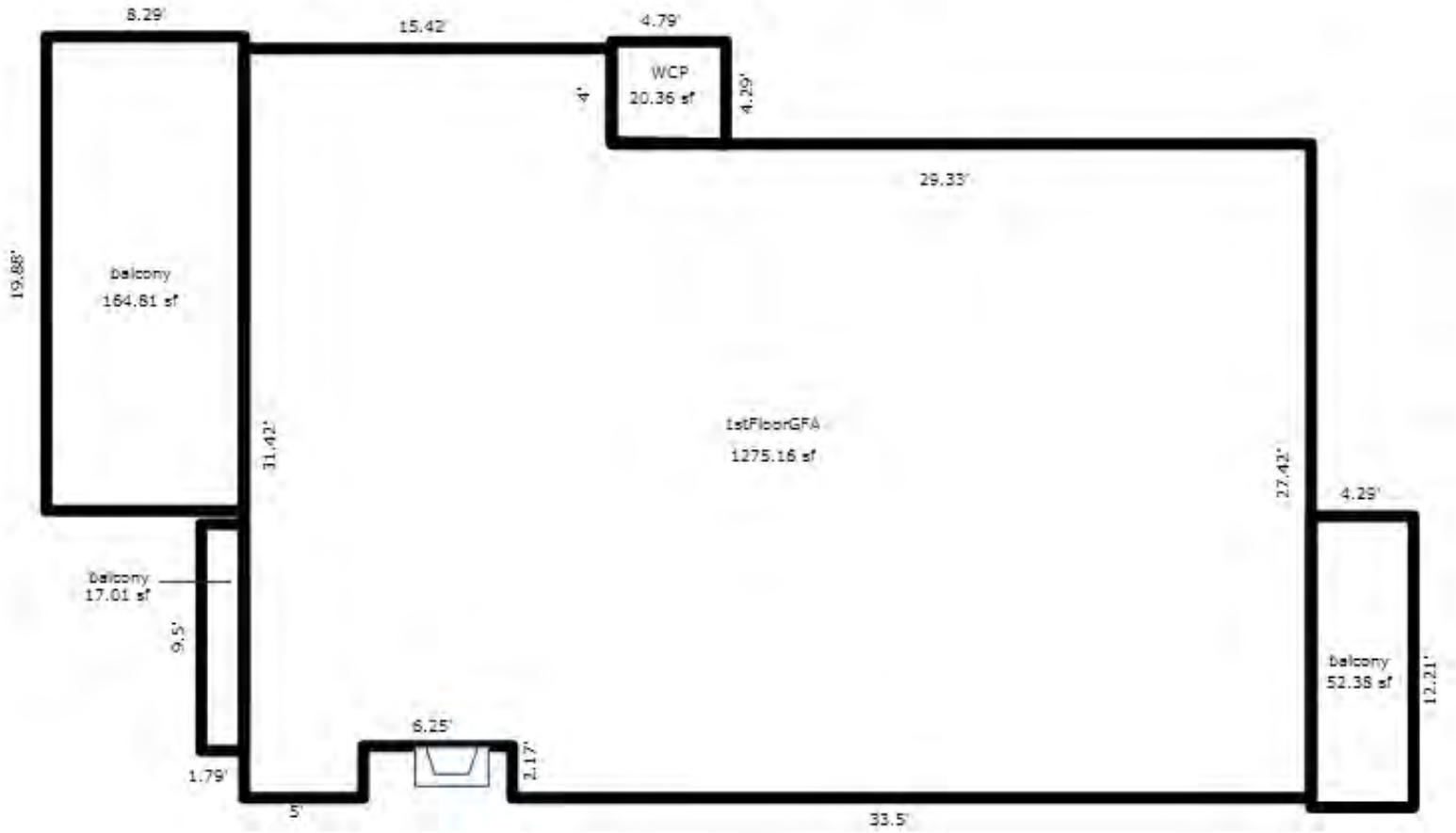
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	207,501	166,002
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			164	5,524	4,419
WPP			52	2,857	2,286
WCP (1 Story)			20	1,766	1,413
WPP			17	1,013	810
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
			Totals:	242,234	193,789

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,199

*** Information herein deemed reliable but not guaranteed***

BUILDING 2



UNIT 6

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL CONDOM	Zoning: RESORT	Building Permit(s)	Date	Number	Status
37 LOGGERS RUN	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 17,16					
GERSTENBERGER W SCOTT & SWEET ELIZABETH A 1701 GREENVIEW DR ANN ARBOR MI 48103	2026 Est TCV 502,272 TCV/TFA: 478.35					

Tax Description

L234 P567/82 L290 P65/88 . UNIT 7 LOGGERS RUN CONDOMINIUM REC IN L 209 P 760-796/ 1ST AMEND L 213 P 689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2 BATH, LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 37,38

X	Improved
	Vacant

Public Improvements

	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units	175000.00000		100		175,00
			0.00 Total Acres		Total Est. Land Value =			175,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,600	251,100			126,601C
2025	80,000	157,500	237,500			123,273C
2024	75,000	161,300	236,300			119,567C
2023	90,000	133,500	223,500			113,874C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,309 E.C.F.
Total Depr Cost: 172,248 X 1.900
Estimated T.C.V: 327,272

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

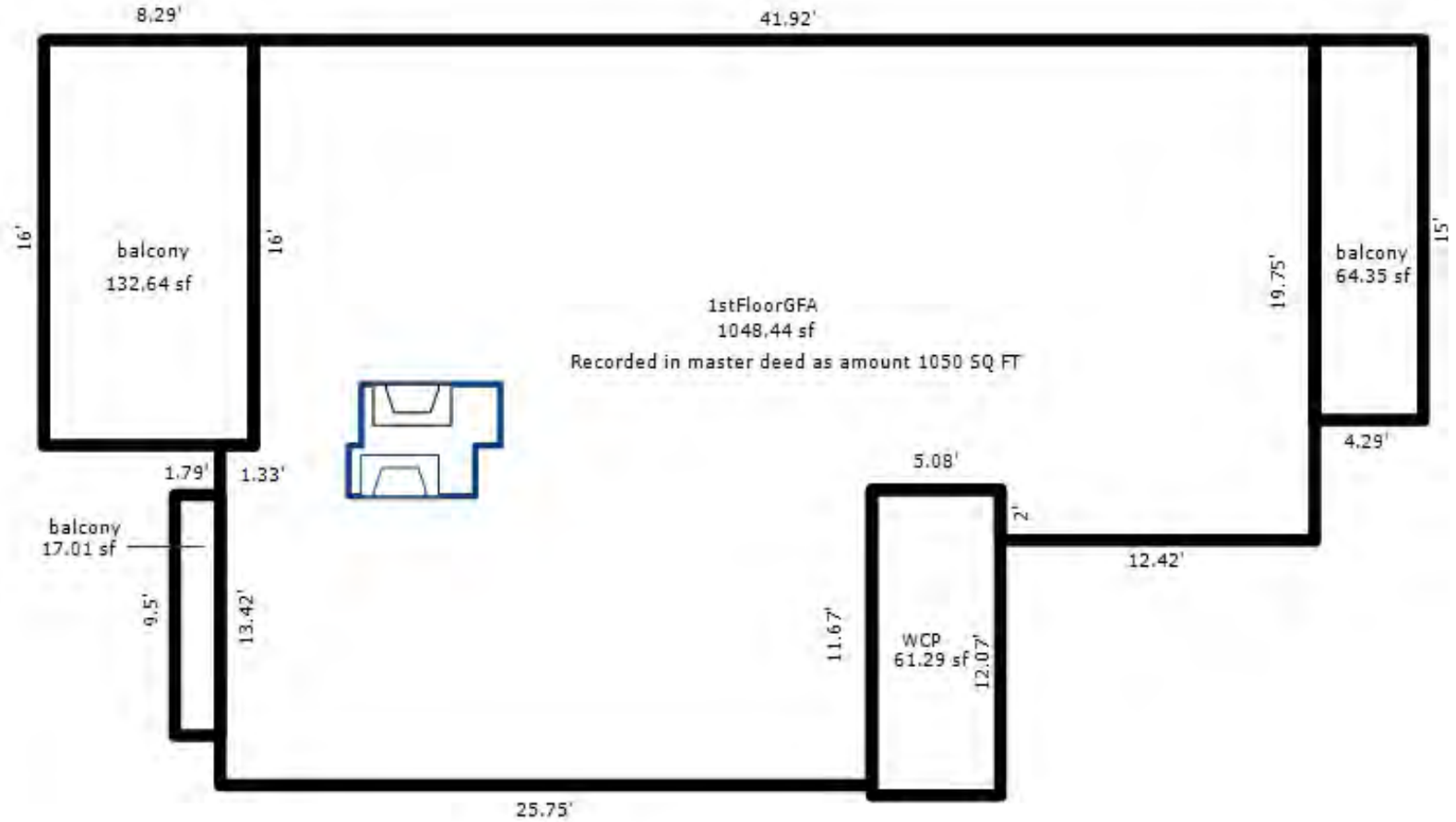
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			132	4,772	3,818
WCP (1 Story)			61	4,872	3,898
WPP			64	3,255	2,604
WPP			17	1,013	810
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
2nd on Same Stack			1	5,406	4,325
			Totals:	215,309	172,248

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

*** Information herein deemed reliable but not guaranteed***

BUILDING 2



UNIT 7

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOVE ELLEN K TRUST	LOVE JOHN R & ELLEN K	1	10/22/2020	QC	09-FAMILY/RELATED ENTITY	2020007317	DEED	0.0
KLEINMAN	LOVE	375,000	04/08/2002	WD	03-ARM'S LENGTH	639:887	OTHER	0.0

Property Address

44 LOGGERS RUN

Owner's Name/Address

LOVE JOHN R & ELLEN K
1403 KINGS CARRIAGE
GRAND BLANC MI 48439

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 693,108 TCV/TFA: 543.61

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,00

0.00 Total Acres Total Est. Land Value = 325,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

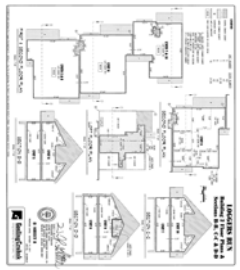
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L639 P864 L639 P887/02 L737 P137&160/03 UNIT 8 LOGGERS RUN CONDOMINIUM REC IN L 209 P 760-796/ 1ST AMEND L 213 P 689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM, 2 BATH, UPPER LEVEL
3BED/2BATH
UPPER LEVEL
DOOR 44



Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	162,500	184,100	346,600			204,364C
2025	162,500	176,500	339,000			198,992C
2024	152,500	181,700	334,200			193,009C
2023	90,000	150,400	240,400			183,819C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,275
Total Base New : 242,175 E.C.F.
Total Depr Cost: 193,741 X 1.900
Estimated T.C.V: 368,108

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
51	WPP
20	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

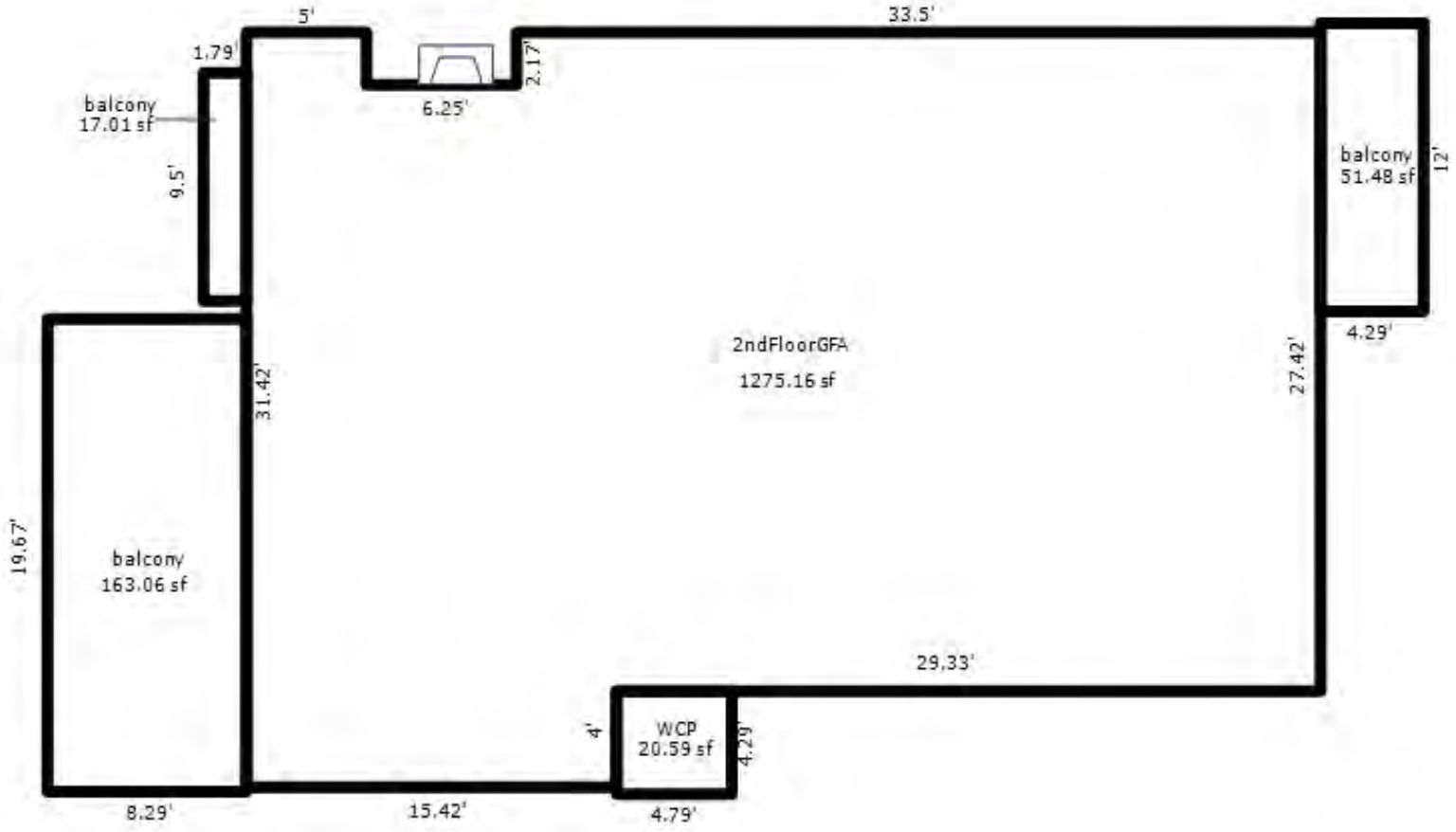
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	207,501	166,002

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,709
3 Fixture Bath	1	6,716	5,373
Porches			
WPP	163	5,503	4,402
WPP	51	2,819	2,255
WPP	17	1,013	810
WCP (1 Story)	20	1,766	1,413
Water/Sewer			
Public Water	1	1,914	1,531
Public Sewer	1	1,914	1,531
Built-Ins			
Appliance Allow.	1	3,976	3,181
Fireplaces			
Interior 1 Story	1	6,917	5,534
	Totals:	242,175	193,741

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,108

*** Information herein deemed reliable but not guaranteed***

BUILDING 2



UNIT 8

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAMMENS RICHARD G & MARY	POLASKEY JORDAN T & DANIEI	330,000	11/06/2019	WD	03-ARM'S LENGTH	2019006639	PROPERTY TRANSFER	100.0
GRAMMENS RICHARD G & MARY	GRAMMENS LIVING TRUST	0	12/10/2007	QC	09-FAMILY/RELATED ENTITY	964:881	OTHER	0.0

Property Address

42 LOGGERS RUN

Owner's Name/Address

POLASKEY JORDAN T & DANIELLE M
5516 JESSAEL DR
BATH MI 48808

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 693,199 TCV/TFA: 543.69

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/30/2003	PB03-0397	

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,00

0.00 Total Acres Total Est. Land Value = 325,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Work Description for Permit PB03-0397, Issued 07/30/2003: RESIDENTIAL ALTERATION

Tax Description

L276 P206/87 L276 P207/87 UNIT 9 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/1ST AMEND L213 P689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM, 2 BATH + FINISHED ATTIC "LOFT" HIGHEST % OF VALUE PER 4TH AMENDMENT OF THE MASTER DOCS YEAR 2011 @ 4.7816. DOOR 46 @ 4.7250, OTHERS AT 3.6096 & 2.9727. UNIT 28 DOOR 17/18 AT 3.8615 WITH LOFT ACCESS BY LADDER. 446 SQ FT STORAGE ABOVE LTD COMMON ELEMENT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	162,500	184,100	346,600			208,491C
2025	162,500	176,600	339,100			203,010C
2024	152,500	181,700	334,200			196,906C
2023	90,000	150,400	240,400			187,530C

Who	When	What
TPC	07/01/2018	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

442	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,275
Total Base New : 242,234 E.C.F.
Total Depr Cost: 193,789 X 1.900
Estimated T.C.V: 368,199

(16) Porches/Decks

Area	Type	
164	WPP	
17	WPP	
20	WCP	(1 Story)
52	WPP	

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

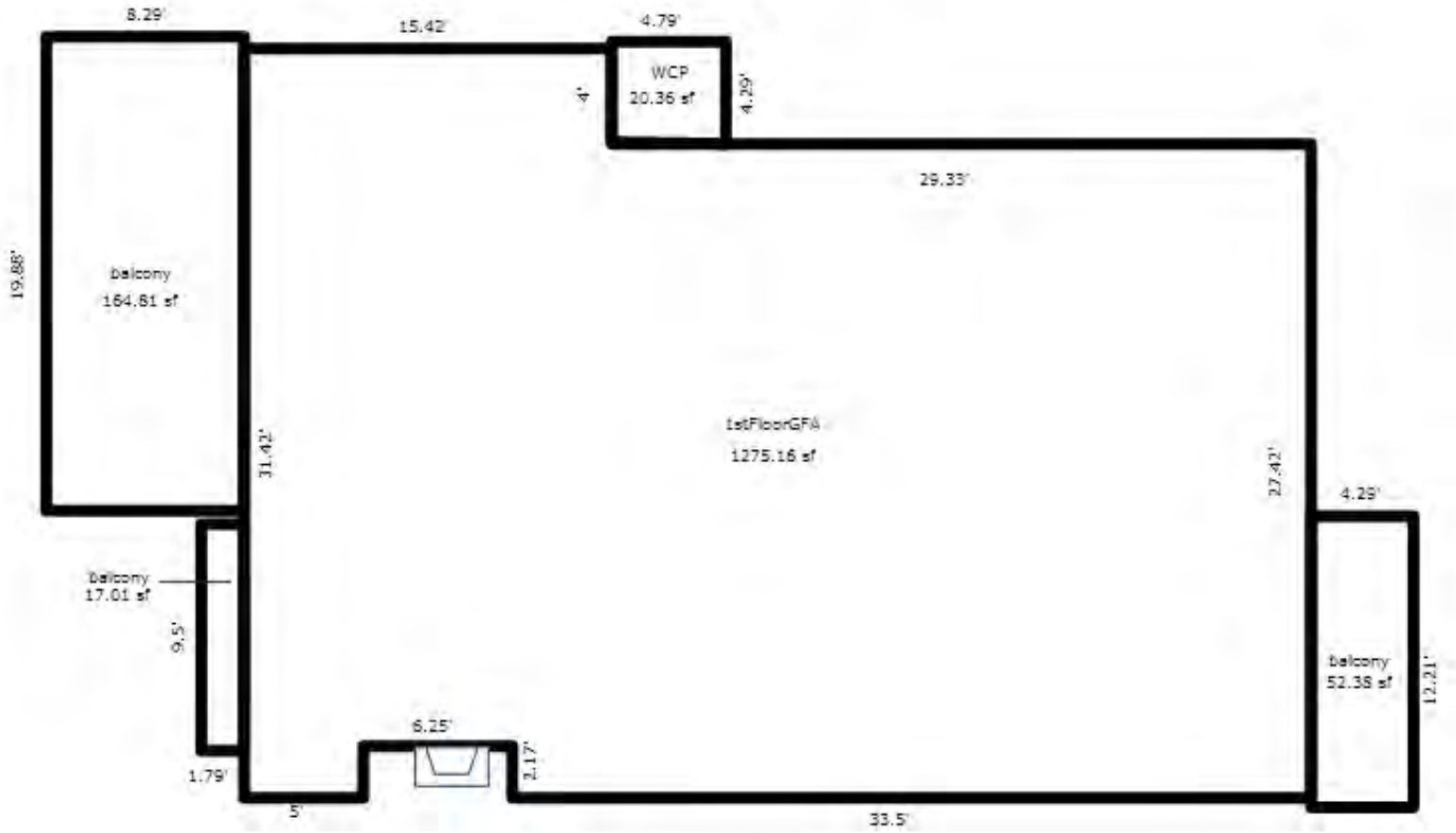
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	207,501	166,002
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			164	5,524	4,419
WPP			52	2,857	2,286
WPP			17	1,013	810
WCP (1 Story)			20	1,766	1,413
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
			Totals:	242,234	193,789

Notes: FINISHED ATTIC 442 SQFT
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,199

*** Information herein deemed reliable but not guaranteed***

BUILDING 2



UNIT 9

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLISS FELIX L TRUST NO 1	BOLAND KEVIN & PAMELA TRUS	330,000	08/28/2019	WD	03-ARM'S LENGTH	2019004781	PROPERTY TRANSFER	100.0
FLISS FELIX L & JANET M	FLISS FELIX L	0	10/12/2005	WD	03-ARM'S LENGTH		REALTOR	0.0
FLISS FELIX L & JANET M	FLISS FELIX L TRUST NO 1	0	11/12/1998	QC	09-FAMILY/RELATED ENTITY	876:58	OTHER	0.0

Property Address

39 LOGGERS RUN

Owner's Name/Address

BOLAND KEVIN & PAMELA TRUST
135 APPLE LN
BRIARCLIFF MANOR NY 10510

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 522,723 TCV/TFA: 497.83

Building Permit(s)	Date	Number	Status
Plumbing	10/07/2020	PP20-0291	100% FINIS
Electrical	10/02/2020	PE20-0498	100% FINIS
Res. Add/Alter/Repair	08/31/2020	PB20-0252	100% FINIS
Res. Add/Alter/Repair	05/19/2016	PB16-0146	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00

0.00 Total Acres Total Est. Land Value = 175,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

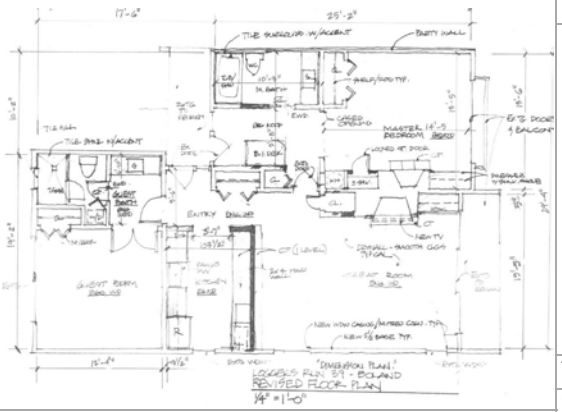
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L213 P816/79 L279 P899/87 L876 P56&58/05 UNIT 10 LOGGERS RUN CONDOMINIUM REC IN L209 PGS 760-796/1ST AMEND REC L213 PGS 689-700/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2 BATH, UPPER UNIT
2BED/2BATH
UPPER LEVEL
DOOR 39,40



Work Description for Permit PP20-0291, Issued 10/07/2020: Residential Add/Alt - Fixture and plbg line replacement : PB20-0252
Work Description for Permit PE20-0498, Issued 10/02/2020: Residential Add/Alteration - Remodel : PB20-0252
Work Description for Permit PB20-0252, Issued 08/31/2020: Residential interior alterations to main floor, 1074 sq.ft.
Work Description for Permit PB16-0146, Issued 05/19/2016: Residential Alteration - remove/replace 2 casement windows & patio slider

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	173,900	261,400			192,849C
2025	80,000	167,300	247,300			187,779C
2024	75,000	171,400	246,400			182,133C
2023	90,000	141,900	231,900			173,460C

Who	When	What
TPC	11/05/2020	INSPECTED
TPC	10/19/2016	INSPECTED
TPC	12/10/2015	INSPECTED

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	2021

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 15
Floor Area: 1,050
Total Base New : 215,309 E.C.F.
Total Depr Cost: 183,012 X 1.900
Estimated T.C.V: 347,723

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

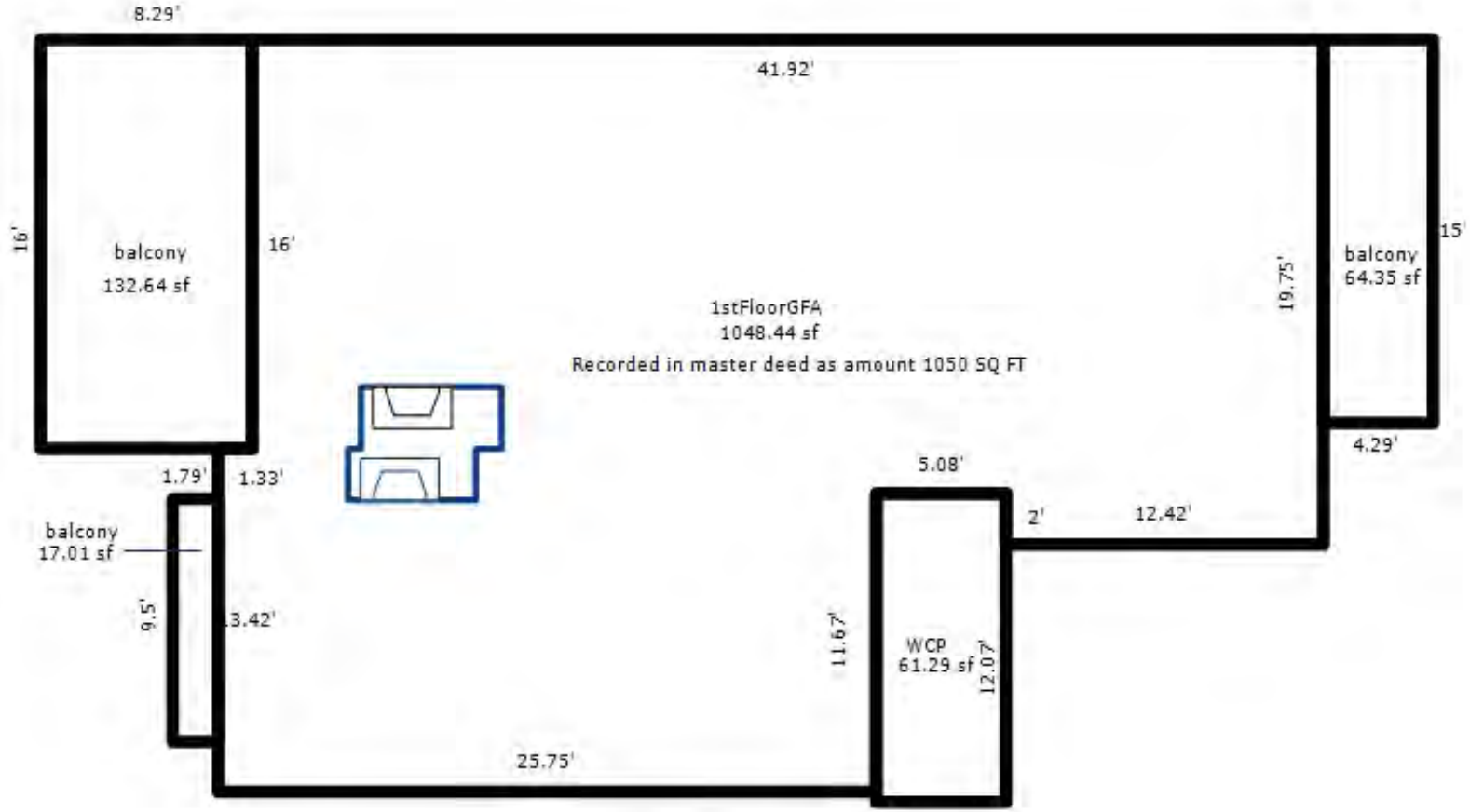
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	146,554
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,816
3 Fixture Bath			1	6,716	5,709
Porches					
WPP			132	4,772	4,056
WCP (1 Story)			61	4,872	4,141
WPP			64	3,255	2,767
WPP			17	1,013	861
Water/Sewer					
Public Water			1	1,914	1,627
Public Sewer			1	1,914	1,627
Built-Ins					
Appliance Allow.			1	3,976	3,380
Fireplaces					
Interior 1 Story			1	6,917	5,879
2nd on Same Stack			1	5,406	4,595
			Totals:	215,309	183,012

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 347,723

*** Information herein deemed reliable but not guaranteed***

BUILDING 2



UNIT 10

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUFFA GASPER JR & THERESA	REIMER JAMES & PORTIA	345,000	08/29/2014	WD	03-ARM'S LENGTH	1207P802	PROPERTY TRANSFER	100.0
BUFFA GASPER JR	BUFFA GASPER JR & THERESA	0	07/02/2009	WD	03-ARM'S LENGTH	2009 1021-398WI	DEED	0.0
BUFFA GASPER JR	BUFFA GASPER JR & THERESA	0	06/15/2009	WD	03-ARM'S LENGTH	2009 1018-33WD	DEED	0.0
BUFFA GASPER JR	BUFFA GASPER JR & THERESA	0	02/03/2009	PTA	33-TO BE DETERMINED	2009 PTA	DEED	0.0

Property Address

33 LOGGERS RUN

Owner's Name/Address

REIMER JAMES & PORTIA
1071 DEVONSHIRE RD
GROSSE POINTE MI 48230

Tax Description

L230 P952 L522 P986/99 L825 P4/04 UNIT 11 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2BATH, LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 33,34

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 502,183 TCV/TFA: 478.27

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units	175000.00000		100		175,00

0.00 Total Acres Total Est. Land Value = 175,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,600	251,100			183,159C
2025	80,000	157,400	237,400			178,344C
2024	75,000	161,300	236,300			172,982C
2023	90,000	133,500	223,500			164,745C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	1999

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,251 E.C.F.
Total Depr Cost: 172,201 X 1.900
Estimated T.C.V: 327,183

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
60	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

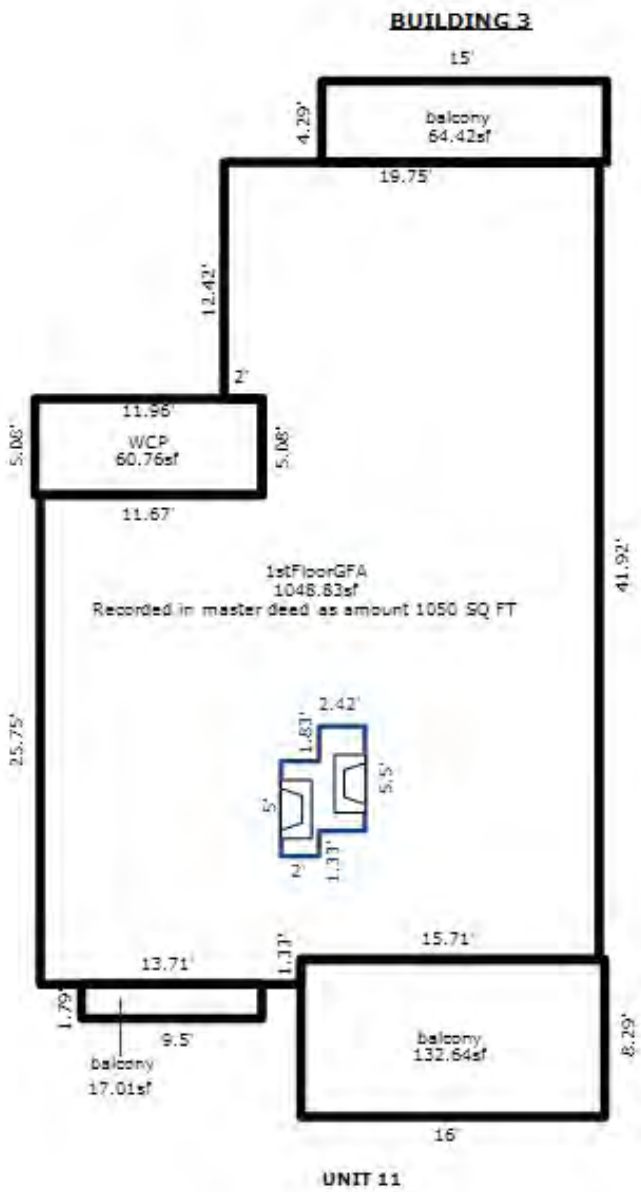
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			132	4,772	3,818
WCP (1 Story)			60	4,814	3,851
WPP			64	3,255	2,604
WPP			17	1,013	810
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
2nd on Same Stack			1	5,406	4,325
			Totals:	215,251	172,201

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,183

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUNT ALLAN H & HABECK ROCH	BOYD MICHAEL AUGUST & HANN	495,000	10/10/2025	WD	03-ARM'S LENGTH	2025004994	PROPERTY TRANSFER	100.0
CONNELLY WILLIAM C TRUST	HUNT ALLAN H & HABECK ROCH	335,000	06/26/2020	WD	03-ARM'S LENGTH	2020004180	PROPERTY TRANSFER	100.0
CONNELLY WILLIAM C	CONNELLY WILLIAM C TRUST	1	09/30/2019	WD	03-ARM'S LENGTH	2019005969	PROPERTY TRANSFER	0.0
LEE	CONNELLY	187,500	06/10/1998	WD	03-ARM'S LENGTH	478:236	PROPERTY TRANSFER	0.0

Property Address

29 LOGGERS RUN

Owner's Name/Address

BOYD MICHAEL AUGUST & HANNA
5 SYCAMORE SPUR
LEETSDALE PA 15056

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 502,272 TCV/TFA: 478.35

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/19/2016	PB16-0147	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units	175000.00000		100		175,00

0.00 Total Acres Total Est. Land Value = 175,000

Work Description for Permit PB16-0147, Issued 05/19/2016: Commercial/Residential Multi-Family Alteration, two story wood frame; Remove/replace patio slider door

Tax Description

L236 P245/83 L305 P750 & 751/89 L478 P236/98 UNIT 12 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2BATH, LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 29,30

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,600	251,100			251,100S
2025	80,000	157,500	237,500			178,457C
2024	75,000	161,300	236,300			173,092C
2023	90,000	133,500	223,500			164,850C

Who	When	What
TPC	09/05/2025	INSPECTED
TPC	01/06/2020	INSPECTED
TPC	10/19/2016	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
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	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

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	Aluminum/Vinyl
	Brick
	Insulation

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	Avg.	X	Avg.
	Few		Small

	Wood Sash
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	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

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	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

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	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

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Joists:
Unsupported Len:
Cntr.Sup:

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X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

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	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,309 E.C.F.
Total Depr Cost: 172,248 X 1.900
Estimated T.C.V: 327,272

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

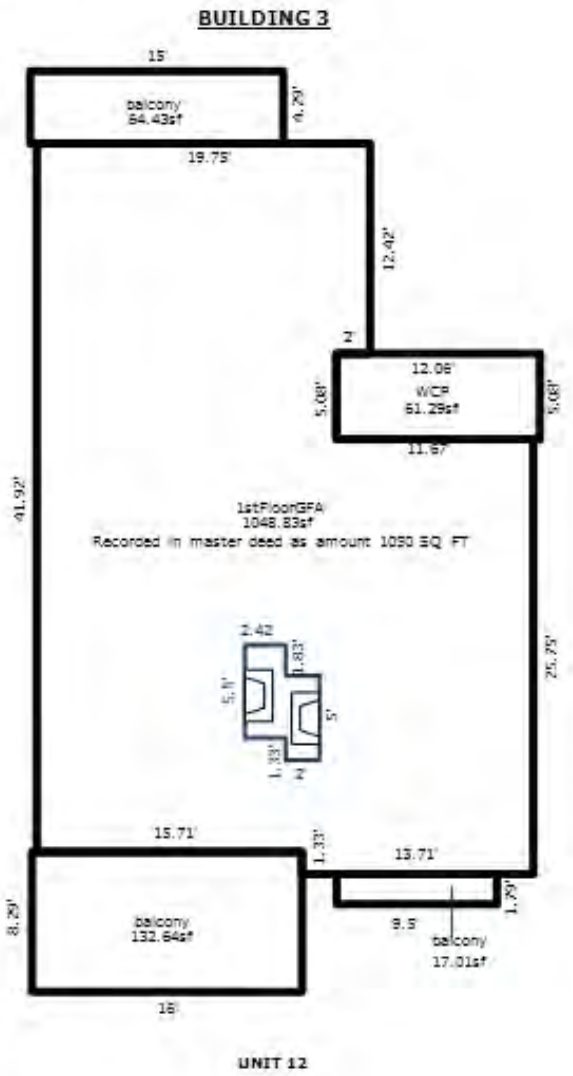
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,709
3 Fixture Bath	1	6,716	5,373
Porches			
WPP	132	4,772	3,818
WCP (1 Story)	61	4,872	3,898
WPP	64	3,255	2,604
WPP	17	1,013	810
Water/Sewer			
Public Water	1	1,914	1,531
Public Sewer	1	1,914	1,531
Built-Ins			
Appliance Allow.	1	3,976	3,181
Fireplaces			
Interior 1 Story	1	6,917	5,534
2nd on Same Stack	1	5,406	4,325
	Totals:	215,309	172,248

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRASATEK	O'BRIEN JAMES J & KING-O'E	210,000	12/04/1997	WD	03-ARM'S LENGTH	460:495	PROPERTY TRANSFER	0.0

Property Address

27 LOGGERS RUN

Owner's Name/Address

KING O'BRIEN KATHLEEN &
O'BRIEN JAMES K
785 BROOKWOOD WALKE
BLOOMFIELD HILLS MI 48304

Tax Description

L20 P1/80 L276 P175/87 L460 P495/97 UNIT 13 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BED/2BATH, LOWER LEVEL
3BED/2BATH
LOWER LEVEL
DOOR 27

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 693,108 TCV/TFA: 543.61

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,00

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	162,500	184,100	346,600			177,016C
2025	162,500	176,500	339,000			172,363C
2024	152,500	181,700	334,200			167,181C
2023	90,000	150,400	240,400			159,220C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,275
Total Base New : 242,175 E.C.F.
Total Depr Cost: 193,741 X 1.900
Estimated T.C.V: 368,108

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
51	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	207,501	166,002
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			163	5,503	4,402
WPP			51	2,819	2,255
WPP			17	1,013	810
WCP (1 Story)			20	1,766	1,413
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
			Totals:	242,175	193,741

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,108

*** Information herein deemed reliable but not guaranteed***

BUILDING 3

UNIT 13

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAPERRIERE JERALD PAUL EST	LAPERRIERE JERALD P & BETH	0	03/24/2025	QC	06-COURT JUDGEMENT	PTA	PROPERTY TRANSFER	0.0
LAPERRIERE JERALD P & BETH	LAPERRIERE JERALD P	0	02/11/2021	QC	09-FAMILY/RELATED ENTITY	2021001938	DEED	0.0
LAPERRIERE JERALD P	LAPERRIERE JERALD & BETH T	0	03/07/2008	WD	09-FAMILY/RELATED ENTITY	977/27	DEED	0.0
LAPERRIERE JERALD & BETH T	LAPERRIERE JERALD P & BETH	0	02/11/2008	QC	09-FAMILY/RELATED ENTITY	1360P684	OTHER	0.0

Property Address

35 LOGGERS RUN

Owner's Name/Address

LAPERRIERE JERALD P & BETH L TRUST
3527 EASTBOURNE
TROY MI 48084

Tax Description

L216 P413 L294 P403 L433 P337/96 UNIT 14 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BED/2BATH, UPPER LEVEL
2BED/2BATH
UPPER LEVEL
DOOR 35,36

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 502,183 TCV/TFA: 478.27

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00

0.00 Total Acres Total Est. Land Value = 175,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,600	251,100			141,366C
2025	80,000	157,400	237,400			137,650C
2024	75,000	161,300	236,300			133,512C
2023	90,000	133,500	223,500			127,155C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,251 E.C.F.
Total Depr Cost: 172,201 X 1.900
Estimated T.C.V: 327,183

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
60	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

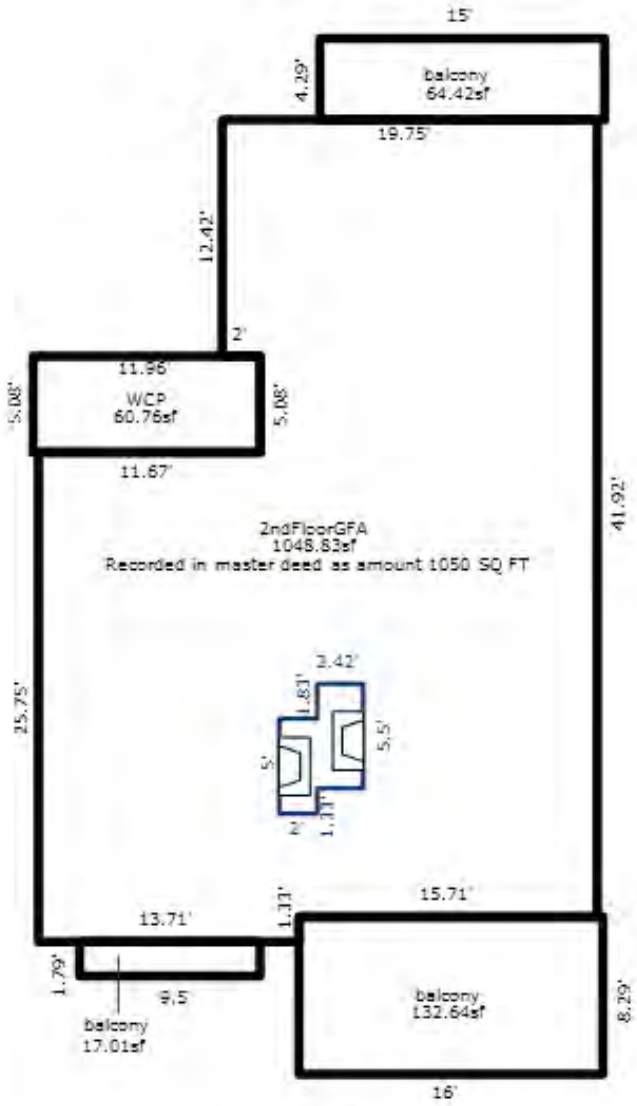
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			132	4,772	3,818
WCP (1 Story)			60	4,814	3,851
WPP			64	3,255	2,604
WPP			17	1,013	810
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
2nd on Same Stack			1	5,406	4,325
			Totals:	215,251	172,201

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,183

*** Information herein deemed reliable but not guaranteed***

BUILDING 3



UNIT 14

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LARSON CURTIS & JULIE H TR	BULAT SUZANNE R TRUST	470,500	08/16/2024	WD	03-ARM'S LENGTH	2024004171	PROPERTY TRANSFER	100.0
LARSON CURTIS C & JULIE A	LARSON CURTIS & JULIE TRUS	0	03/27/2013	WD	03-ARM'S LENGTH	1160P255	OTHER	0.0
ROCHEN PHYLLIS H	LARSON CURTIS C & JULIE A	350,000	09/03/2003	WD	03-ARM'S LENGTH	761:410	OTHER	100.0

Property Address

31 LOGGERS RUN

Owner's Name/Address

BULAT SUZANNE R TRUST
4514 OAK BROOK DR 55
SMYRNA GA 30082

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 502,272 TCV/TFA: 478.35

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00
			0.00 Total Acres		Total Est. Land Value =			175,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L311 P513 L367 P262 L377 P953/93 L761 P410/03 UNIT 15 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BED/2BATH, UPPER LEVEL
2BED/2BATH
UPPER LEVEL
DOOR 31,32

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,600	251,100			243,912C
2025	80,000	157,500	237,500			237,500S
2024	75,000	161,300	236,300			173,092C
2023	90,000	133,500	223,500			164,850C

Who	When	What
TPC	06/17/2024	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,309 E.C.F.
Total Depr Cost: 172,248 X 1.900
Estimated T.C.V: 327,272

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

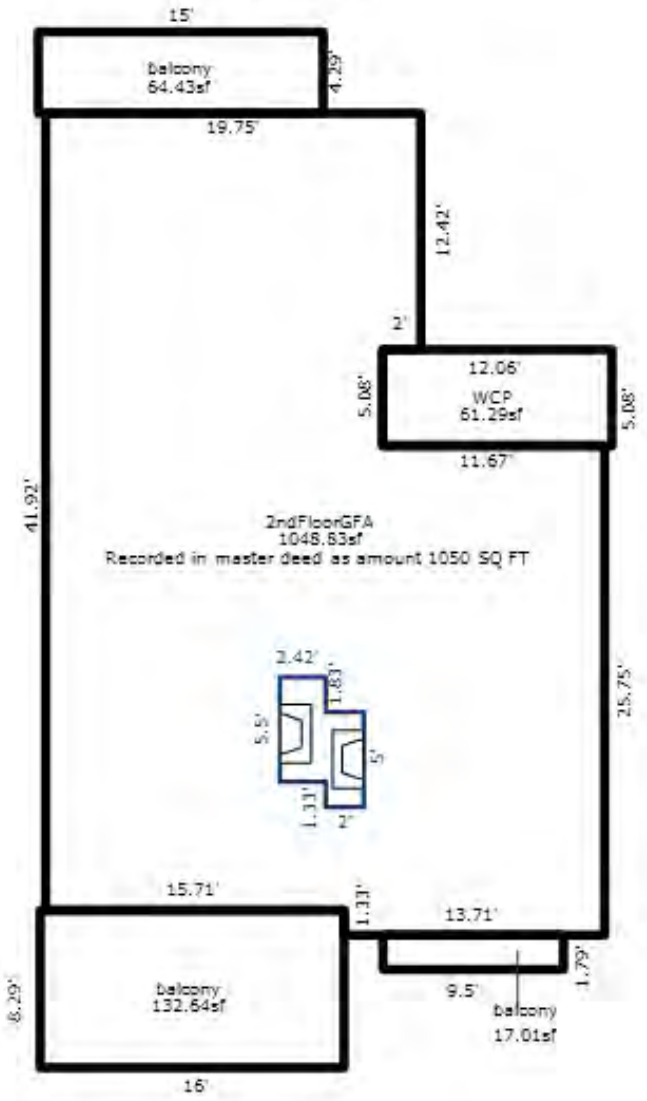
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			132	4,772	3,818
WCP (1 Story)			61	4,872	3,898
WPP			64	3,255	2,604
WPP			17	1,013	810
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
2nd on Same Stack			1	5,406	4,325
			Totals:	215,309	172,248

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

*** Information herein deemed reliable but not guaranteed***

BUILDING 3



UNIT 15

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-016-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAVES CRAIG J	REICHENBACHER MARK & PEARC	700,000	10/31/2023	WD	03-ARM'S LENGTH	2023004874	PROPERTY TRANSFER	100.0
RAUBOLT	GRAVES	139,000	11/30/1990	WD	03-ARM'S LENGTH	318:437	OTHER	0.0

Property Address

28 LOGGERS RUN

Owner's Name/Address

REICHENBACHER MARK & PEARCE LISA
2312 DEVONSHIRE
ANN ARBOR MI 48104

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 702,307 TCV/TFA: 550.83

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,00
			0.00 Total Acres		Total Est. Land Value =			325,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L301 P169 L318 P437-438/90 L428 P64/96 L886 P34/05 UNIT 16 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM/2BATH, UPPER LEVEL
3BED/2BATH
UPPER LEVEL
DOOR 28

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	162,500	188,700	351,200			351,200S
2025	162,500	180,900	343,400			343,400S
2024	152,500	186,200	338,700			338,700S
2023	90,000	150,400	240,400			123,366C

Who	When	What
TPC	09/01/2023	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	2018

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 18
Floor Area: 1,275
Total Base New : 242,175 E.C.F.
Total Depr Cost: 198,583 X 1.900
Estimated T.C.V: 377,307

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
51	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

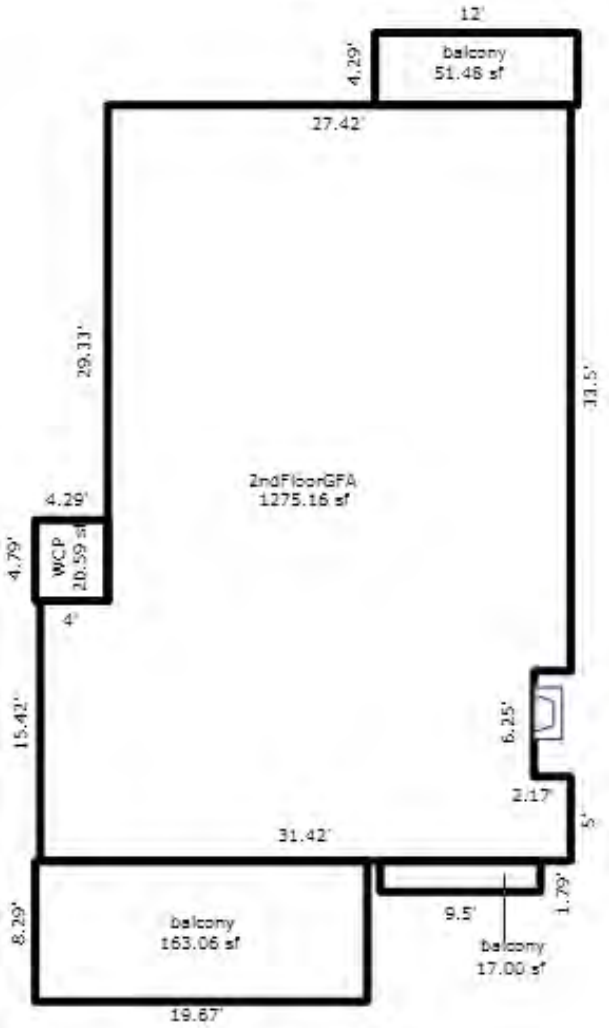
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	207,501	170,151

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,752
3 Fixture Bath	1	6,716	5,507
Porches			
WPP	163	5,503	4,512
WPP	51	2,819	2,312
WPP	17	1,013	831
WCP (1 Story)	20	1,766	1,448
Water/Sewer			
Public Water	1	1,914	1,569
Public Sewer	1	1,914	1,569
Built-Ins			
Appliance Allow.	1	3,976	3,260
Fireplaces			
Interior 1 Story	1	6,917	5,672
	Totals:	242,175	198,583

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 377,307

*** Information herein deemed reliable but not guaranteed***

BUILDING 3



UNIT 16

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-017-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
UNITED STATES OF AMERICA	KOST JAMES J & ALLEN-KOST	302,300	06/22/2017	CD	11-FROM LENDING INSTITUTI	1300P94	PROPERTY TRANSFER	100.0
SARNOWSKI SANDRA L	UNITED STATES OF AMERICA	0	10/11/2016	WD	03-ARM'S LENGTH	1283P886	DEED	100.0

Property Address

23 LOGGERS RUN

Owner's Name/Address

KOST JAMES J & ALLEN-KOST LISA C
4610 WELLINGOTN
OKEMOS MI 48864

Tax Description

L271 P247 L409 P804/95 UNIT 17 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BED/2BATH LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 23,24

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 512,541 TCV/TFA: 488.13

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	07/19/2017	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00

0.00 Total Acres Total Est. Land Value = 175,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	168,800	256,300			183,159C
2025	80,000	162,100	242,100			178,344C
2024	75,000	161,300	236,300			172,982C
2023	90,000	133,500	223,500			164,745C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1050 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 222,066 E.C.F.
Total Depr Cost: 177,653 X 1.900
Estimated T.C.V: 337,541

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
60	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

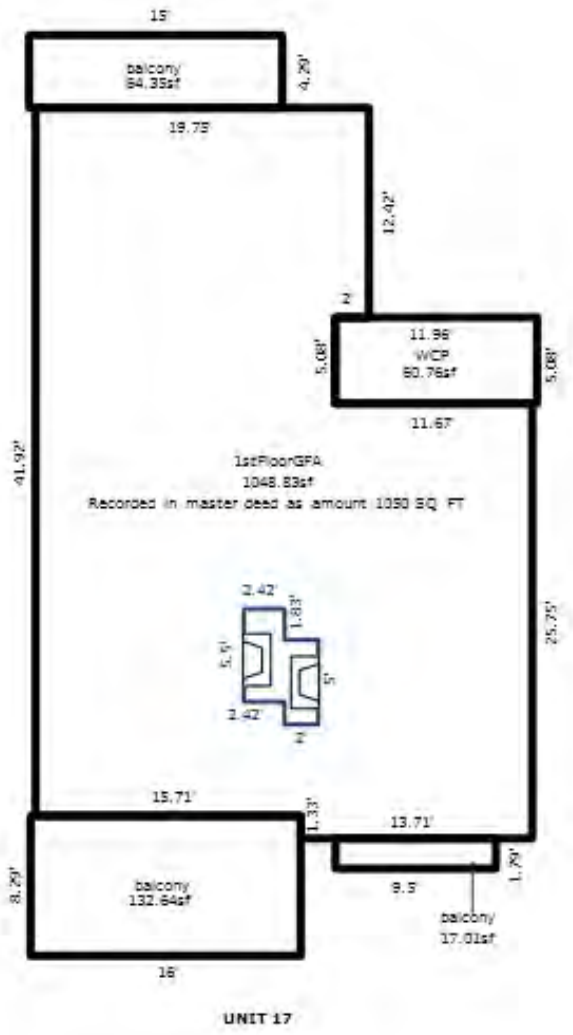
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,050		
			Total:	179,233	143,386
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			132	4,772	3,818
WCP (1 Story)			60	4,814	3,851
WPP			64	3,255	2,604
WPP			17	1,013	810
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
2nd on Same Stack			1	5,406	4,325
			Totals:	222,066	177,653

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 337,541

*** Information herein deemed reliable but not guaranteed***

BUILDING 4



UNIT 17

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-018-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HINTZEN VALERIE	HINTZEN ERICH H & VALERIE	0	09/23/2025	WD	14-INTO/OUT OF TRUST	2025004866	PROPERTY TRANSFER	0.0
ZBANEK LARRY E & DONNA M	HINTZEN VALERIE	310,000	11/08/2013	WD	03-ARM'S LENGTH	1184P196	PROPERTY TRANSFER	100.0
SEITZ	ZBANEK	110,000	10/14/1991	WD	03-ARM'S LENGTH	330:419	PROPERTY TRANSFER	0.0

Property Address
19 LOGGERS RUN

Owner's Name/Address
HINTZEN ERICH H & VALERIE L TRUST
817 WASHINGTON RD
GROSSE POINTE MI 48230

Class: RESIDENTIAL CONDOM Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2026 Est TCV 502,350 TCV/TFA: 478.43

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00

0.00 Total Acres Total Est. Land Value = 175,000

Tax Description
L265 P488/86 L330 P419/91 UNIT 18 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences
2BDRM/2BATH LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 19,20

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,700	251,200			183,275C
2025	80,000	157,500	237,500			178,457C
2024	75,000	161,400	236,400			173,092C
2023	90,000	133,500	223,500			164,850C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,361 E.C.F.
Total Depr Cost: 172,289 X 1.900
Estimated T.C.V: 327,350

(16) Porches/Decks

Area	Type
134	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,709
3 Fixture Bath	1	6,716	5,373
Porches			
WPP	134	4,824	3,859
WCP (1 Story)	61	4,872	3,898
WPP	64	3,255	2,604
WPP	17	1,013	810
Water/Sewer			
Public Water	1	1,914	1,531
Public Sewer	1	1,914	1,531
Built-Ins			
Appliance Allow.	1	3,976	3,181
Fireplaces			
Interior 1 Story	1	6,917	5,534
2nd on Same Stack	1	5,406	4,325
	Totals:	215,361	172,289

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,350

*** Information herein deemed reliable but not guaranteed***

BUILDING 4

UNIT 19

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-019-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DILLON WILLIAM P & RITA A	DILLON WILLIAM P TRUST	0	08/13/2024	WD	09-FAMILY/RELATED ENTITY	2024004376	PROPERTY TRANSFER	0.0

Property Address

15 LOGGERS RUN

Owner's Name/Address

DILLON WILLIAM P TRUST
1562 WATERS EDGE CT
WIXOM MI 48393

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 502,272 TCV/TFA: 478.35

Building Permit(s)	Date	Number	Status
Mechanical	01/22/2013	PM13-0040	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Tax Description

L270 P85/86 UNIT 19 LOGGERS RUN CONDOMINIUM REC IN L209 P760-769/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM/2BATH LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 15,16

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00
			0.00 Total Acres		Total Est. Land Value =			175,000

Work Description for Permit PM13-0040, Issued 01/22/2013: Residential Alteration - Furnace

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,600	251,100			126,601C
2025	80,000	157,500	237,500			123,273C
2024	75,000	161,300	236,300			119,567C
2023	90,000	133,500	223,500			113,874C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,309 E.C.F.
Total Depr Cost: 172,248 X 1.900
Estimated T.C.V: 327,272

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

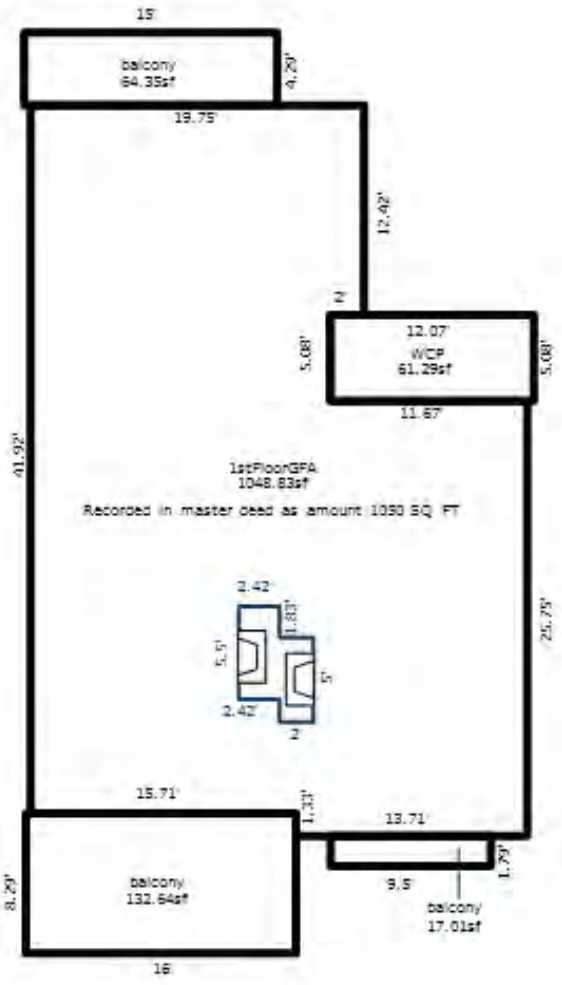
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			132	4,772	3,818
WCP (1 Story)			61	4,872	3,898
WPP			64	3,255	2,604
WPP			17	1,013	810
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
2nd on Same Stack			1	5,406	4,325
			Totals:	215,309	172,248

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

*** Information herein deemed reliable but not guaranteed***

BUILDING 4



UNIT 19

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-020-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRAWMER WILLIAM R & ANDREA	STAWICK LAURENCE E & PAULA	409,500	06/28/2005	WD	03-ARM'S LENGTH	859:957	OTHER	100.0
BERCU	CRAWMER	293,500	09/30/2002	WD	03-ARM'S LENGTH	671:45	PROPERTY TRANSFER	0.0

Property Address

11 LOGGERS RUN

Owner's Name/Address

STAWICK LAURENCE E & PAULA P
31515 BELLVINE TRL
BEVERLY HILLS MI 48025

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 502,261 TCV/TFA: 478.34

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00
			0.00 Total Acres		Total Est. Land Value =			175,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L237 P19/83 L671 P45-48/02 L859 P957/05 L859 P957/05 UNIT 20 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM/2BATH, END - LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 11,12

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,600	251,100			183,275C
2025	80,000	157,500	237,500			178,457C
2024	75,000	161,300	236,300			173,092C
2023	90,000	133,500	223,500			164,850C

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,303 E.C.F.
Total Depr Cost: 172,242 X 1.900
Estimated T.C.V: 327,261

(16) Porches/Decks

Area	Type
134	WPP
17	WPP
60	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

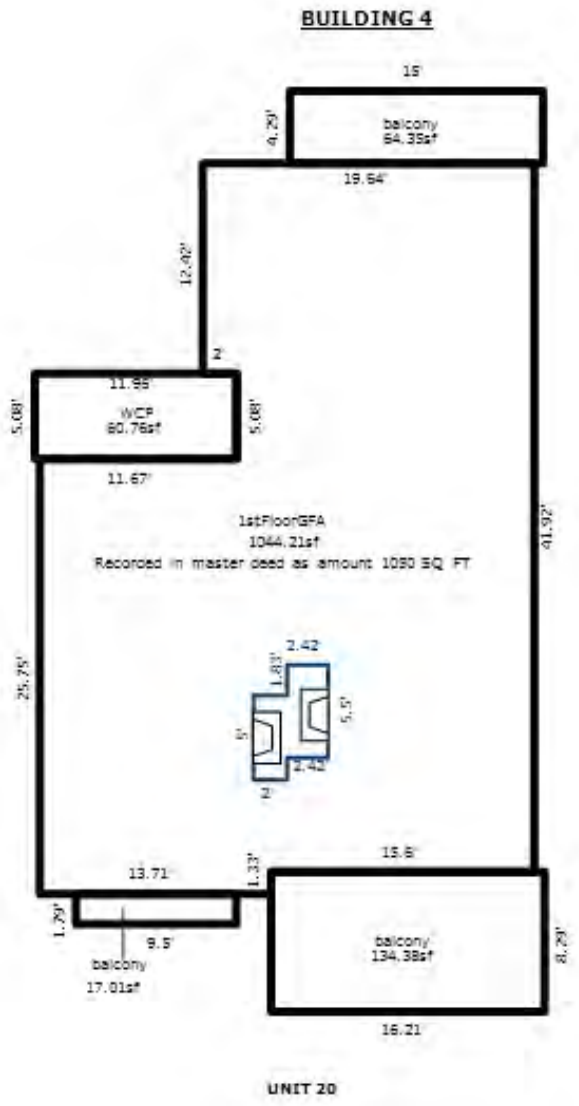
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			134	4,824	3,859
WCP (1 Story)			60	4,814	3,851
WPP			64	3,255	2,604
WPP			17	1,013	810
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
2nd on Same Stack			1	5,406	4,325
			Totals:	215,303	172,242

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,261

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-021-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPINK GORDON C & JANE M TR	JONES ROBERT COLE &	487,500	08/13/2024	WD	03-ARM'S LENGTH	2024004605	PROPERTY TRANSFER	100.0
SPINK GORDON C & JANE F	SPINK GORDON C & JANE M TR	0	03/20/2014	QC	09-FAMILY/RELATED ENTITY	1193P956	PROPERTY TRANSFER	0.0

Property Address

25 LOGGERS RUN

Owner's Name/Address

JONES ROBERT COLE &
JONES MEGAN DEVINE
3109 N SAWYER AVE
CHICAGO IL 60618

Tax Description

L218 P814/80 L272 P48/87 UNIT 21 LOGGERS RUN CONDOMINIUM REC IN L209 P760-769/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2BATH, END UNIT - UPPER
2BED/2BATH
UPPER LEVEL
DOOR 25,26

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 502,183 TCV/TFA: 478.27

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	08/13/2024	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00

0.00 Total Acres Total Est. Land Value = 175,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,600	251,100			243,809C
2025	80,000	157,400	237,400			237,400S
2024	75,000	161,300	236,300			119,567C
2023	90,000	133,500	223,500			113,874C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,251 E.C.F.
Total Depr Cost: 172,201 X 1.900
Estimated T.C.V: 327,183

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
60	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

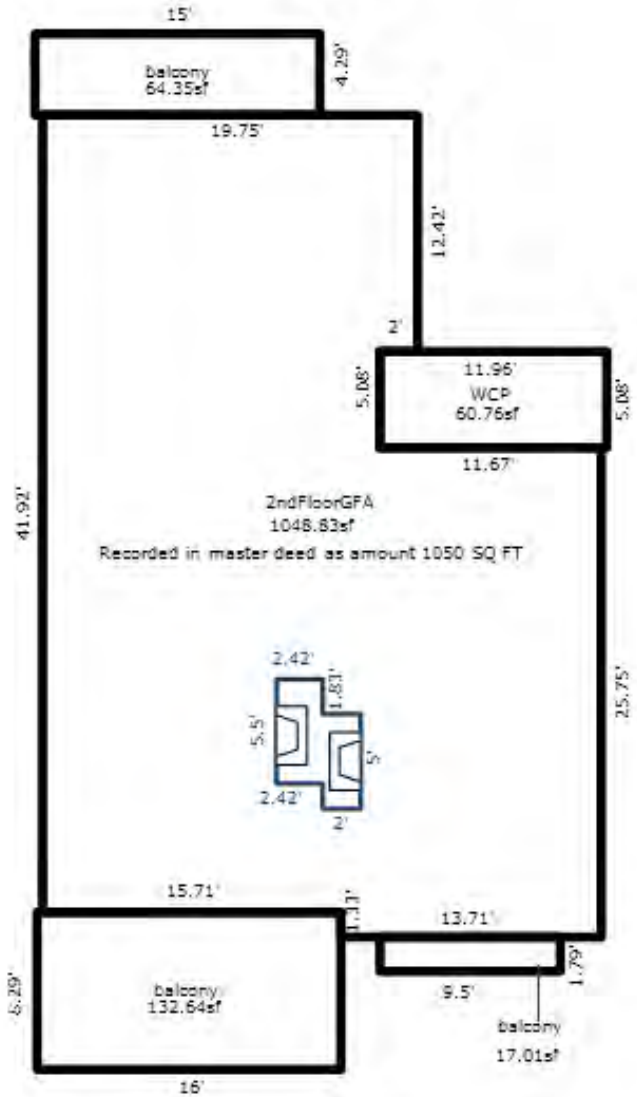
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,709
3 Fixture Bath	1	6,716	5,373
Porches			
WPP	132	4,772	3,818
WCP (1 Story)	60	4,814	3,851
WPP	64	3,255	2,604
WPP	17	1,013	810
Water/Sewer			
Public Water	1	1,914	1,531
Public Sewer	1	1,914	1,531
Built-Ins			
Appliance Allow.	1	3,976	3,181
Fireplaces			
Interior 1 Story	1	6,917	5,534
2nd on Same Stack	1	5,406	4,325
	Totals:	215,251	172,201

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,183

*** Information herein deemed reliable but not guaranteed***

BUILDING 4



UNIT 21

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-022-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORIBOON	BODELL	160,000	08/09/1996	WD	03-ARM'S LENGTH	428:176	OTHER	0.0

Property Address

21 LOGGERS RUN

Owner's Name/Address

BODELL TIMOTHY J & DIANNE M
13068 PORTSMOUTH CROSSING
PLYMOUTH MI 48170

Tax Description

L228 P193 L233 P968/82 L428 P176/96 .
UNIT 22 LOGGERS RUN CONDOMINIUM REC IN
L209 P760-796/2ND AMEND REC L215
P941-954/L909 P62-92/L926 P763-797 SEC 14
T29N R14W.

Comments/Influences

2BED/2BATH UPPER LEVEL
2BED/2BATH
UPPER LEVEL
DOOR 21,22
STREET ADDRESS 5260 LOGERS RUN

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2026 Est TCV 502,350 TCV/TFA: 478.43

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00

0.00 Total Acres Total Est. Land Value = 175,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,700	251,200			141,366C
2025	80,000	157,500	237,500			137,650C
2024	75,000	161,400	236,400			133,512C
2023	90,000	133,500	223,500			127,155C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,361 E.C.F.
Total Depr Cost: 172,289 X 1.900
Estimated T.C.V: 327,350

(16) Porches/Decks

Area	Type
134	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

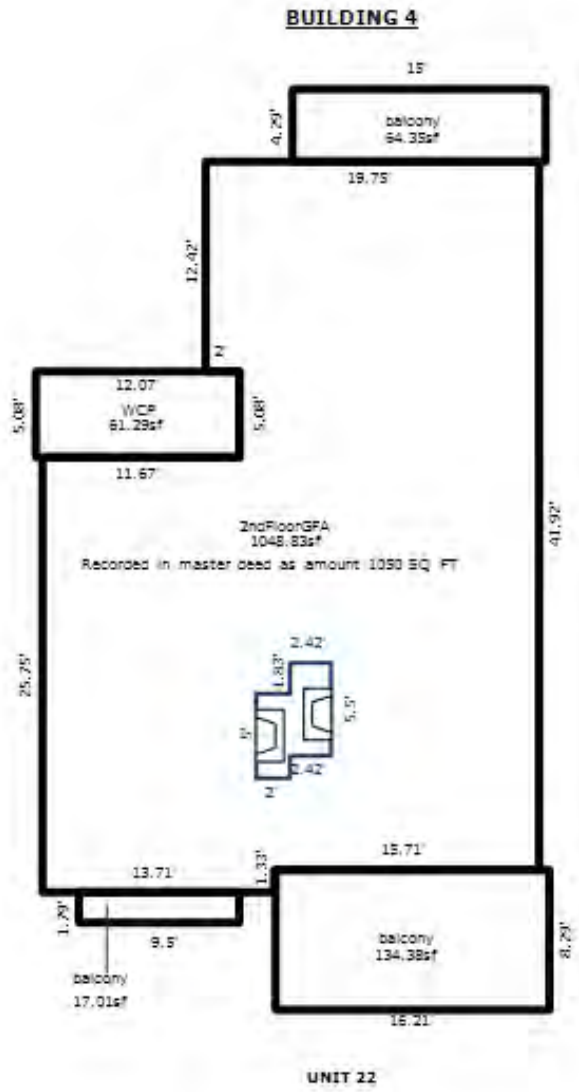
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,709
3 Fixture Bath	1	6,716	5,373
Porches			
WPP	134	4,824	3,859
WCP (1 Story)	61	4,872	3,898
WPP	64	3,255	2,604
WPP	17	1,013	810
Water/Sewer			
Public Water	1	1,914	1,531
Public Sewer	1	1,914	1,531
Built-Ins			
Appliance Allow.	1	3,976	3,181
Fireplaces			
Interior 1 Story	1	6,917	5,534
2nd on Same Stack	1	5,406	4,325
	Totals:	215,361	172,289

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,350

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-023-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TIERNEY	KUBERT	260,000	09/24/1999	WD	03-ARM'S LENGTH	524:218	OTHER	0.0

Property Address

17 LOGGERS RUN

Owner's Name/Address

KUBERT ARTHUR J & KIM REIMOLD
45471 WEST NINE MILE RD
NOVI MI 48374

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 502,272 TCV/TFA: 478.35

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00

0.00 Total Acres Total Est. Land Value = 175,000

Tax Description

L292 P631 L524 P218/99 UNIT 23 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-66/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2BATH, UPPER L + FINISHED ATTIC 331 SQ FT LOFT IS ACCESSED BY LADDER - 4TH AMENDMENT TO MASTER DEED % OF VALUE 3.8615 3RD HIGHEST. DOOR 42 UNIT 9 @ 4.7816%, DOOR 46 UNIT 4 @ 4.725%. OTHERS AT 3.6096 AND 2.9727
2BED/2BATH

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,600	251,100			183,275C
2025	80,000	157,500	237,500			178,457C
2024	75,000	161,300	236,300			173,092C
2023	90,000	133,500	223,500			164,850C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

331	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,309 E.C.F.
Total Depr Cost: 172,248 X 1.900
Estimated T.C.V: 327,272

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

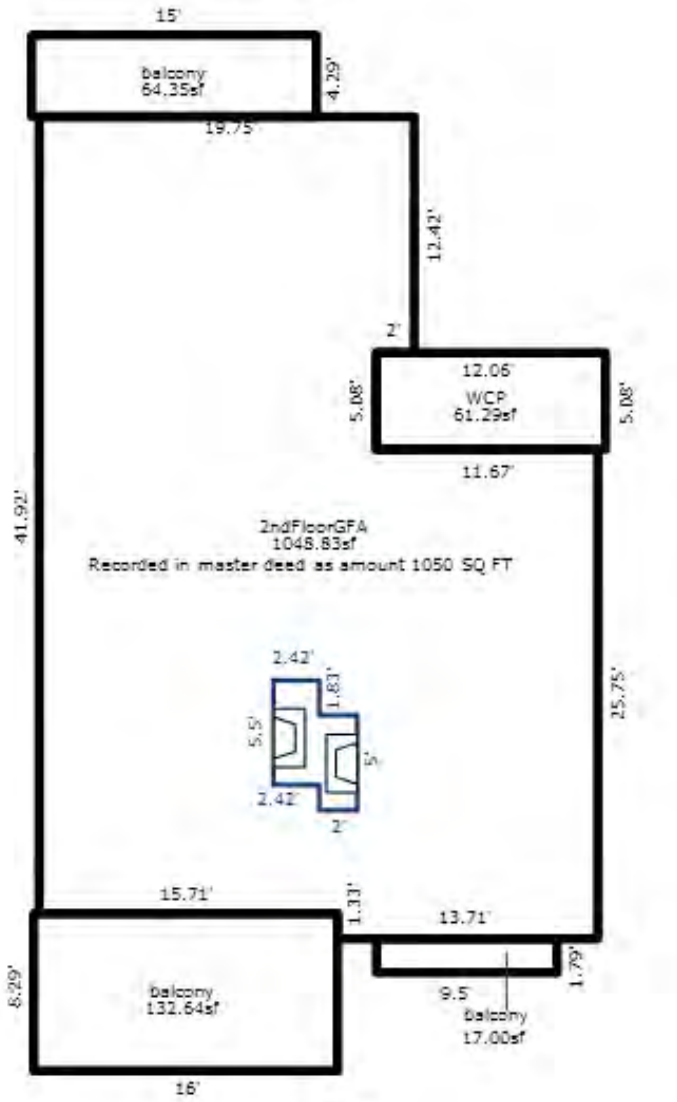
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			132	4,772	3,818
WCP (1 Story)			61	4,872	3,898
WPP			64	3,255	2,604
WPP			17	1,013	810
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
2nd on Same Stack			1	5,406	4,325
			Totals:	215,309	172,248

Notes: 331 SQ FT ATTIC LOFT IS ACCESSED BY LADDER - POSTED AS BASEMENT TRIM
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

*** Information herein deemed reliable but not guaranteed***

BUILDING 4



UNIT 23

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-024-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN CATHY ET AL	CRANSON JEFFREY D & ELIZAE	477,500	05/04/2022	WD	03-ARM'S LENGTH	2022002774	PROPERTY TRANSFER	100.0

Property Address

13 LOGGERS RUN

Owner's Name/Address

CRANSON JEFFREY D & ELIZABETH M
2618 COLLEGE AVE NE
GRAND RAPIDS MI 49505

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 502,261 TCV/TFA: 478.34

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00
			0.00 Total Acres		Total Est. Land Value =			175,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

DC 505/656-99 L536 P759/00 L564 P690/01 L216 P890/80 2007 INT COMBINED (024-01 & 024-02) UNIT 24 LOGGERS RUN CONDOMINIUM REC IN L209 P760-769/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 UNDIVIDED INTEREST EACH TO: BAIBAK LAURENCE M & CAROL H/W & BAIBAK GEORGE J & JEANNINE H/W & MARTIN ROBERT & CATHERINE ANN H/W & GOODMAN EDWARD & MARY PAT H/W SEC 14 T29N R14W.

Comments/Influences

2BDRM/2BATH UPPER LEVEL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,600	251,100			243,912C
2025	80,000	157,500	237,500			237,500S
2024	75,000	161,300	236,300			234,675C
2023	90,000	133,500	223,500			223,500S

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,303 E.C.F.
Total Depr Cost: 172,242 X 1.900
Estimated T.C.V: 327,261

(16) Porches/Decks

Area	Type
134	WPP
17	WPP
60	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

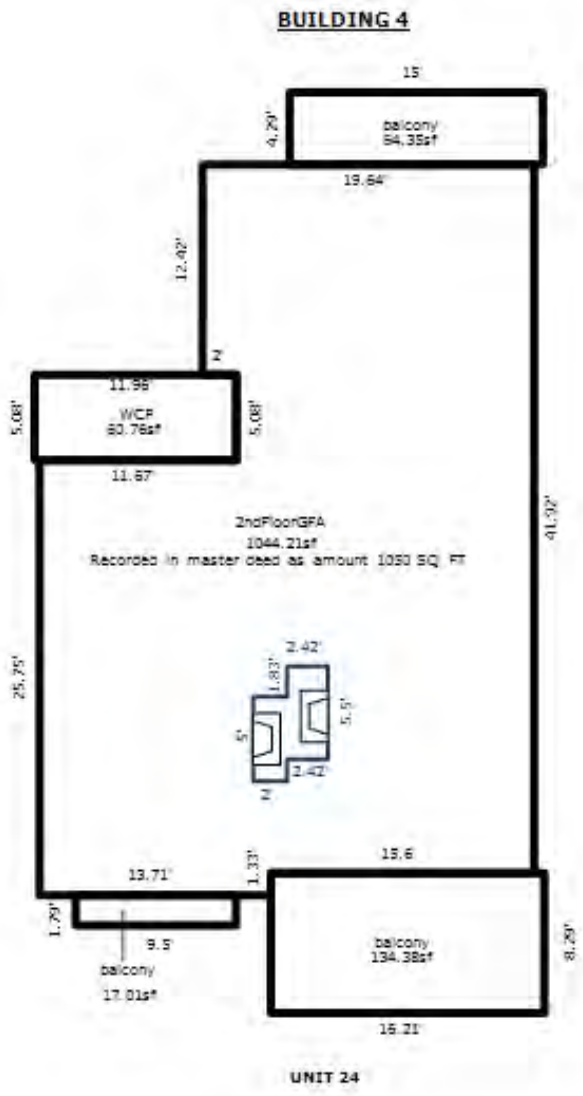
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			134	4,824	3,859
WCP (1 Story)			60	4,814	3,851
WPP			64	3,255	2,604
WPP			17	1,013	810
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
2nd on Same Stack			1	5,406	4,325
			Totals:	215,303	172,242

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,261

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-025-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCKENZIE KRISTI LIVING TRU	KRYSKA WILLIAM & LYNN	682,000	12/01/2025	WD	03-ARM'S LENGTH	2025005678	PROPERTY TRANSFER	100.0
MCKENZIE KRISTI	MCKENZIE KRISTI LIVING TRU	1	10/23/2013	QC	09-FAMILY/RELATED ENTITY	1181P817	PROPERTY TRANSFER	0.0
KURAS PROPERTIES	KENZIE ROBERT K JR & KRIST	99,900	06/05/1980	WD	03-ARM'S LENGTH	216P704	DEED	0.0

Property Address

9 LOGGERS RUN

Owner's Name/Address

KRYSKA WILLIAM & LYNN
2356 ALDER CT
ANN ARBOR MI 48103

Tax Description

L216 P704/80 L324 P579/91 UNIT 25 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM/2BATH
3BED/2BATH
LOWER LEVEL
DOOR 9

Class: RESIDENTIAL CONDOM Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17,16
2026 Est TCV 695,303 TCV/TFA: 545.34

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,00

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	162,500	185,200	347,700			347,700S
2025	162,500	177,600	340,100			133,549C
2024	152,500	182,700	335,200			129,534C
2023	90,000	151,200	241,200			123,366C

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,275
Total Base New : 243,618 E.C.F.
Total Depr Cost: 194,896 X 1.900
Estimated T.C.V: 370,303

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
51	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

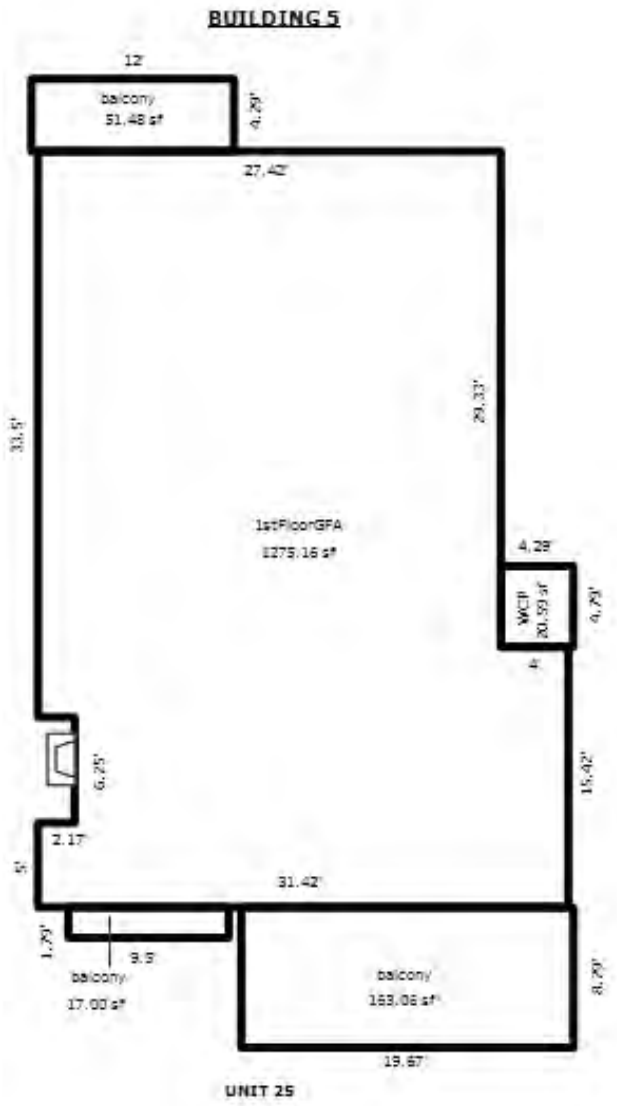
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	207,501	166,002
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			163	5,503	4,402
WCP (1 Story)			51	4,262	3,410
WPP			17	1,013	810
WCP (1 Story)			20	1,766	1,413
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
			Totals:	243,618	194,896

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 370,303

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-026-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EVERSOLE LONNIE JR & THERE	EVERSOLE LONNIE JR & THERE	0	09/02/2025	QC	15-LADY BIRD	2025004457	DEED	0.0
DECOURCY KIM G TRUST	EVERSOLE LONNIE JR & THERE	475,000	09/14/2023	WD	03-ARM'S LENGTH	2023004095	PROPERTY TRANSFER	100.0
DECOURCY KIM G	DECOURCY KIM G TRUST	0	04/26/2010	QC	09-FAMILY/RELATED ENTITY	2010 1048_75QC	DEED	0.0
GLUCK	DECOURCY	127,000	05/23/1990	WD	03-ARM'S LENGTH	311:639	OTHER	0.0

Property Address

5 LOGGERS RUN

Owner's Name/Address

EVERSOLE LONNIE JR & THERESA L
3707 RENOIR PL
CINCINNATI OH 45241

Tax Description

L255 P676 L311 P639/90 L332 P371/91 UNIT 26 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM/2BATH LOWER LEVEL
2BED/2BATH
LOWER LEVEL
DOOR 5,6

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County of Leelanau, Michigan

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 502,272 TCV/TFA: 478.35

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	05/22/2023	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00

0.00 Total Acres Total Est. Land Value = 175,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,600	251,100			243,912C
2025	80,000	157,500	237,500			237,500S
2024	75,000	161,300	236,300			236,300S
2023	90,000	133,500	223,500			113,874C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	2018

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,309 E.C.F.
Total Depr Cost: 172,248 X 1.900
Estimated T.C.V: 327,272

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

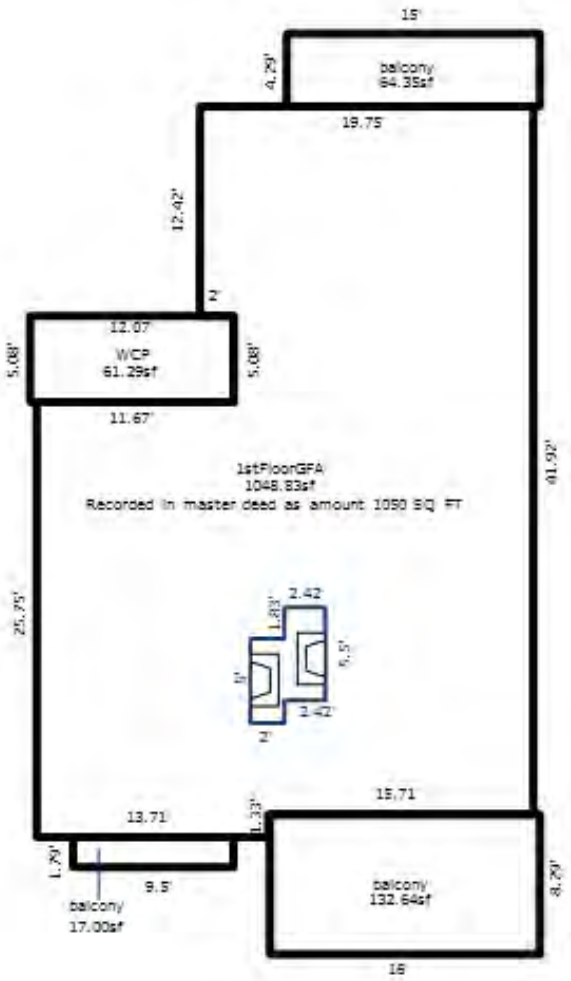
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,709
3 Fixture Bath	1	6,716	5,373
Porches			
WPP	132	4,772	3,818
WCP (1 Story)	61	4,872	3,898
WPP	64	3,255	2,604
WPP	17	1,013	810
Water/Sewer			
Public Water	1	1,914	1,531
Public Sewer	1	1,914	1,531
Built-Ins			
Appliance Allow.	1	3,976	3,181
Fireplaces			
Interior 1 Story	1	6,917	5,534
2nd on Same Stack	1	5,406	4,325
	Totals:	215,309	172,248

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

*** Information herein deemed reliable but not guaranteed***

BUILDING 5



UNIT 26

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-027-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GERSTENBERGER JEFFREY S &	GERSTENBERGER JEFFREY S &	0	01/08/2026	WD	15-LADY BIRD	2026000315	DEED	0.0
GERSTENBERGER JEFFREY S	GERSTENBERGER JEFFREY S &	0	10/18/2013	QC	09-FAMILY/RELATED ENTITY	1182P526	OTHER	0.0
CARROLL ROBERT W & JANICE	GERSTENBERGER JEFFREY S	360,000	10/18/2013	WD	03-ARM'S LENGTH	1182P523	PROPERTY TRANSFER	100.0
ANDERSON JAMES L LIVING TR	CARROLL ROBERT W & JANICE	390,000	11/19/2007	WD	03-ARM'S LENGTH	960:765	PROPERTY TRANSFER	100.0

Property Address

1 LOGGERS RUN

Owner's Name/Address

GERSTENBERGER JEFFREY S & JULIE K
116 PARKLANDS DR
ROCHESTER NY 14616-2048

Tax Description

L272 P671 L344 P722/92 L555 P25/00 L840 P422/05 UNIT 27 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM/2BATH
2BED/2BATH
LOWER LEVEL
DOOR 1,2

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Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16 & 17

2026 Est TCV 522,723 TCV/TFA: 497.83

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU	1050 SF		1 Units		175000.00000	100		175,00

0.00 Total Acres Total Est. Land Value = 175,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	173,900	261,400			192,849C
2025	80,000	167,300	247,300			187,779C
2024	75,000	171,400	246,400			182,133C
2023	90,000	141,900	231,900			173,460C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 15
Floor Area: 1,050
Total Base New : 215,309 E.C.F.
Total Depr Cost: 183,012 X 1.900
Estimated T.C.V: 347,723

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

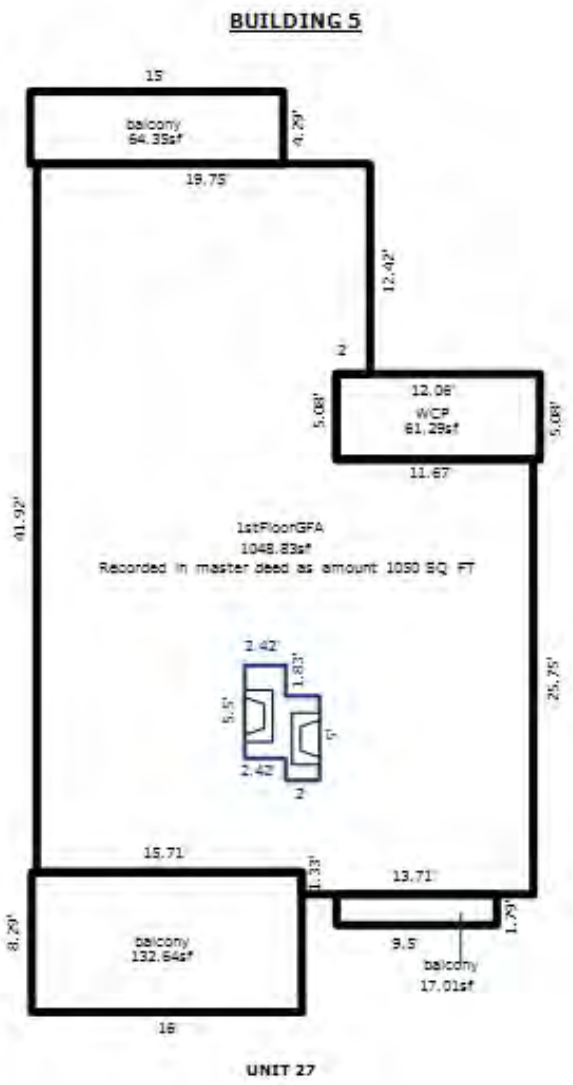
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	146,554

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,816
3 Fixture Bath	1	6,716	5,709
Porches			
WPP	132	4,772	4,056
WCP (1 Story)	61	4,872	4,141
WPP	64	3,255	2,767
WPP	17	1,013	861
Water/Sewer			
Public Water	1	1,914	1,627
Public Sewer	1	1,914	1,627
Built-Ins			
Appliance Allow.	1	3,976	3,380
Fireplaces			
Interior 1 Story	1	6,917	5,879
2nd on Same Stack	1	5,406	4,595
	Totals:	215,309	183,012

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 347,723

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-028-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FARAH JOHN W	FARAH JOHN W TRUST	0	03/31/2021	WD	09-FAMILY/RELATED ENTITY	2021003143	PROPERTY TRANSFER	0.0
FARAH JOHN W & JACQUELINE	FARAH JOHN W TRUST	0	12/13/2013	WD	03-ARM'S LENGTH	1187P588	PROPERTY TRANSFER	0.0
LEE HYUNSAI & SEUNGHEE	FARAH JOHN W & JACQUELINE	307,000	01/31/2011	WD	03-ARM'S LENGTH	1078-678	DEED	100.0
MCMANUS DAVID & KATHLEEN	LEE HYUNSAI & SEUNGHEE	400,000	09/11/2003	WD	03-ARM'S LENGTH	765:346	OTHER	100.0

Property Address

10 LOGGERS RUN

Owner's Name/Address

FARAH JOHN W TRUST
3756 MICHAEL RD NORTH
ANN ARBOR MI 48103

Tax Description

L325 P509 L373 P689 L427 P833/96 L558 P148/00 L765 P346/03 UNIT 28 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

3BDRM/2BATH UPPER LEVEL
3BED/2BATH
UPPER LEVEL
DOOR 10

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Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 693,108 TCV/TFA: 543.61

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1275 SF			1 Units	325000.00000		100		325,00

0.00 Total Acres Total Est. Land Value = 325,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	162,500	184,100	346,600			207,074C
2025	162,500	176,500	339,000			201,630C
2024	152,500	181,700	334,200			195,568C
2023	90,000	150,400	240,400			186,256C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	2000

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1275 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,275
Total Base New : 242,175 E.C.F.
Total Depr Cost: 193,741 X 1.900
Estimated T.C.V: 368,108

(16) Porches/Decks

Area	Type
163	WPP
17	WPP
20	WCP (1 Story)
51	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1275 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,275		
			Total:	207,501	166,002
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			163	5,503	4,402
WPP			51	2,819	2,255
WPP			17	1,013	810
WCP (1 Story)			20	1,766	1,413
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
			Totals:	242,175	193,741

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 368,108

*** Information herein deemed reliable but not guaranteed***

BUILDING 5

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-029-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANRENTERGHEM JOHN L LIVIN	HOUGH TREVOR D & SHANNON M	575,000	10/30/2025	WD	03-ARM'S LENGTH	2025005592	PROPERTY TRANSFER	100.0
VANRENTERGHEM JACK L	VANRENTERGHEM JOHN L LIVIN	0	11/24/2004	WD	03-ARM'S LENGTH	838:129	OTHER	0.0
STALLKAMP	VANRENTERGHEM	134,000	10/30/1992	WD	03-ARM'S LENGTH	351:872	OTHER	0.0

Property Address

7 LOGGERS RUN

Owner's Name/Address

HOUGH TREVOR D & SHANNON M TRUSTS
3461 OAK HOLLOW DR
ANN ARBOR MI 48103

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 502,272 TCV/TFA: 478.35

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00
			0.00 Total Acres		Total Est. Land Value =			175,000

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description

L257 P184 L301 P681 L351 P872-873/92 DC L838 P128 L838 P129/05 UNIT 29 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BDRM, 2BATH UPPER LEVEL
2BED/2BATH
UPPER LEVEL
DOOR 7,8

Who	When	What
TPC	10/30/2025	INSPECTED
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,600	251,100			251,100S
2025	80,000	157,500	237,500			123,273C
2024	75,000	161,300	236,300			119,567C
2023	90,000	133,500	223,500			113,874C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,309 E.C.F.
Total Depr Cost: 172,248 X 1.900
Estimated T.C.V: 327,272

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

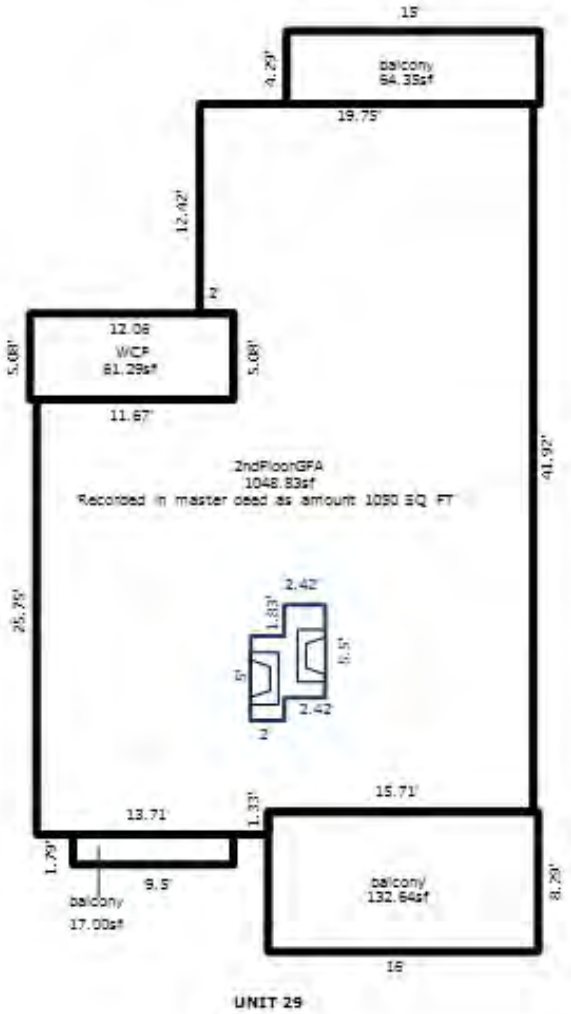
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			132	4,772	3,818
WCP (1 Story)			61	4,872	3,898
WPP			64	3,255	2,604
WPP			17	1,013	810
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
2nd on Same Stack			1	5,406	4,325
			Totals:	215,309	172,248

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

*** Information herein deemed reliable but not guaranteed***

BUILDING 5



UNIT 29

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-725-030-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUMPHREY	PROPPE	315,000	05/17/2002	WD	03-ARM'S LENGTH	645:389	OTHER	0.0

Property Address

3 LOGGERS RUN

Owner's Name/Address

PROPPE CATHERINE R & JAMES
13966 RIDGEWOOD DR
PLYMOUTH MI 48170

Class: RESIDENTIAL CONDOM Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17,16

2026 Est TCV 502,272 TCV/TFA: 478.35

Building Permit(s)	Date	Number	Status
Mechanical	02/09/2023	PM23-0142	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H725.H725 LOGGERS RUN CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RU 1050 SF			1 Units		175000.00000	100		175,00

0.00 Total Acres Total Est. Land Value = 175,000

Work Description for Permit PM23-0142, Issued 02/09/2023: Mechanical for Residential Alteration - Furnace Replacement

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L241 P404/83 L290 P337/88 L645 P389/02 L802 P872/04 UNIT 30 LOGGERS RUN CONDOMINIUM REC IN L209 P760-796/2ND AMEND REC L215 P941-954/L909 P62-92/L926 P763-797 SEC 14 T29N R14W.

Comments/Influences

2BED/2BATH 2ND FLOOR
2BED/2BATH
UPPER LEVEL
DOOR3,4

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,500	163,600	251,100			183,275C
2025	80,000	157,500	237,500			178,457C
2024	75,000	161,300	236,300			173,092C
2023	90,000	133,500	223,500			164,850C

Who	When	What
TPC	12/10/2015	INSPECTED
WAS	08/22/2007	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: CONDOMINIUM

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,050
Total Base New : 215,309 E.C.F.
Total Depr Cost: 172,248 X 1.900
Estimated T.C.V: 327,272

(16) Porches/Decks

Area	Type
132	WPP
17	WPP
61	WCP (1 Story)
64	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

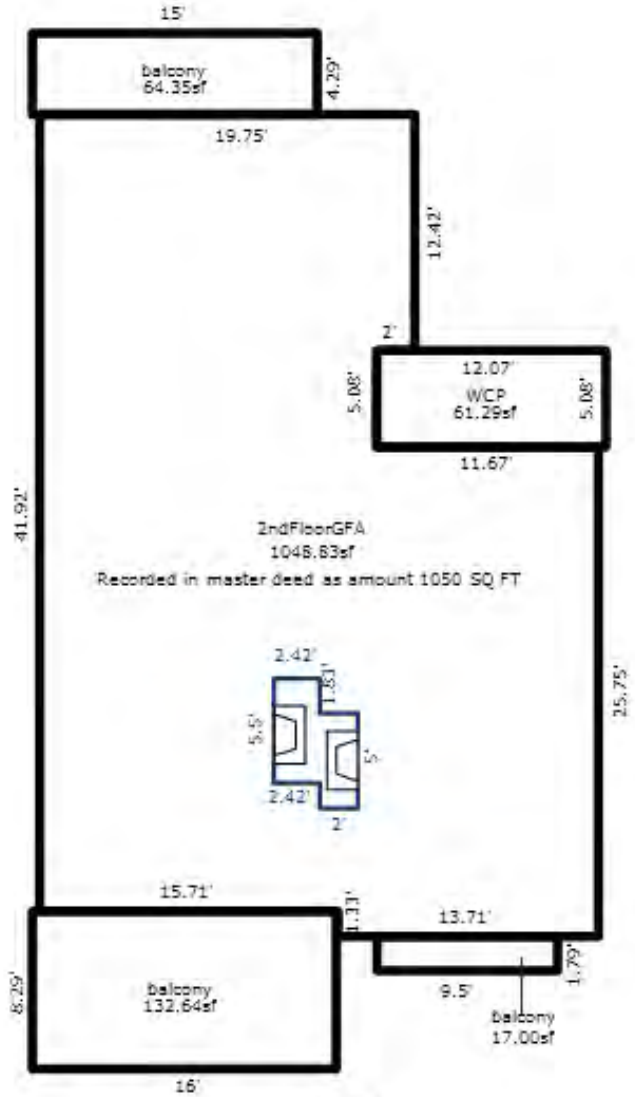
Cost Est. for Res. Bldg: 1 Single Family CONDOMINIUM Cls BC Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,050		
			Total:	172,418	137,934
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			1	6,716	5,373
Porches					
WPP			132	4,772	3,818
WCP (1 Story)			61	4,872	3,898
WPP			64	3,255	2,604
WPP			17	1,013	810
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Interior 1 Story			1	6,917	5,534
2nd on Same Stack			1	5,406	4,325
			Totals:	215,309	172,248

Notes:
ECF (H725 LOGGERS RUN CONDO HOMESTEAD) 1.900 => TCV: 327,272

*** Information herein deemed reliable but not guaranteed***

BUILDING 5



UNIT 30

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAURER	VANGIESEN	20,750	06/21/1991	WD	03-ARM'S LENGTH	325:331	OTHER	0.0

Property Address

2 LOGGERS RUN SUBDIVISION

Owner's Name/Address

VANGIESEN MARILYN N
960 PINE TREE W
LAKE ORION MI 48362

Tax Description

L229 P916 L300 P122 L325 P331&332/91 LOT 2 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2026 Est TCV 750,219 TCV/TFA: 734.07

Building Permit(s)	Date	Number	Status
Mechanical	10/25/2007	PM07-0501	
ELECTRICAL	07/15/2002	PE02-0402	
Res. Garage, Detached	05/23/2002	PB02-0256	
GARAGE	05/15/2002	1940	

X	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/16/2013	INSPECTED
WAS	12/08/2007	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	192.00	1.0000	1.0727	1500	100	160,907

100 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 160,907

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Work Description for Permit PM07-0501, Issued 10/25/2007: Alteration to single family dwelling:Ductless split heat pump
Work Description for Permit PE02-0402, Issued 07/15/2002: ALTERATIONS
Work Description for Permit PB02-0256, Issued 05/23/2002: DETACHED GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	80,500	294,600	375,100			125,125C
2025	80,500	246,100	326,600			121,836C
2024	80,500	238,200	318,700			118,173C
2023	64,400	185,600	250,000			112,546C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
1994	0

Condition: Average

Room List

4	Basement
1	1st Floor
1	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min	

Size of Closets

X	Lg		Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Ceramic Tile
Other: Carpeted

(6) Ceilings

X	Drywall
X	Suspended

(7) Excavation

Basement: 511 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: B
Effec. Age: 15
Floor Area: 1,022
Total Base New : 311,132 E.C.F.
Total Depr Cost: 264,460 X 2.200
Estimated T.C.V: 581,812

(16) Porches/Decks

Area	Type
104	Treated Wood
22	Treated Wood
80	Treated Wood

(17) Garage

Year Built: 2002
Car Capacity: 1.5
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 364
% Good: 0
Storage Area: 364
No Conc. Floor: 0

Bsmnt Garage:

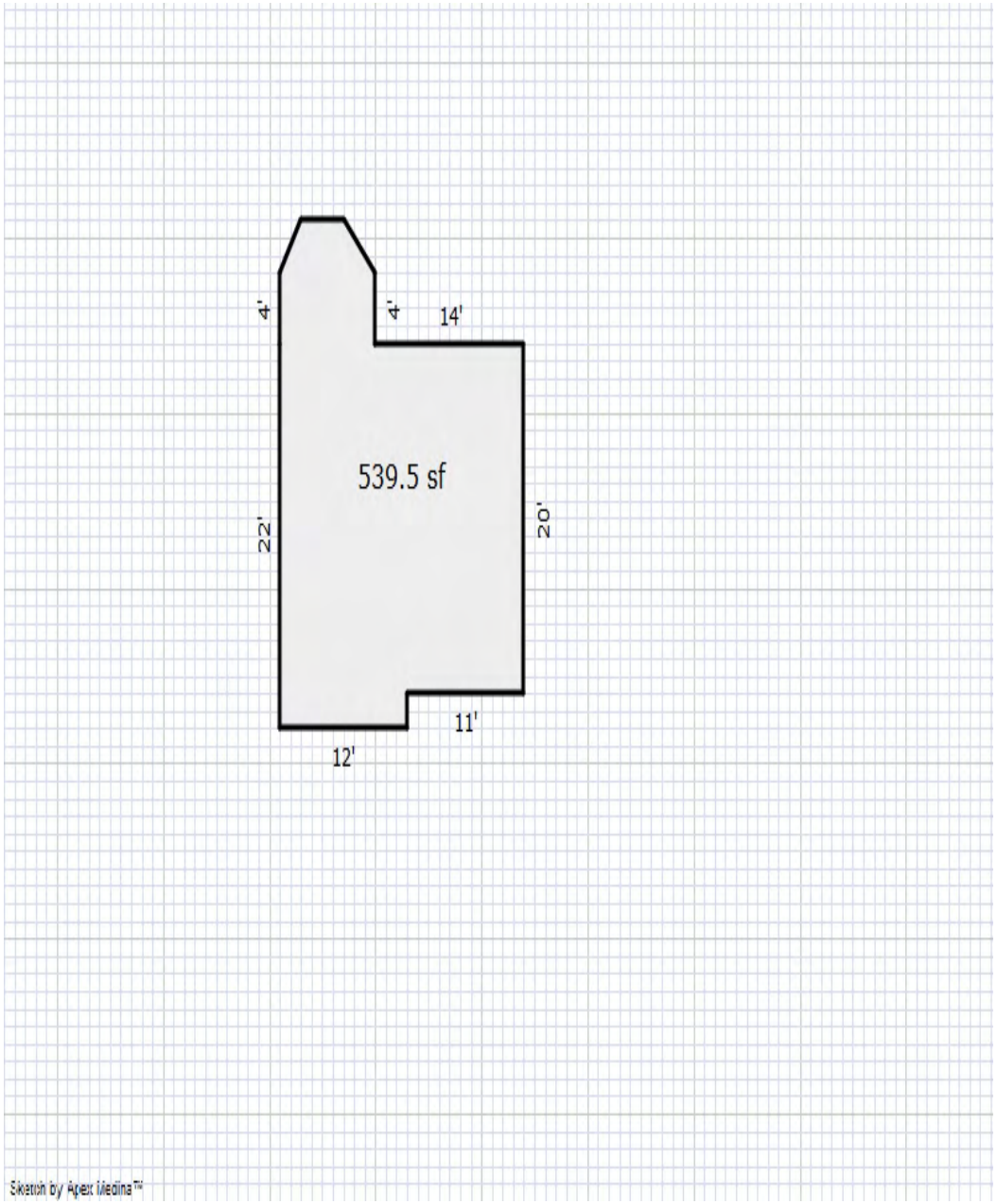
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1994
(11) Heating System: Forced Heat & Cool
Ground Area = 511 SF Floor Area = 1022 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	511		
			Total:	218,129	185,410
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	4,609	3,918
Plumbing					
Average Fixture(s)			1	3,257	2,768
3 Fixture Bath			1	10,275	8,734
2 Fixture Bath			1	6,850	5,822
Deck					
Treated Wood			104	2,871	2,440
Treated Wood			80	2,454	2,086
Treated Wood			22	1,104	938
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			364	30,045	25,538
Storage Over Garage			364	7,750	6,587
Door Opener			1	752	639
Water/Sewer					
Public Water			1	2,200	1,870
Public Sewer			1	2,200	1,870
Built-Ins					
Appliance Allow.			1	6,850	5,822
Fireplaces					
Exterior 2 Story			1	11,786	10,018

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCABE JUDITH P LIVING TRU	MCCABE JAMES R TRUST	0	03/26/2024	WD	09-FAMILY/RELATED ENTITY	2024001822	PROPERTY TRANSFER	0.0
MCCABE JAMES R & JUDITH P	MCCABE JUDITH P LIVING TRU	0	12/29/2006	WD	03-ARM'S LENGTH	925:947	OTHER	0.0
WILLIAMS	MCCABE	20,000	04/29/1994	WD	03-ARM'S LENGTH	374:708	OTHER	0.0

Property Address

3 LOGGERS RUN SUBDIVISION

Owner's Name/Address

MCCABE JAMES R TRUST
PO BOX 684
GLEN ARBOR MI 49636

Tax Description

L374 P708 L385 P525&526/94 L925 P947/06 LOT 3 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 02/12/2015

MAP #: 21

2026 Est TCV 736,283 TCV/TFA: 632.55

Building Permit(s)	Date	Number	Status
Electrical	08/04/2008	PE08-0311	
Mechanical	10/05/2006	PM06-0581	
Mechanical	06/15/2006	PM06-0340	
Electrical	06/08/2006	PE06-0295	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- X High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	01/10/2019	INSPECTED
WAS	12/08/2007	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front Depth		Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	300.00	1.0000 1.1993	1500	100		179,899
100 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	179,899

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PE08-0311, Issued 08/04/2008: Residential interior alteration to existing garage to bonus room above
Work Description for Permit PM06-0581, Issued 10/05/2006: Residential LP PB05-0652
Work Description for Permit PM06-0340, Issued 06/15/2006: Single family dwelling / Fireplace See PB05-0652
Work Description for Permit PE06-0295, Issued 06/08/2006: Single family dwelling See PB05-0652
Work Description for Permit PM06-0245, Issued 05/05/2006: New Residence #PB05-0652
Work Description for Permit PP06-0104, Issued 04/06/2006: Single family Dwelling See PB05-0652
Work Description for Permit PE05-0697, Issued 11/03/2005: Single family dwelling

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	89,900	278,200	368,100			235,971C
2025	89,900	231,800	321,700			229,768C
2024	89,900	224,300	314,200			222,860C
2023	72,000	179,600	251,600			212,248C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2006	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1164 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

1164	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
1	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 18
Floor Area: 1,164
Total Base New : 305,643 E.C.F.
Total Depr Cost: 250,629 X 2.200
Estimated T.C.V: 551,384

(16) Porches/Decks

Area	Type
15	WCP (1 Story)
144	WCP (1 Story)
320	Treated Wood
76	Treated Wood
320	Treated Wood
128	Brzwy, FW

(17) Garage

Year Built: 2005
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

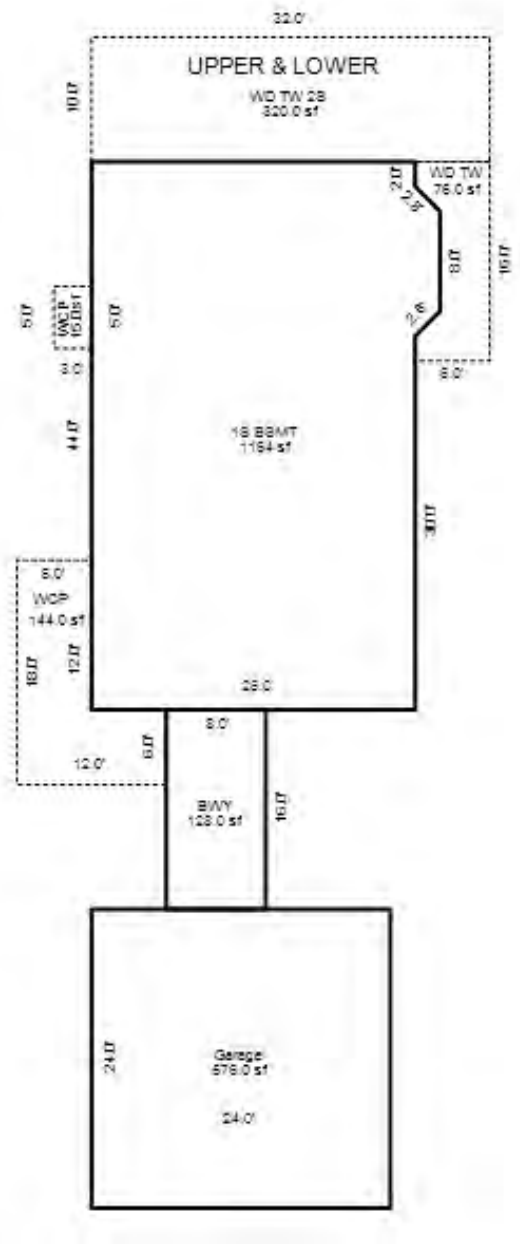
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2006
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1164 SF Floor Area = 1164 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,164		
			Total:	204,603	167,777
Other Additions/Adjustments					
Recreation Room			1164	22,512	18,460
Basement, Outside Entrance, Above Grade			1	2,019	1,656
Plumbing					
Average Fixture(s)			1	1,451	1,190
3 Fixture Bath			1	4,567	3,745
Porches					
WCP (1 Story)			144	6,857	5,623
WCP (1 Story)			15	1,132	928
Deck					
Treated Wood			320	5,542	4,544
Treated Wood			76	2,155	1,767
Treated Wood			320	5,542	4,544
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			576	34,698	28,452
Water/Sewer					
Public Water			1	1,494	1,225
Public Sewer			1	1,494	1,225
Built-Ins					
Appliance Allow.			1	2,767	2,269
Breezeways					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROCISE MATTHEW & TERRI	TACHAU PAUL & LINDA	121,000	04/21/2022	WD	03-ARM'S LENGTH	2022002536	PROPERTY TRANSFER	100.0
DECONINCK A TIMOTHY & BIRU	PROCISE MATTHEW & TERRI	88,000	11/23/2020	WD	03-ARM'S LENGTH	2020008074	PROPERTY TRANSFER	100.0

Property Address

4 LOGGERS RUN SUBDIVISION

Owner's Name/Address

TACHAU PAUL & LINDA
1125 PIEDRA RONDO
SANTA FE NM 87501

Tax Description

L218 P389/80 LOT 4 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 21
2026 Est TCV 902,209 TCV/TFA: 539.92

Building Permit(s)	Date	Number	Status
Mechanical	09/27/2024	PM24-0752	100% FINIS
Mechanical	04/11/2024	PM24-0268	100% FINIS
Mechanical	02/20/2024	PM24-0140	100% FINIS
Plumbing	12/28/2023	PP23-0407	100% FINIS

X	Improved		Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/29/2025	INSPECTED
TPC	04/17/2025	INSPECTED
TPC	11/15/2024	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500 100.00	121.00	1.0000 0.9558	1500	100		143,366
100 Actual Front Feet, 0.28 Total Acres						Total Est. Land Value =	143,366

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.16	1000	50	1,580
D/W/P: Flagstone/Sand	21.39	400	50	4,278
Total Estimated Land Improvements True Cash Value =				5,858

Work Description for Permit PM24-0752, Issued 09/27/2024: Mechanical to Install LP Tank and Generator for New Single Family Dwelling: PB23-0308
Work Description for Permit PM24-0268, Issued 04/11/2024: Mechanical - gas burning fireplace for New Single Family Dwelling; PB23-0308
Work Description for Permit PM24-0140, Issued 02/20/2024: Mechanical for New Single Family Dwelling: PB23-0308
Work Description for Permit PP23-0407, Issued 12/28/2023: Plumbing for New Single Family Dwelling; PB23-0308
Work Description for Permit PB23-0308, Issued 08/03/2023: Single family dwelling two story wood frame, on crawl space 555 sq.ft., unfinished basement 865 sq.ft. main floor 1420 sq.ft., second floor 251 sq.ft., sun room 135 sq.ft., deck 125 sq.ft. and atta
Work Description for Permit PE23-0435, Issued 06/23/2023: Electrical for New Single Family Dwelling. Consumers 8-21-24. REVISED permit to add 24kw

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	71,700	379,400	451,100			391,827C
2025	71,700	274,100	345,800			335,762C
2024	71,700	120,400	192,100			180,565C
2023	57,300	0	57,300			57,300S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2025	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 865 S.F.
Crawl: 585 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

500	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
2	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 1
Floor Area: 1,671
Total Base New : 345,719 E.C.F.
Total Depr Cost: 342,266 X 2.200
Estimated T.C.V: 752,985

(16) Porches/Decks

Area	Type
36	WCP (1 Story)
128	WGEP (1 Story)
133	WPP

(17) Garage

Year Built: 2024
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

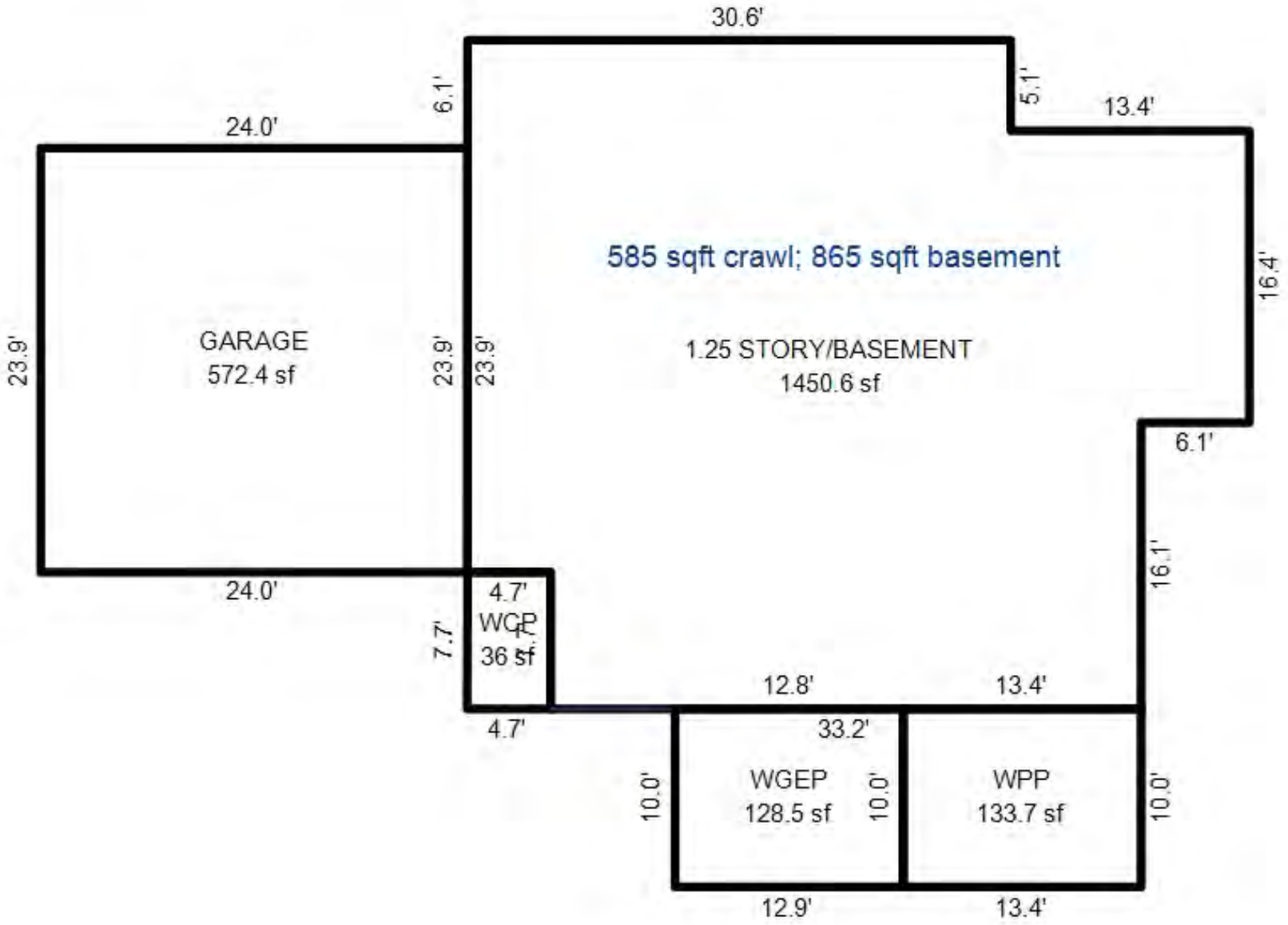
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 5 Blt 2025
(11) Heating System: Forced Heat & Cool
Ground Area = 1450 SF Floor Area = 1671 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	865		
1.25 Story	Siding	Crawl Space	585		
1 Story	Siding	Overhang	75		
			Total:	259,419	256,829
Other Additions/Adjustments					
Recreation Room			500	9,670	9,573
Basement, Outside Entrance, Above Grade			2	4,038	3,998
Plumbing					
Average Fixture(s)			1	1,451	1,436
3 Fixture Bath			2	9,133	9,042
Porches					
WCP (1 Story)			36	2,745	2,718
WGEP (1 Story)			128	12,282	12,159
WPP			133	3,838	3,800
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			572	29,206	28,914
Common Wall: 1 Wall			1	-2,640	-2,614
Door Opener			1	537	532
Water/Sewer					
Public Sewer			1	1,494	1,479
Water Well, 150 Feet			1	8,608	8,522
Built-Ins					
Appliance Allow.			1	2,767	2,739

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOWAL DANIEL & MARGARET ET	PARKER JENNIFER A & MARTIN	267,000	03/22/2012	WD	03-ARM'S LENGTH	1118P436	PROPERTY TRANSFER	100.0
DAVIS	KOWAL ET AL	310,000	04/26/1999	WD	03-ARM'S LENGTH	510:230	PROPERTY TRANSFER	0.0
FERGUSON	DAVIS	31,000	11/10/1994	WD	03-ARM'S LENGTH	396:696	OTHER	0.0
ESSIAN	FERGUSON	29,900	08/30/1990	WD	03-ARM'S LENGTH	315:72	OTHER	0.0

Property Address

5 LOGGERS RUN SUBDIVISION

Owner's Name/Address

PARKER JENNIFER A & MARTIN RUTH M
1 OLD HOMESTEAD RD
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPROV Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 03/28/2012
MAP #: 21
2026 Est TCV 716,970 TCV/TFA: 355.64

Building Permit(s)	Date	Number	Status
Mechanical	06/06/2016	PM16-0332	
Mechanical	06/01/2016	PM16-0319	
HOUSE	12/09/1994	94002705	

X Improved | Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN1500	100.00	140.00	1.0000	0.9913	1500	100		148,690
100 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	148,690

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- X High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Work Description for Permit PM16-0332, Issued 06/06/2016: Residential Alteration - Tank Connection
Work Description for Permit PM16-0319, Issued 06/01/2016: Residential Alteration - Install Furnace & A/C

Tax Description

L1118P437 TOWNSHIP OF GLEN ARBOR, COUNTY OF LEELANAU, STATE OF MICHIGAN TO WIT: LOT 5, LOGGERS RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 8 OF PLATS, PAGES 18, 19 AND 20. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWAY APPERTAINING THERETO. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OFRECORD, IF ANY.
L273 P789 L315 P70 L396 P696 L510 P230
2003 INTEREST REVISED LOT 5 LOGGERS RUN

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	74,300	284,200	358,500			225,379C
2025	74,300	235,000	309,300			219,454C
2024	74,300	227,400	301,700			212,856C
2023	59,500	177,200	236,700			202,720C

Who	When	What
TPC	05/02/2019	INSPECTED
WAS	12/08/2007	INSPECTED

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
1994	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
24	Front Overhang
16	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:	X	Solid		H.C.	

(5) Floors

Kitchen:
Other: Hardwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1008 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
1	Walkout Doors (A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 25
Floor Area: 2,016
Total Base New : 338,480 E.C.F.
Total Depr Cost: 254,900 X 2.200
Estimated T.C.V: 560,780

(16) Porches/Decks

Area	Type
216	CCP (1 Story)
96	WCP (1 Story)
306	Treated Wood

(17) Garage

Year Built: 1994
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

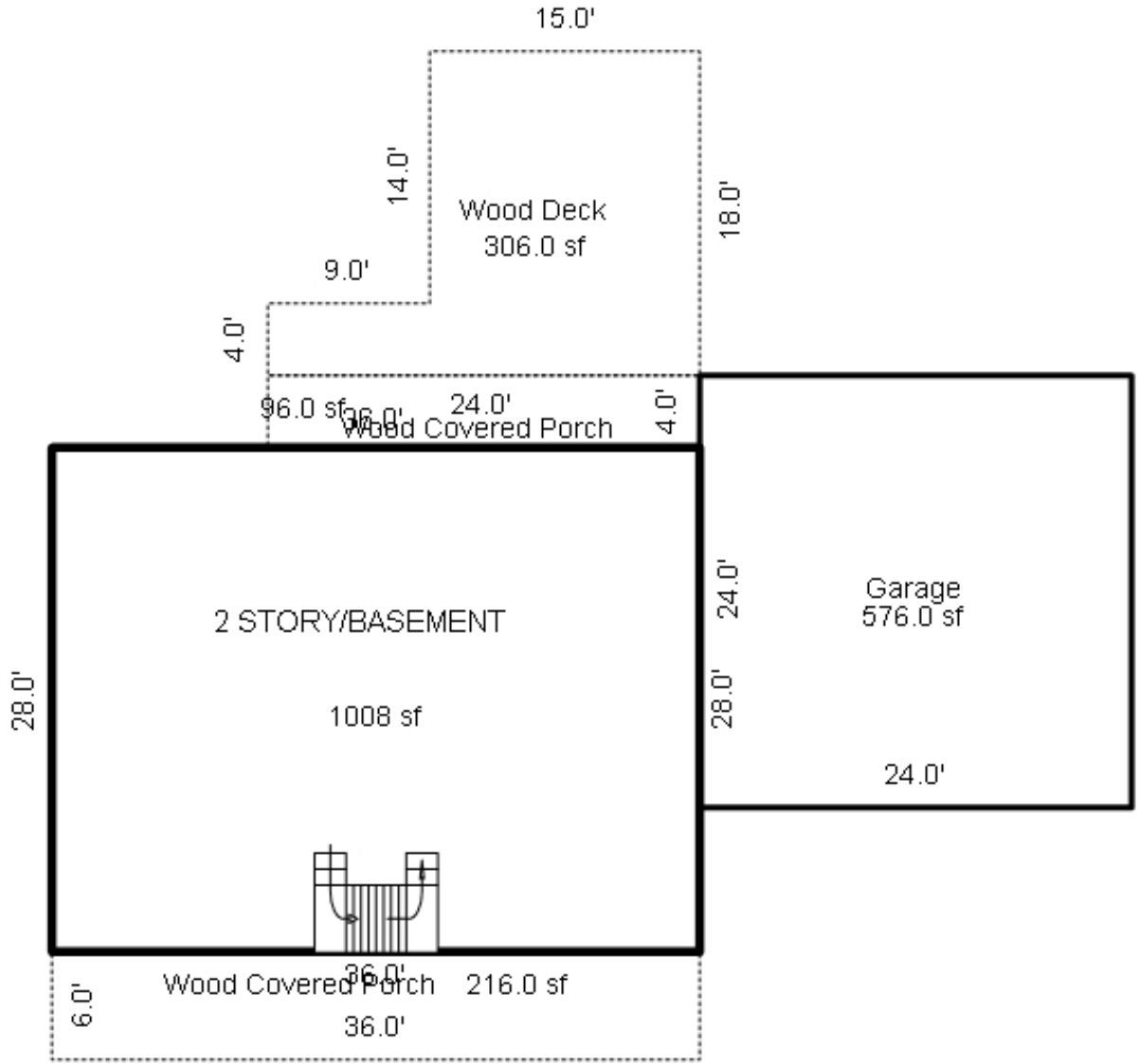
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 1994
(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Basement	1,008			
			Total:	278,215	208,683	
Other Additions/Adjustments						
Basement, Outside Entrance, Above Grade			1	2,019	1,514	
Plumbing						
Average Fixture(s)			1	1,451	1,088	
3 Fixture Bath			2	9,133	6,850	
Porches						
CCP (1 Story)			216	6,048	4,536	
WCP (1 Story)			96	5,034	3,775	
Deck						
Treated Wood			306	5,376	5,053	*9
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	24,382	18,286	
Common Wall: 1 Wall			1	-2,640	-1,980	
Door Opener			1	537	403	
Water/Sewer						
Public Water			1	1,494	1,120	
Public Sewer			1	1,494	1,120	
Built-Ins						
Appliance Allow.			1	2,767	2,075	
Fireplaces						
Prefab 2 Story			1	3,170	2,377	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEBUYSSER RANDALL & ELIZAB	SMITH ROBERT & PARKER-SMIT	750,000	01/07/2022	WD	03-ARM'S LENGTH	2022000243	PROPERTY TRANSFER	100.0
REKAWEK THERESA A	DEBUYSSER RANDALL & ELIZAE	0	03/27/2020	QC	09-FAMILY/RELATED ENTITY	2020002686	OTHER	0.0
DEBUYSSER ELISE	DEBUYSSER RANDALL & ELIZAE	0	03/27/2020	QC	09-FAMILY/RELATED ENTITY	20200002687	OTHER	0.0
KALTER JUDITH ANN TRUST	DEBUYSSER RANDALL R & ELI	380,000	08/17/2018	WD	03-ARM'S LENGTH	1338P333	PROPERTY TRANSFER	100.0

Property Address

6 LOGGERS RUN SUBDIVISION

Owner's Name/Address

SMITH ROBERT & PARKER-SMITH JENNIFE
PO BOX 613
GLEN ARBOR MI 49636

Tax Description

L591 P620/01 LOT 6 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 01/07/2022
MAP #: 21
2026 Est TCV 849,388 TCV/TFA: 571.59

Building Permit(s)	Date	Number	Status
Plumbing	07/22/2020	PP20-0194	100% FINIS
Res. Add/Alter/Repair	05/13/2019	PB19-0124	100% FINIS
Res. Add/Alter/Repair	03/26/2019	PB19-0055	100% FINIS
Mechanical	03/19/2019	PM19-0186	100% FINIS

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- X High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	11/18/2021	INSPECTED
TPC	06/01/2020	INSPECTED
TPC	12/07/2019	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	215.00	1.0000	1.1035	1500	100 SIZE	165,523
100 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	165,523

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.10	152	0	0
D/W/P: Asphalt Paving	3.16	1000	0	0
D/W/P: 4in Ren. Conc.	8.33	250	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PP20-0194, Issued 07/22/2020: Residential Add/Alteration - Sink & Faucet in Lower Master Bath : PB19-0124
Work Description for Permit PB19-0124, Issued 05/13/2019: Residential interior alteration- existing basement 1092 sq.ft. and main floor: remodel existing bathroom 110 sq.ft. and convert existing closet space into full bath 70 sq.ft.
Work Description for Permit PB19-0055, Issued 03/26/2019: Residential Addition/Alteration - alteration of existing basement 1092 sq.ft. New covered porch 48 sq.ft. Remove and replace existing three season room 160 sq.ft. and deck 160 sq.ft. Alterations to existing detached garage - main floor: finished mechanical room 120 sq.ft. and second floor: finished studio 416 sq.ft.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	82,800	341,900	424,700			312,187C
2025	82,800	285,000	367,800			303,980C
2024	82,800	275,800	358,600			294,840C
2023	66,200	214,600	280,800			280,800S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
1987	1999 2020

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Hardwood
Other: Hardwood

(6) Ceilings

X	Drywall
X	Vaulted

(7) Excavation

Basement: 1189 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
1193	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
2	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,486
Total Base New : 363,041 E.C.F.
Total Depr Cost: 308,575 X 2.200
Estimated T.C.V: 678,865

(16) Porches/Decks

Area	Type
152	CCP (1 Story)
76	WCP (1 Story)
24	Treated Wood
152	Treated Wood

(17) Garage

Year Built: 2010
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 408
No Conc. Floor: 0

Bsmnt Garage:

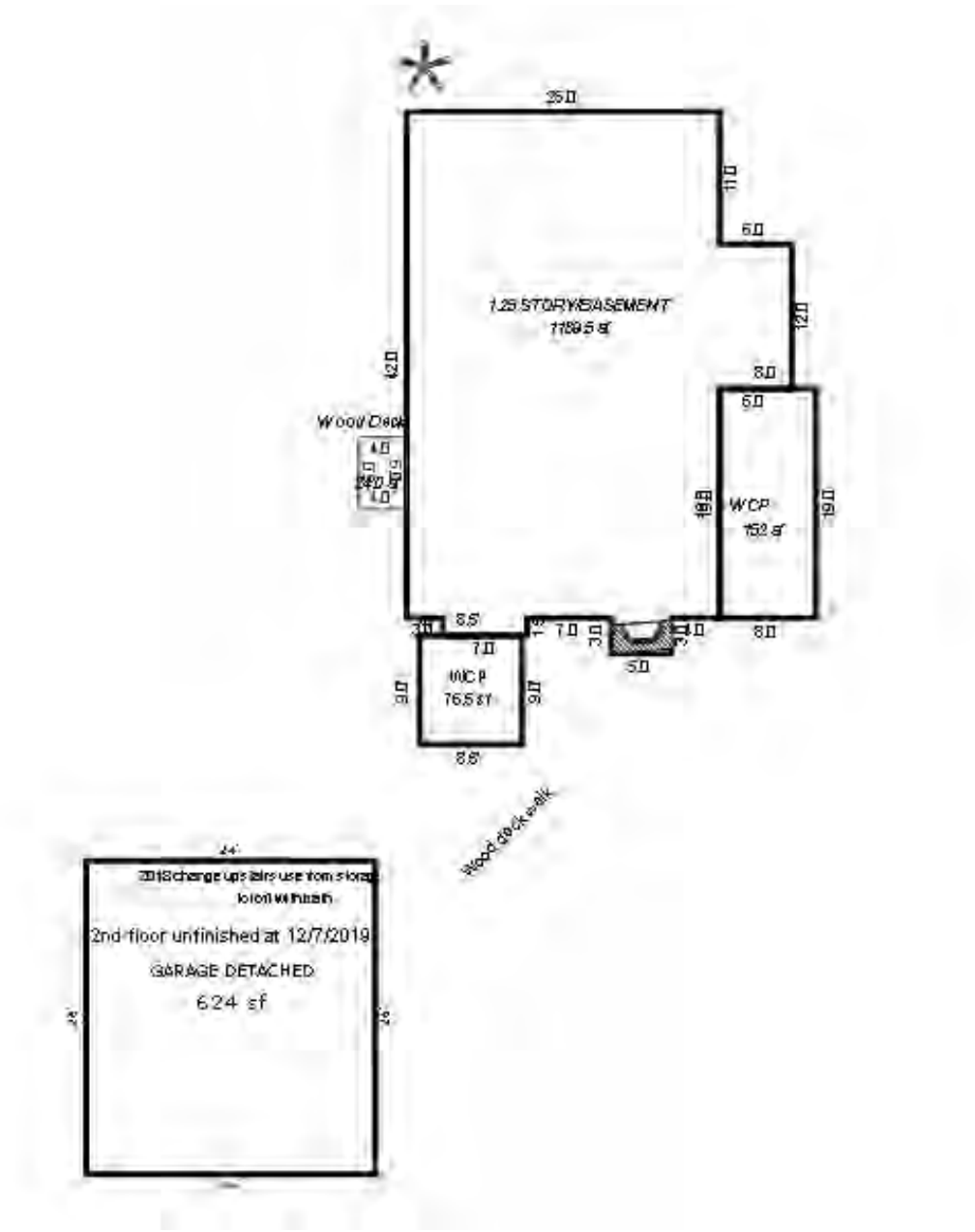
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 1987
(11) Heating System: Forced Heat & Cool
Ground Area = 1189 SF Floor Area = 1486 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,189		
			Total:	241,044	204,876
Other Additions/Adjustments					
Basement Living Area			1193	42,781	36,364
Basement, Outside Entrance, Below Grade			1	2,781	2,364
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			2	9,133	7,763
2 Fixture Bath			1	3,056	2,598
Porches					
CCP (1 Story)			152	4,419	3,756
WCP (1 Story)			76	4,439	3,773
Deck					
Treated Wood			152	3,396	2,887
Treated Wood			24	1,096	932
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			624	31,063	26,404
Storage Over Garage			408	5,508	4,682
Door Opener			2	1,075	914
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN GERALD L & PATRICI	HOFFMAN GERALD L & PATRICI	0	10/05/2023	QC	09-FAMILY/RELATED ENTITY	2023004361	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACANT	Zoning: RESORT	Building Permit(s)	Date	Number	Status
LOGGERS RUN SUBDIVISION	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 16,21					
HOFFMAN GERALD L & PATRICIA G TRUST 2161 HARBOR REACH DR TRAVERSE CITY MI 49686	2026 Est TCV 139,349					

	Improved	X	Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/30/2021	INSPECTED
PSC	01/16/2016	INSPECTED
WAS	12/08/2007	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	108.00	1.0000	0.9290	1500	100	139,349
100 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =		139,349

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	69,700	0	69,700			21,080C
2025	69,700	0	69,700			20,526C
2024	69,700	0	69,700			19,909C
2023	55,700	0	55,700			18,961C

Tax Description

L292 P833/88 LOT 7 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRANT JOSHUA & MARAN	GRANT FAMILY TRUST	0	03/18/2020	QC	09-FAMILY/RELATED ENTITY	2020002009	PROPERTY TRANSFER	0.0
SERWER GERALD A & SHERYL S	GRANT JOSHUA & MARAN	265,000	04/26/2019	WD	03-ARM'S LENGTH	1358P446	PROPERTY TRANSFER	100.0
PALMS	SERWER	190,000	10/01/1997	WD	03-ARM'S LENGTH	454:842	PROPERTY TRANSFER	0.0
RALLS	PALMS	125,000	10/13/1994	WD	03-ARM'S LENGTH	395:211	OTHER	0.0

Property Address

8 LOGGERS RUN SUBDIVISION

Owner's Name/Address

GRANT FAMILY TRUST
4839 FAIRWAY RIDGE SOUTH
WEST BLOOMFIELD MI 48323

Tax Description

L395 P211 L454 P842/97 LOT 8 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 16

2026 Est TCV 507,370 TCV/TFA: 465.48

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/02/2019	INSPECTED
WAS	01/04/2008	INSPECTED
WAS	12/08/2007	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	187.00	1.0000	1.0657	1500	100	159,849

100 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 159,849

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	34.51	11	50	190
D/W/P: Asphalt Paving	3.16	300	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 15	1,500.00	1	100	1,500

Total Estimated Land Improvements True Cash Value = 1,690

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	79,900	173,800	253,700			152,181C
2025	79,900	143,400	223,300			148,181C
2024	79,900	138,700	218,600			143,726C
2023	63,900	107,800	171,700			136,882C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1979	2001 2017

Condition: Average

Room List

	Basement
4	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1090 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len: 12
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 20
Floor Area: 1,090
Total Base New : 196,483 E.C.F.
Total Depr Cost: 157,196 X 2.200
Estimated T.C.V: 345,831

(16) Porches/Decks

Area	Type
272	WPP
53	WCP (1 Story)
35	Treated Wood
160	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

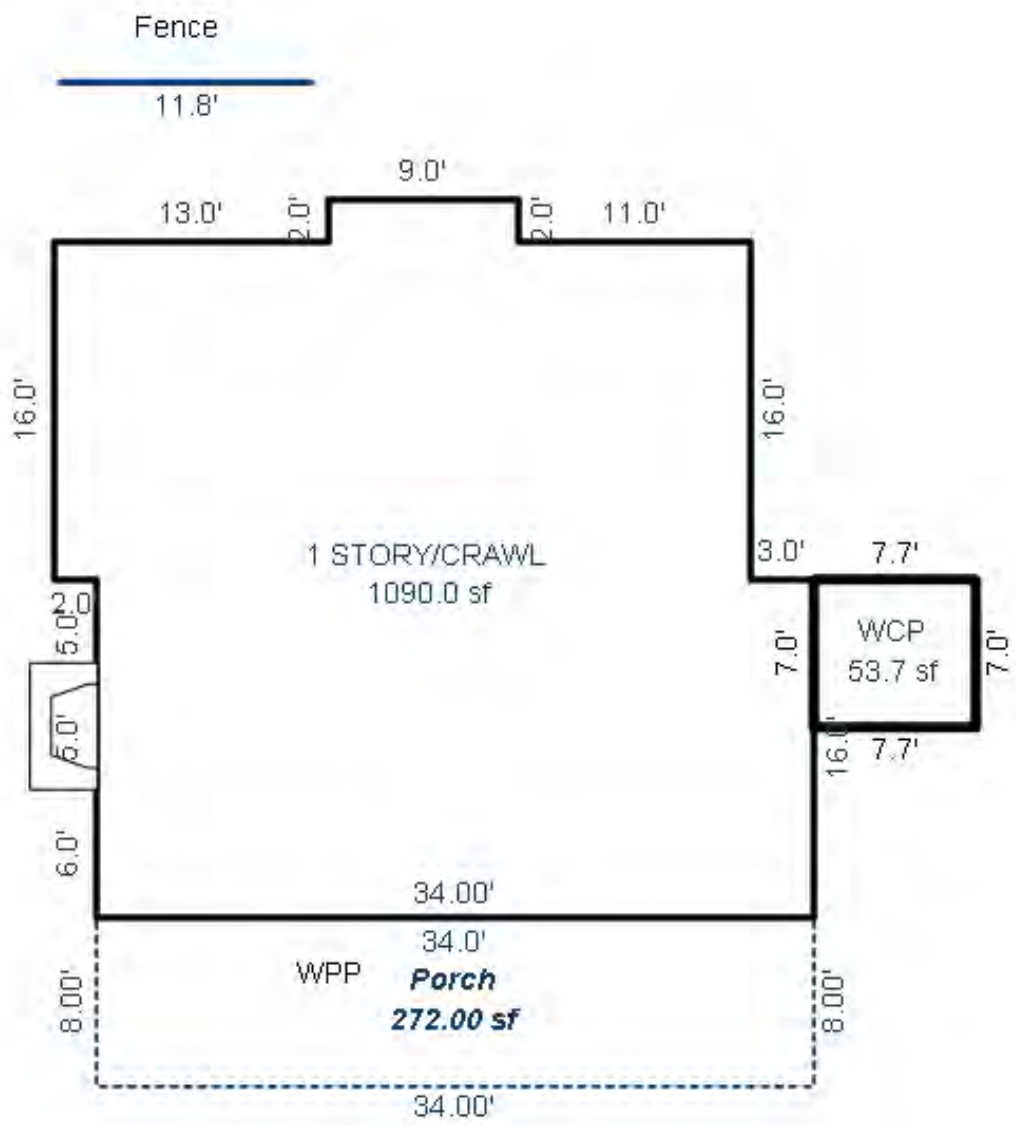
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1979
(11) Heating System: Electric Baseboard
Ground Area = 1090 SF Floor Area = 1090 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,090		
			Total:	167,654	134,132
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,161
3 Fixture Bath			1	4,567	3,654
Porches					
WPP			272	5,440	4,352
WCP (1 Story)			53	3,472	2,778
Deck					
Treated Wood			35	1,459	1,167
Treated Wood			160	3,515	2,812
Water/Sewer					
Public Water			1	1,494	1,195
Public Sewer			1	1,494	1,195
Built-Ins					
Appliance Allow.			1	2,767	2,214
Fireplaces					
Prefab 2 Story			1	3,170	2,536
			Totals:	196,483	157,196

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 345,831

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLENMAN DANIEL & BENNETT J	KOST JAMES & ALLEN-KOST LI	712,000	08/04/2023	WD	03-ARM'S LENGTH	2023003825	PROPERTY TRANSFER	100.0
EVANS ROBERT G & KRISTIN O	BLENMAN DANIEL & BENNETT J	625,000	10/25/2021	WD	03-ARM'S LENGTH	2021008525	PROPERTY TRANSFER	100.0
DUMKE ROBERT & CAROL RAE	EVANS ROBERT G & KRISTIN C	325,000	09/19/2005	WD	03-ARM'S LENGTH	872:421	OTHER	100.0
BRYANT	DUMKE	104,500	07/08/1991	WD	03-ARM'S LENGTH	326:47	OTHER	0.0

Property Address

9 LOGGERS RUN SUBDIVISION

Owner's Name/Address

KOST JAMES & ALLEN-KOST LISA C
667 AQUILA DR
EAST LANSING MI 48823

Class: RESIDENTIAL-IMPROV Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 21,16,17

2026 Est TCV 840,615 TCV/TFA: 361.09

Building Permit(s)	Date	Number	Status
Alteration/Repair	01/30/2026	PB26-0018	0%
Plumbing	04/04/2008	PP08-0071	
Electrical	03/18/2008	PE08-0089	
HOUSE	11/29/2007	PB07-2121	100% FINIS

Tax Description

L257 P650/85 L326 P47&48/91 L872 P421/05 LOT 9 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/16/2023	INSPECTED
TPC	09/15/2021	INSPECTED
TPC	05/02/2019	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	136.00	1.0000	0.9841	1500	100 LOCATION	147,616
100 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	147,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.68	1140	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Work Description for Permit PB26-0018, Issued 01/30/2026: Residential Alteration - Install new support beam on main floor kitchen and living area.
Work Description for Permit PP08-0071, Issued 04/04/2008: Residential alteration #PB07-0597
Work Description for Permit PE08-0089, Issued 03/18/2008: Attached garage with finished living on second floor, UG Consumers; PB07-0597
Work Description for Permit PB07-2121, Issued 11/29/2007: ADDITION OVER GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	73,800	346,500	420,300			374,546C
2025	73,800	290,900	364,700			364,700S
2024	73,800	281,400	355,200			355,200S
2023	59,000	233,200	292,200			272,685C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1978 2008	2008

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1087 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len: 12
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 25
Floor Area: 2,328
Total Base New : 418,491 E.C.F.
Total Depr Cost: 313,863 X 2.200
Estimated T.C.V: 690,499

(16) Porches/Decks

Area	Type
182	WSEP (1 Story)
194	WPP
45	WCP (1 Story)

(17) Garage

Year Built: 2008
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 698
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

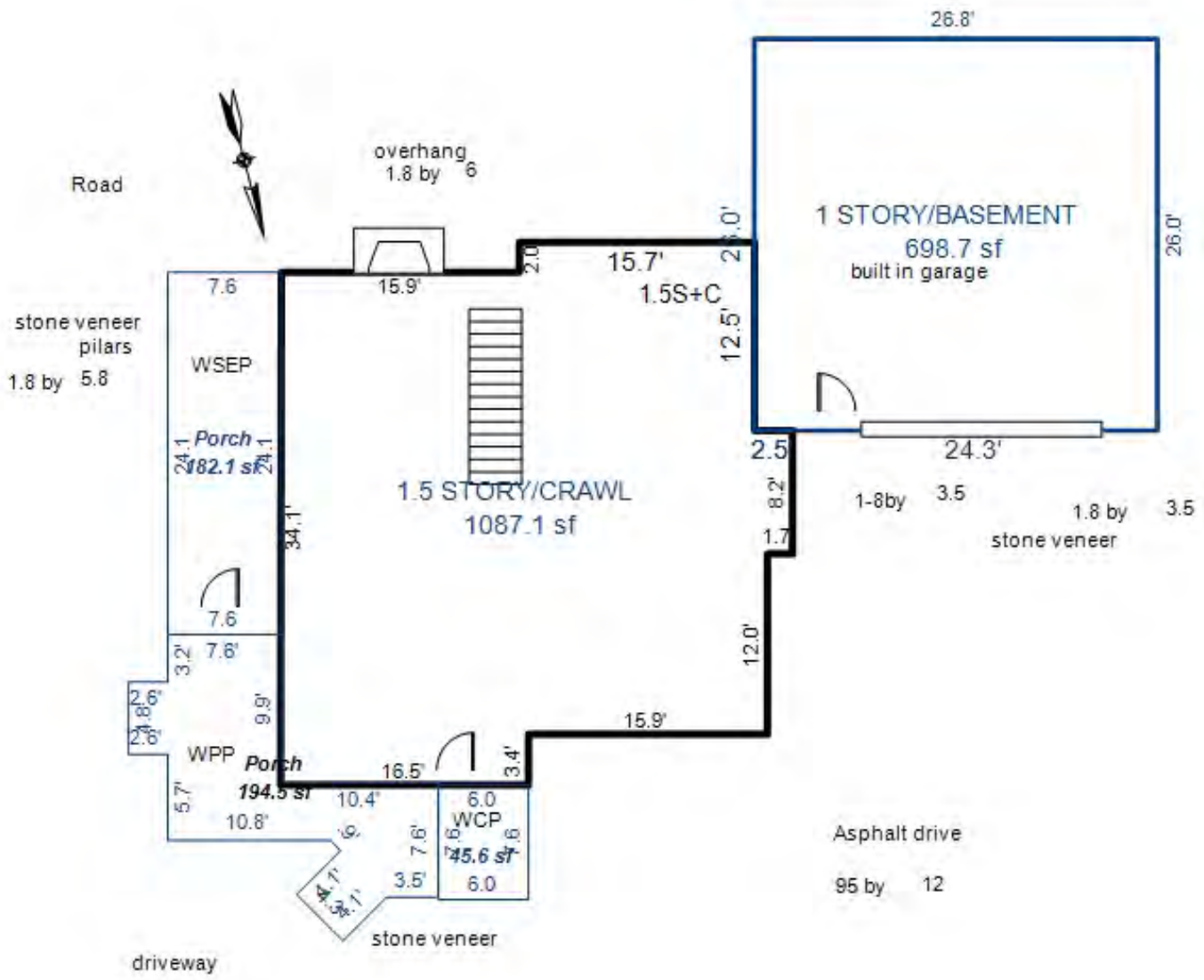
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1978
(11) Heating System: Forced Heat & Cool
Ground Area = 1087 SF Floor Area = 2328 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,087		
1 Story	Siding	Overhang	698		
			Total:	322,920	242,187

Other Additions/Adjustments			
Exterior			
Stone Veneer	35	1,604	1,203
Plumbing			
Average Fixture(s)	1	2,136	1,602
3 Fixture Bath	2	13,432	10,074
Porches			
WSEP (1 Story)	182	13,239	9,929
WPP	194	6,084	4,563
WCP (1 Story)	45	3,907	2,930
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	698	42,794	32,095
Common Wall: 1.5 Wall	1	-4,596	-3,447
Door Opener	1	672	504
Water/Sewer			
Public Water	1	1,914	1,435
Public Sewer	1	1,914	1,435
Built-Ins			
Appliance Allow.	1	3,976	2,982
Fireplaces			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAIN GAYLE	MACEACHERN PATRICIA K TRUS	125,000	06/28/2007	WD	03-ARM'S LENGTH	945:853	PROPERTY TRANSFER	100.0
MORRIS	MAIN	53,000	07/22/1999	WD	03-ARM'S LENGTH	518:657	PROPERTY TRANSFER	0.0

Property Address

10 LOGGERS RUN SUBDIVISION

Owner's Name/Address

MACEACHERN PATRICIA K TRUST
602 WELLESLEY ST
BIRMINGHAM MI 48009

Class: RESIDENTIAL-IMPROV Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2026 Est TCV 793,047 TCV/TFA: 517.65

Building Permit(s)	Date	Number	Status
Mechanical	11/08/2013	PM13-0548	
Mechanical	09/05/2013	PM13-0416	
Mechanical	08/16/2013	PM13-0381	
Plumbing	06/03/2013	PP13-0091	

Tax Description

L368 P16 L518 P657/99 L945 P853/07 LOT 10 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

X	Improved	
	Vacant	

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/02/2019	INSPECTED
TPC	09/25/2014	INSPECTED
TPC	10/23/2013	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	134.00	1.0000	0.9805	1500	100	147,070
100 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	147,070

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.68	1600	0	0
D/W/P: Patio Blocks	19.22	240	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 75	7,500.00	1	100	7,500
Total Estimated Land Improvements True Cash Value =				7,500

Work Description for Permit PM13-0548, Issued 11/08/2013: Residential New - LPG Supply Tank UG
Work Description for Permit PM13-0416, Issued 09/05/2013: Residential Alteration - Install LP DV Fireplace:PB13-0063
Work Description for Permit PM13-0381, Issued 08/16/2013: Residential Alteration - HVAC System:PB13-0063
Work Description for Permit PP13-0091, Issued 06/03/2013: Residential New Plumbing:PB13-0063
Work Description for Permit PE13-0171, Issued 05/03/2013: Electrical for Residential New; PB13-0063 Consumers UG
Work Description for Permit PB13-0063, Issued 04/19/2013: Single family dwelling

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	73,500	323,000	396,500			271,202C
2025	73,500	278,000	351,500			264,073C
2024	73,500	269,100	342,600			256,133C
2023	58,800	209,600	268,400			243,937C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.75 STORY

Yr Built	Remodeled
2014	0

Condition: Average

Room List

	Basement
4	1st Floor
4	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
X	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Hardwood
Other: Hardwood
Other: Hardwood

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 375 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 1,532
Total Base New : 322,465 E.C.F.
Total Depr Cost: 290,217 X 2.200
Estimated T.C.V: 638,477

(16) Porches/Decks

Area	Type
48	CCP (1 Story)

(17) Garage

Year Built: 2013
Car Capacity: 3
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 1522
% Good: 0
Storage Area: 378
No Conc. Floor: 0

Bsmnt Garage:

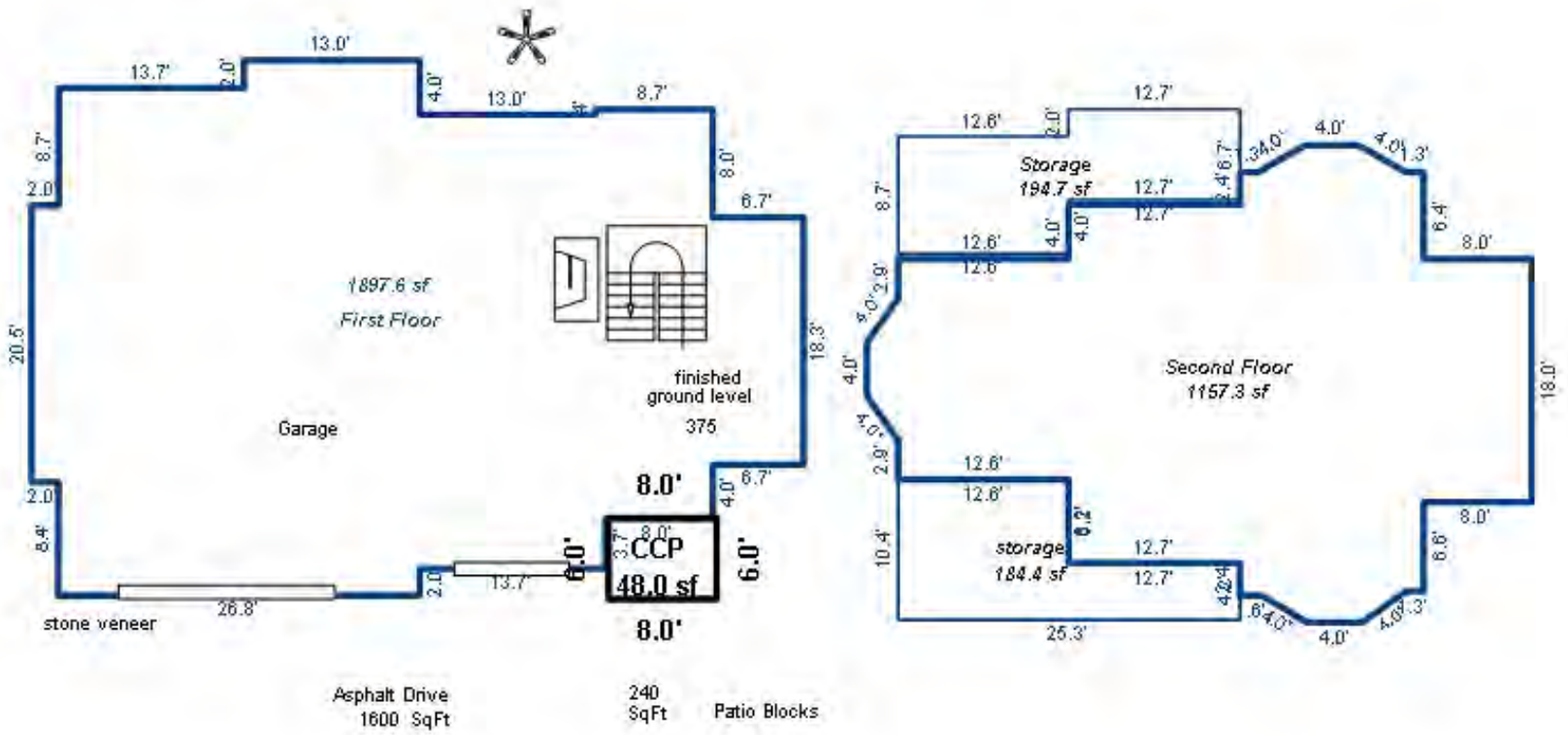
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2014
(11) Heating System: Forced Heat & Cool
Ground Area = 375 SF Floor Area = 1532 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	375		
1 Story	Siding	Overhang	1157		
			Total:	182,615	164,353
Other Additions/Adjustments					
Exterior					
Stone Veneer			388	17,786	16,007
Basement, Outside Entrance, Below Grade			1	3,888	3,499
Plumbing					
Average Fixture(s)			1	2,136	1,922
3 Fixture Bath			1	6,716	6,044
Porches					
CCP (1 Story)			48	1,982	1,784
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Storage Over Garage			378	6,675	6,007
Door Opener			2	1,343	1,209
Base Cost			1522	83,253	74,928
Water/Sewer					
Public Sewer			1	1,914	1,723
Water Well, 100 Feet			1	6,514	5,863
Built-Ins					
Appliance Allow.			1	3,976	3,578
Fireplaces					
Prefab 1 Story			1	3,667	3,300

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YOUNG STEVEN J & LINDA L	FINDLAY ERIC & MELINDA	65,000	11/20/2020	WD	03-ARM'S LENGTH	2020008072	PROPERTY TRANSFER	100.0
DAVIDEK ANGELINA A TRUSTEE	YOUNG STEVEN J & LINDA L	120,000	01/27/2005	WD	03-ARM'S LENGTH	841:250	OTHER	100.0

Property Address

LOGGERS RUN SUBDIVISION

Owner's Name/Address

FINDLAY ERIC & MELINDA
7310 WHITEFOREST COVE
TYLER TX 75703

Class: RESIDENTIAL-IMPROV Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2026 Est TCV 147,616

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	136.00	1.0000	0.9841	1500	100	147,616
100 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	147,616

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L256 P427/85 L538 P931/00 L841 P250/05
LOT 11 LOGGERS RUN SUBDIVISION SEC 14
T29N R14W.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	73,800	0	73,800			39,189C
2025	73,800	0	73,800			38,159C
2024	73,800	0	73,800			37,012C
2023	59,000	0	59,000			35,250C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	07/11/2020	INSPECTED
TPC	05/02/2019	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KINDZIERSKI PAUL & CHRISTI	FINDLAY ERIC	730,000	11/30/2018	WD	03-ARM'S LENGTH	1347P423	PROPERTY TRANSFER	100.0
TCF NATIONAL BANK	KINDZIERSKI PAUL & CHRISTI	490,000	08/27/2013	CD	11-FROM LENDING INSTITUTI	1176P755	PROPERTY TRANSFER	100.0
MARCIAL JUNE K TRUST	TCF NATIONAL BANK	630,953	11/09/2012	SD	10-FORECLOSURE	1147P296	DEED	0.0
WATSON	MARCIAL	21,000	09/17/1990	WD	03-ARM'S LENGTH	315:587	OTHER	0.0

Property Address

12 LOGGERS RUN SUBDIVISION

Owner's Name/Address

FINDLAY ERIC
7310 WHITEFOREST COVE
TYLER TX 75703

Tax Description

L282 P795/87 L315 P587&588/90 LOT 12 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 1,336,943 TCV/TFA: 382.64

Building Permit(s)	Date	Number	Status
Res. Porch/Deck	04/18/2024	PB23-0244	100% FINIS
REPAIR	06/30/2023	LU23-15	100% FINIS
Mechanical	01/23/2023	PM23-0093	100% FINIS
Mechanical	08/07/2019	PM19-0562	100% FINIS

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/15/2024	INSPECTED
TPC	09/25/2014	INSPECTED
TPC	01/02/2014	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	151.00	1.0000	1.0102	1500	100	151,528

100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 151,528

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	19.22	1400	0	0
D/W/P: Patio Blocks	19.22	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	2	100	20,000

Total Estimated Land Improvements True Cash Value = 20,000

Work Description for Permit PB23-0244, Issued 04/18/2024: Residential Addition - remove and replace existing deck and stairs, 128 sq.ft.
Work Description for Permit LU23-15, Issued 06/30/2023: REPLACE DECK
Work Description for Permit PM23-0093, Issued 01/23/2023: Mechanical for Residential Alteration - Replace gas furnace
Work Description for Permit PM19-0562, Issued 08/07/2019: Residential Alteration - A/C
Work Description for Permit PP14-0002, Issued 01/09/2014: Plumbing for single family dwelling; PB13-0399
Work Description for Permit PM13-0660, Issued 12/30/2013: Residential mechanical alterations; PB13-0399

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,800	592,700	668,500			432,609C
2025	75,800	499,500	575,300			421,236C
2024	75,800	483,500	559,300			408,571C
2023	60,600	377,400	438,000			389,116C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
1991 2003	2014

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1280 S.F.
Crawl: 0 S.F.
Slab: 171 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

1283	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
4	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

2	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 25
Floor Area: 3,494
Total Base New : 706,319 E.C.F.
Total Depr Cost: 529,734 X 2.200
Estimated T.C.V: 1,165,415

(16) Porches/Decks

Area	Type
88	WPP
24	WCP (1 Story)
39	WCP (1 Story)
238	Treated Wood
94	Treated Wood
64	Wood Balcony
171	Brzwy, FW

(17) Garage

Year Built: 2003
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 150
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 1424
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

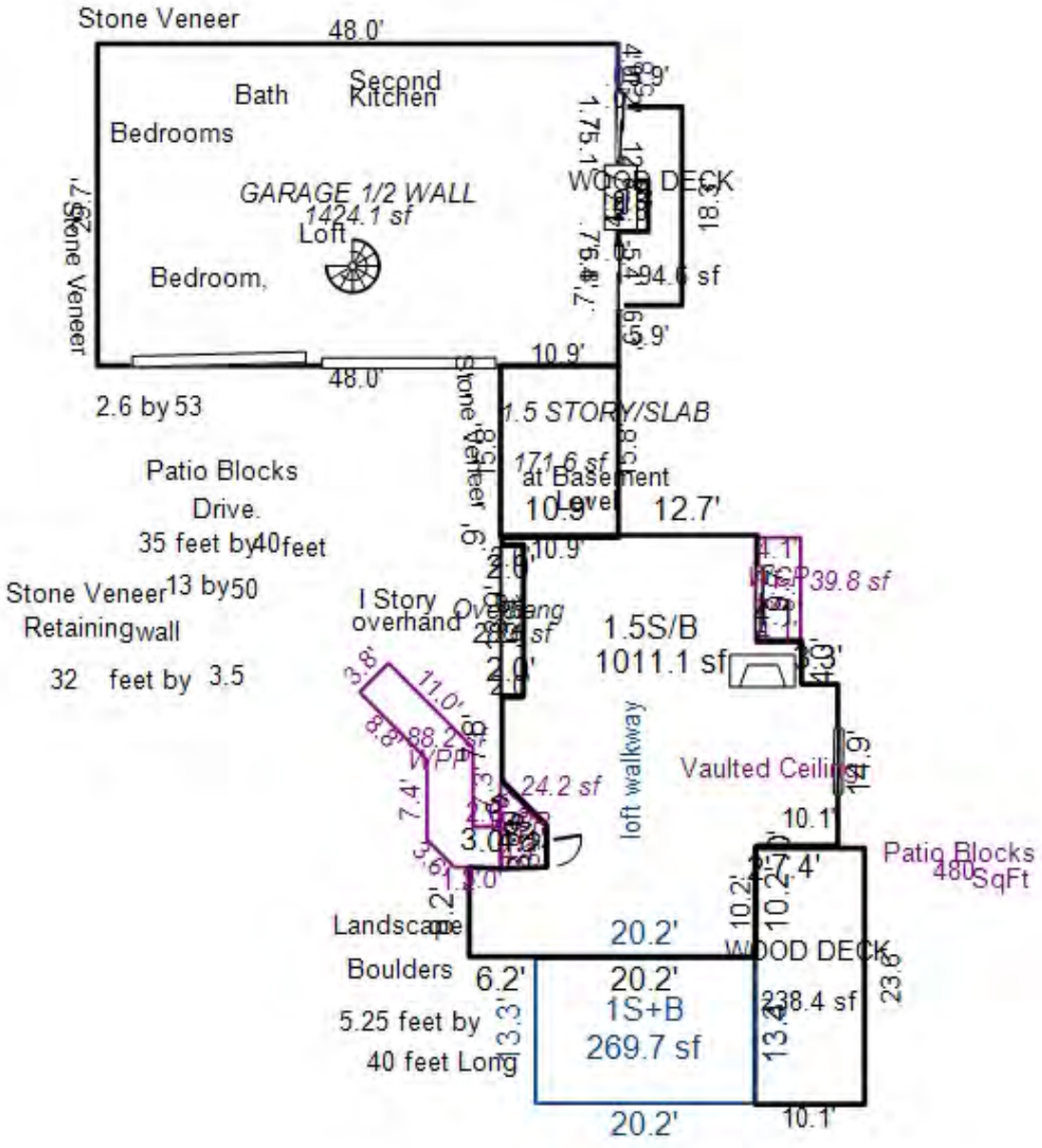
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1991
(11) Heating System: Forced Heat & Cool
Ground Area = 1451 SF Floor Area = 3494 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,011		
1 Story	Siding	Basement	269		
1.5 Story	Siding	Slab	171		
1 Story	Siding	Overhang	28		
1 Story	Siding	Overhang	1424		
			Total:	499,183	374,385
Other Additions/Adjustments					
Recreation Room			1283	35,077	26,308
Exterior					
Stone Veneer			52	2,384	1,788
Plumbing					
Average Fixture(s)			2	4,271	3,203
3 Fixture Bath			3	20,147	15,110
2 Fixture Bath			1	4,500	3,375
Porches					
WPP			88	3,758	2,818
WCP (1 Story)			39	3,521	2,641
WCP (1 Story)			24	2,119	1,589
Deck					
Treated Wood			238	4,848	3,636
Treated Wood			94	2,586	1,939
Balcony					
Wood Balcony			64	3,494	2,620
Garages					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRUZ DANIEL & CAROLE J	BLENMAN DANIEL	480,000	09/24/2020	WD	03-ARM'S LENGTH	2020006486	PROPERTY TRANSFER	100.0
CRUZ DANIEL	CRUZ DANIEL & CAROL J	0	07/07/2009	QC	09-FAMILY/RELATED ENTITY	2009 1020-793Q(	DEED	0.0
NETHERTON STEVEN E & SUZY	CRUZ DANIEL	350,000	11/18/2003	WD	03-ARM'S LENGTH	777:266	OTHER	100.0

Property Address

13 LOGGERS RUN SUBDIVISION

Owner's Name/Address

BLENMAN DANIEL
12396 SIDNEY FREYBURG RD
SIDNEY OH 45365

Tax Description

L270 P920 L321 P631 L386 P104/94 L777 P266/03 2003 DESC REVISED DUE TO SPLIT (006-726-014-00) LOT 13 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2026 Est TCV 701,095 TCV/TFA: 420.83

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/18/2010	PB10-0337	100% FINIS
Electrical	09/30/2010	PE10-0319	

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/04/2019	INSPECTED
TPC	10/22/2018	INSPECTED
TPC	04/15/2016	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN1500	100.00	148.00	1.0000	1.0051	1500	100	LOCATION	150,770
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	150,770

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PB10-0337, Issued 10/18/2010: Residential addition - one story wood frame construction 30 square feet
Work Description for Permit PE10-0319, Issued 09/30/2010: Residential alteration and remodel in kitkchen area CONSUMERS ENERGY u.g.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,400	275,100	350,500			220,796C
2025	75,400	229,700	305,100			214,992C
2024	75,400	222,300	297,700			208,528C
2023	60,300	173,000	233,300			198,599C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1979 REMO	2012

Condition: Average

Room List

	Basement
7	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1658 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

500	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil	X	Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 30
Floor Area: 1,666
Total Base New : 354,110 E.C.F.
Total Depr Cost: 247,875 X 2.200
Estimated T.C.V: 545,325

(16) Porches/Decks

Area	Type
795	WPP

(17) Garage

Year Built: 1989
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 590
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1979
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1658 SF Floor Area = 1666 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

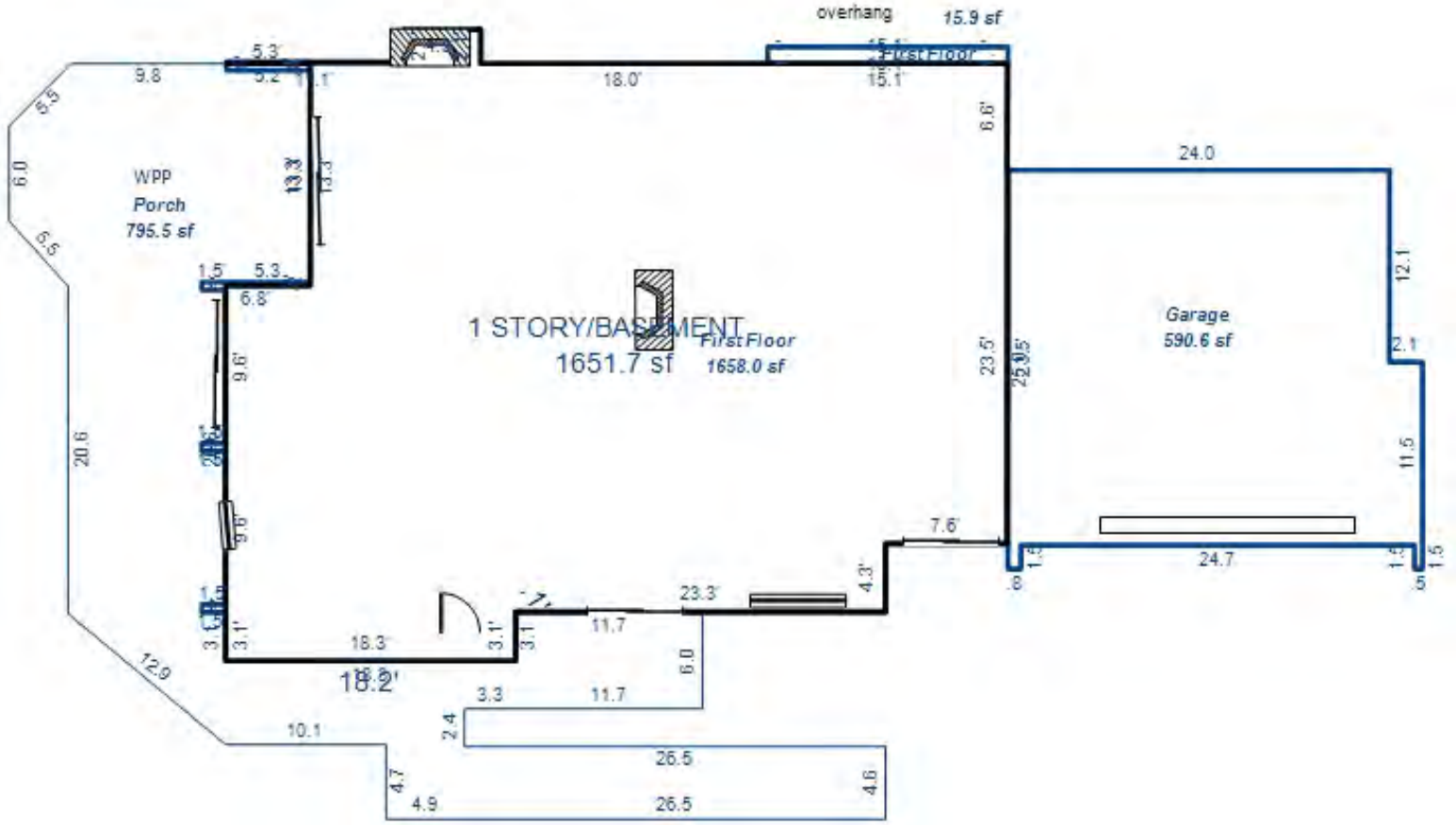
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,658		
0.5 Story	Siding	Overhang	15		
			Total:	277,371	194,158

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,495
3 Fixture Bath	2	13,432	9,402
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	590	32,108	22,476
Common Wall: 1 Wall	1	-3,064	-2,145
Door Opener	1	672	470
Water/Sewer			
Public Water	1	1,914	1,340
Public Sewer	1	1,914	1,340
Built-Ins			
Appliance Allow.	1	3,976	2,783
Fireplaces			
Prefab 1 Story	1	3,667	2,567
Wood Stove	1	3,694	2,586
Porches			
WPP	795	16,290	11,403
	Totals:	354,110	247,875

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 545,325

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NETHERTON STEVEN E & SUZY	BRADLEY PETER J & STEPHANI	115,000	06/04/2004	WD	03-ARM'S LENGTH	807:488	OTHER	100.0

Property Address

14 LOGGERS RUN SUBDIVISION

Owner's Name/Address

BRADLEY PETER J & STEPHANIE S
31465 COACH LIGHT LN
BINGHAM FARMS MI 48025

Tax Description

L807 P488/04 2003 SPLIT FROM 006-726-013-00 LOT 14 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2026 Est TCV 1,212,326 TCV/TFA: 346.38

Building Permit(s)	Date	Number	Status
Plumbing	04/14/2005	PP05-0100	
Mechanical	04/14/2005	PM05-0216	
Mechanical	04/14/2005	PM05-0218	
Electrical	01/20/2005	PE05-0033	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	06/14/2018	INSPECTED
TPC	10/23/2013	INSPECTED
TPC	04/05/2012	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front Depth	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN1500	100.00	139.00	1.0000	0.9895	1500	100	SIZE	148,424
100 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	148,424

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PP05-0100, Issued 04/14/2005: New Home; PB04-0746
Work Description for Permit PM05-0216, Issued 04/14/2005: New Home; PB04-0746
Work Description for Permit PM05-0218, Issued 04/14/2005: New Home; PB04-0746
Work Description for Permit PE05-0033, Issued 01/20/2005: New Home
Work Description for Permit PB04-0746, Issued 12/16/2004: NEW RESIDENCE
Work Description for Permit 2094, Issued 12/01/2004: 1412 1ST FLR - 18,00 2ND 1412 BASE 694 GAR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	74,200	532,000	606,200			289,454C
2025	74,200	436,600	510,800			281,845C
2024	74,200	422,400	496,600			273,371C
2023	59,400	328,200	387,600			260,354C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2005	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1606 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
1	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 15
Floor Area: 3,500
Total Base New : 566,256 E.C.F.
Total Depr Cost: 481,319 X 2.200
Estimated T.C.V: 1,058,902

(16) Porches/Decks

Area	Type
508	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

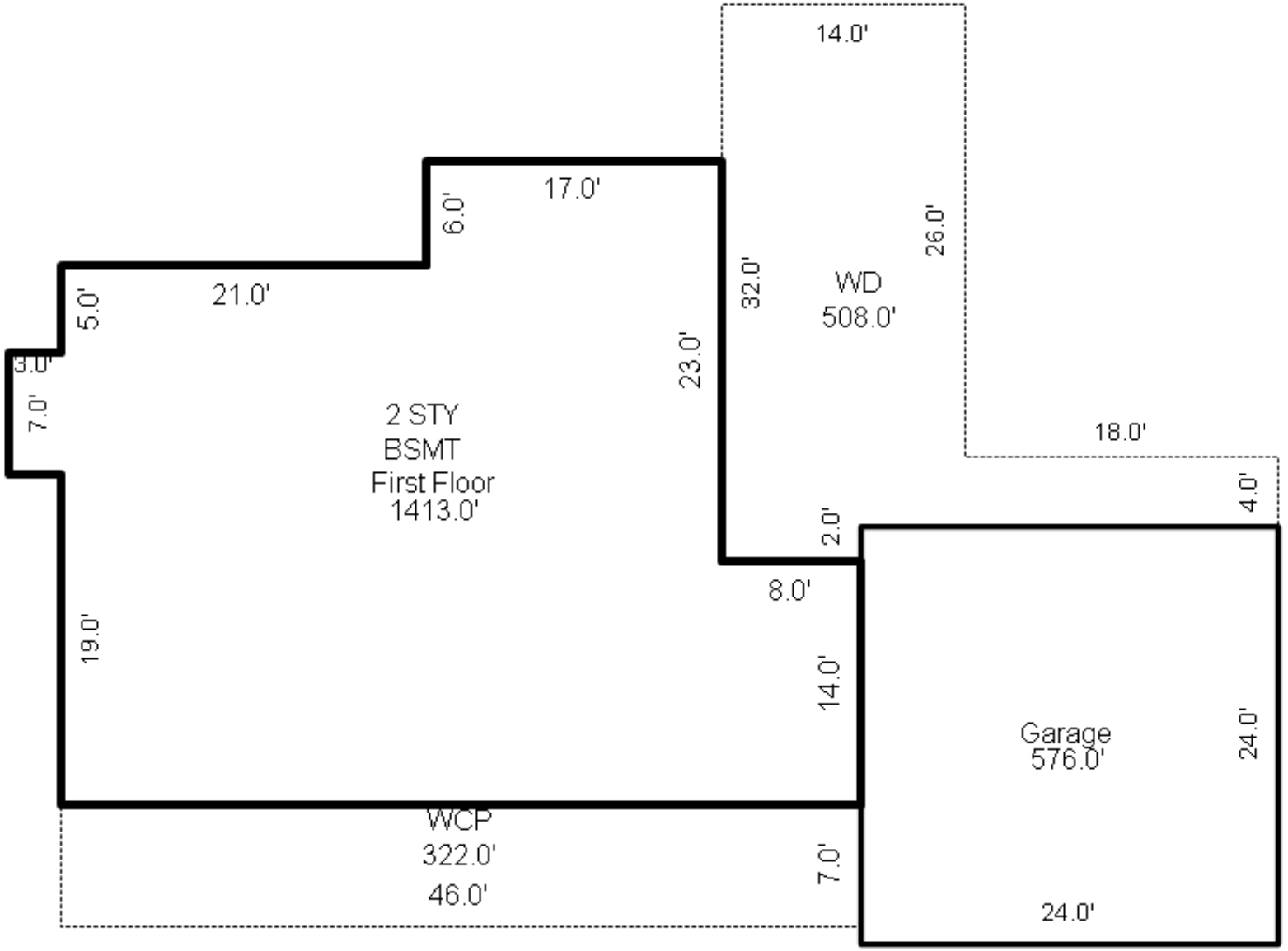
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2005
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1606 SF Floor Area = 3500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,606		
1 Story	Siding	Overhang	288		
			Total:	526,546	447,565
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	3,888	3,305
Plumbing					
Average Fixture(s)			1	2,136	1,816
3 Fixture Bath			2	13,432	11,417
2 Fixture Bath			1	4,500	3,825
Deck					
Treated Wood			508	7,950	6,757
Water/Sewer					
Public Water			1	1,914	1,627
Public Sewer			1	1,914	1,627
Built-Ins					
Appliance Allow.			1	3,976	3,380
			Totals:	566,256	481,319

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 1,058,902

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NAUM STEVEN C & SUSAN M	NAUM STEVEN C & SUSAN M TR	1	01/20/2012	WD	03-ARM'S LENGTH	2012 1110-737	DEED	0.0
NAUM JOHN SR & JOANN	NAUM STEVEN C & SUSAN M	1	01/06/2012	WD	09-FAMILY/RELATED ENTITY	2012 1109-884	DEED	0.0
NAUM JOHN SR & JOANN	NAUM STEVEN C & SUSAN M	0	11/15/2006	LC	03-ARM'S LENGTH	923/59	REALTOR	100.0
BAYBERRY PROP	NAUM	19,000	09/12/1992	WD	03-ARM'S LENGTH	348:834	OTHER	0.0

Property Address

15 LOGGERS RUN SUBDIVISION

Owner's Name/Address

NAUM STEVEN C & SUSAN M JOINT TRUST
3580 CASCADE RD SE
GRAND RAPIDS MI 49546

Tax Description

L348 P833 L445 P047 L449 P624 L484 P892 L675 P835/02 LOT 15 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2026 Est TCV 762,075 TCV/TFA: 405.36

Building Permit(s)	Date	Number	Status
GARAGE	04/19/2000	20000148	INSPECTED
HOUSE	06/27/1994	94002296	INSPECTED

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	11/07/2023	INSPECTED
TPC	04/15/2016	INSPECTED
TPC	10/23/2013	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN1500	100.00	136.00	1.0000	0.9841	1500	100		147,616
100 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	147,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	73,800	307,200	381,000			250,474C
2025	73,800	256,900	330,700			243,889C
2024	73,800	248,600	322,400			236,556C
2023	59,000	210,300	269,300			225,292C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1994 GARA(	0

Condition: Average

Room List

	Basement
4	1st Floor
4	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:	X	Solid		H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1280 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

1280	Recreation SF
	Living SF
1	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 25
Floor Area: 1,880
Total Base New : 365,835 E.C.F.
Total Depr Cost: 277,027 X 2.200
Estimated T.C.V: 609,459

(16) Porches/Decks

Area	Type
125	Treated Wood
50	Pine
423	Treated Wood
215	Treated Wood

(17) Garage

Year Built: 2000
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 600
% Good: 0
Storage Area: 300
No Conc. Floor: 0

Bsmnt Garage:

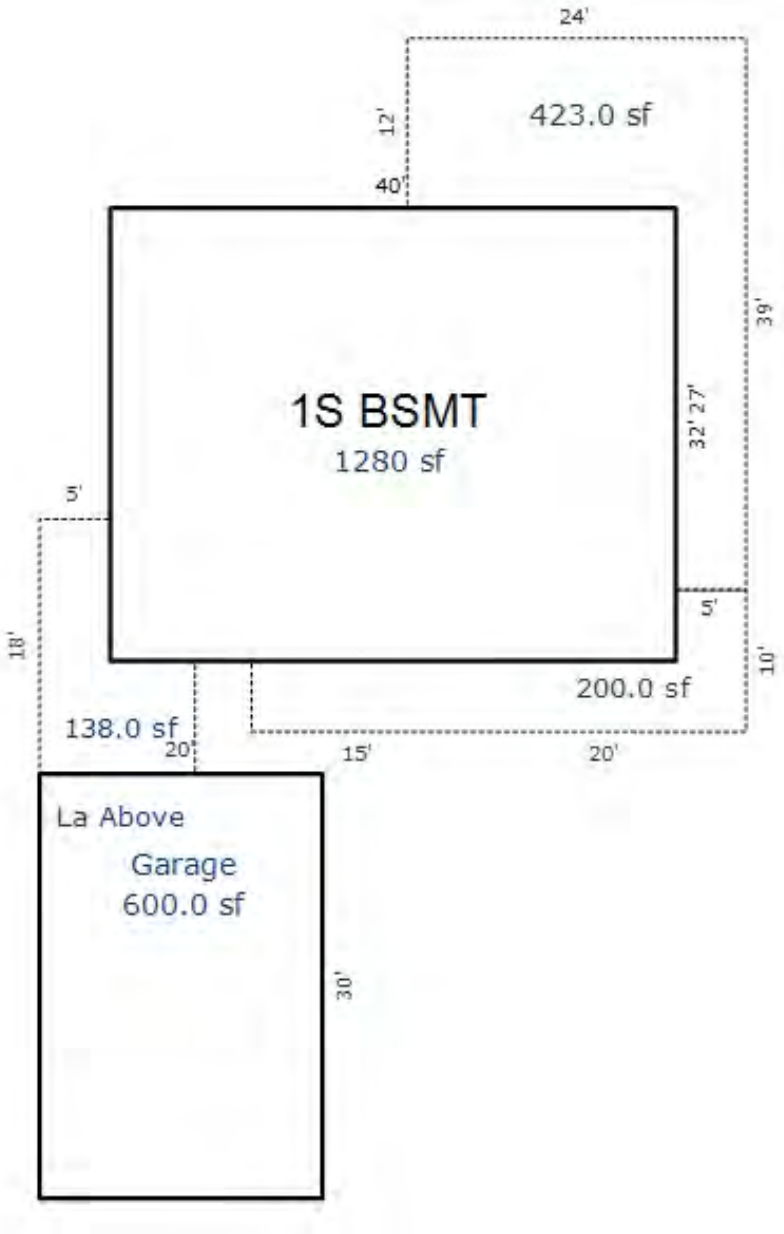
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1994
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 1880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,280			
1 Story	Siding	Overhang	600			
			Total:	274,879	206,157	
Other Additions/Adjustments						
Recreation Room			1280	24,755	18,566	
Basement, Outside Entrance, Below Grade			1	2,781	2,086	
Plumbing						
Average Fixture(s)			1	1,451	1,088	
3 Fixture Bath			1	4,567	3,425	
Deck						
Treated Wood			125	2,988	2,241	
Pine w/Roof (Deck Portion)			50	1,378	1,309	*9
Pine w/Roof (Roof portion)			50	984	935	
Treated Wood			423	6,650	6,317	*9
Treated Wood			215	4,272	4,058	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Finished)						
Base Cost			600	27,618	20,713	
Storage Over Garage			300	4,050	3,037	
Door Opener			1	537	403	
Water/Sewer						
Public Water			1	1,494	1,120	
Public Sewer			1	1,494	1,120	
Built-Ins						

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-016-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

16 LOGGERS RUN SUBDIVISION

Owner's Name/Address

RICHMOND GREGORY S & DENICE L
3886 PEABODY DR
BLOOMFIELD HILLS MI 48302-4034

Tax Description

L277 P158/87 L293 P316/88 LOT 16 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2026 Est TCV 870,345 TCV/TFA: 513.18

Building Permit(s)	Date	Number	Status
Alteration/Repair	06/25/2025	PB25-0292	100% FINIS
ADDITION/ALTERATION	05/22/2025	LU25-83	100% FINIS
MECHANICAL	09/03/2003	PM03-0598	
HOUSE	06/05/2000	20000276	

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/29/2025	INSPECTED
TPC	04/15/2016	INSPECTED
TPC	02/04/2010	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN1500	100.00	75.00	1.0000	0.8481	1500	100		127,208
100 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	127,208

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.16	2500	0	0
D/W/P: 4in Ren. Conc.	8.33	385	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Work Description for Permit PB25-0292, Issued 06/25/2025: Residential Alteration - replace exterior sheathing on garage side of house and re-side the garage side of the house. Replace garage door and service door, new siding on chimney and above existing deck. Add awnings and eyebrow features above garage door and window above garage door, add reinforcing garage door structure.
Work Description for Permit LU25-83, Issued 05/22/2025: REINFORCING GARAGE DOOR STRUCTURE,ADD AWINGS/EYEBROW FEATURES ABOVE GARAGE DORR AND WINDOW ABOVE GRAGE DOOR, REPLACING EXTEIOR SHEATHING ON GARAGE SIDE OF HOUSE, RSIDING GARAGE SIDE OF HOUSE, REPLACING GARAGE DORR AND PED DOOR, PAINTING NEW SIDING, CHIMNEY AND OLD SIDING ABOVE DECK.
Work Description for Permit PM03-0598, Issued 09/03/2003: TANK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	63,600	371,600	435,200			240,737C
2025	63,600	369,500	433,100			230,222C
2024	63,600	357,600	421,200			223,300C
2023	50,900	278,500	329,400			212,667C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1696 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
1046	Living	SF
3	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 2X10X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
4	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,696
Total Base New : 392,069 E.C.F.
Total Depr Cost: 333,244 X 2.200
Estimated T.C.V: 733,137

(16) Porches/Decks

Area	Type
917	WPP
78	Roof Cover Onl
41	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?: Yes
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage: 2 Car

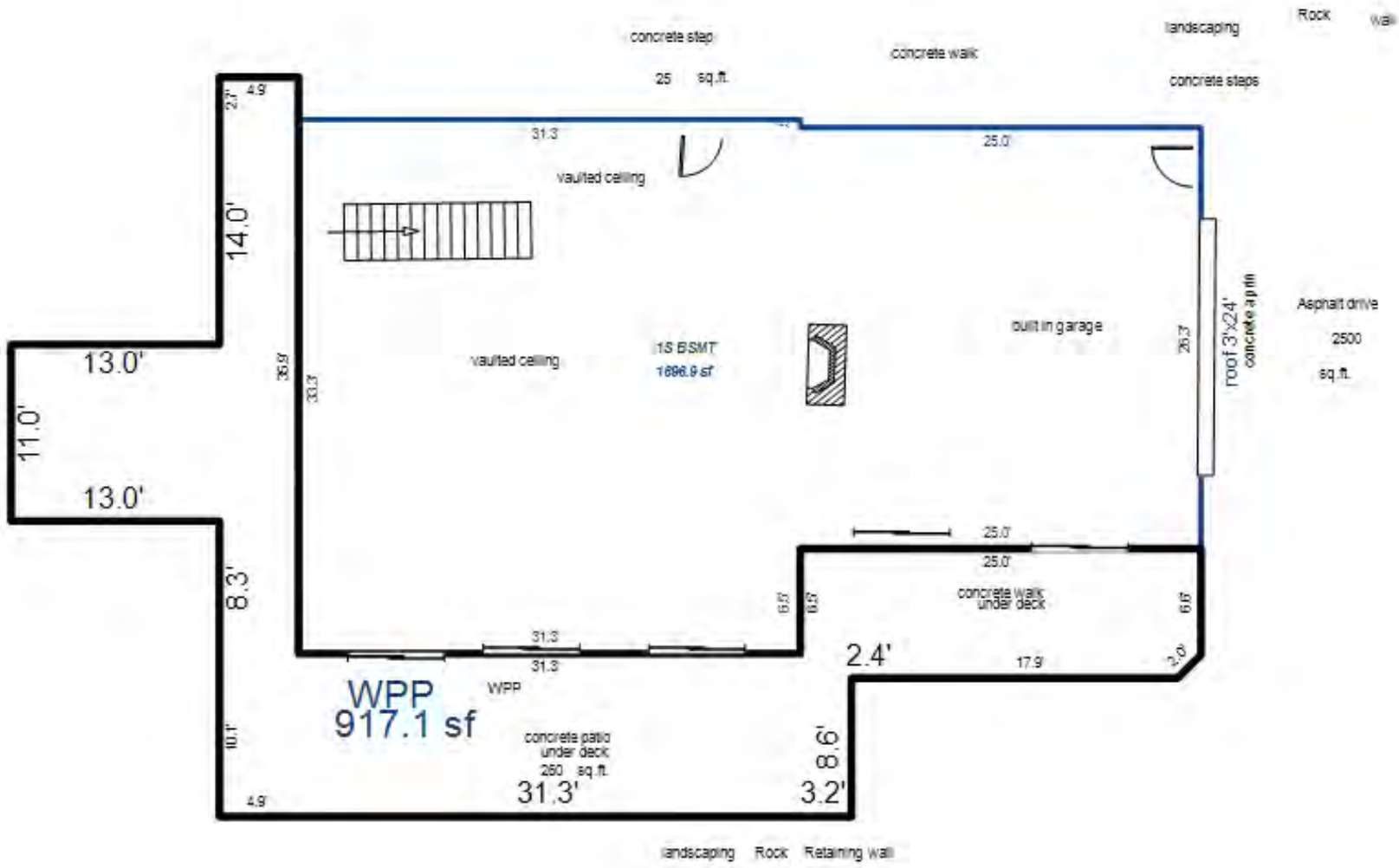
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2000
(11) Heating System: Forced Heat & Cool
Ground Area = 1696 SF Floor Area = 1696 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,696		
			Total:	296,787	252,253
Other Additions/Adjustments					
Basement Living Area			1046	37,510	31,883
Basement, Outside Entrance, Below Grade			3	8,343	7,092
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			3	13,700	11,645
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Basement Garage: 2 Car			1	3,940	3,349
Door Opener			2	1,075	914
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Interior 2 Story			1	6,649	5,652
Porches					
WPP			917	14,534	12,354
Deck					
w/Roof (Roof portion)			78	1,476	1,255
w/Roof (Roof portion)			41	849	722

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-017-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAUN ROBERT C & MARY JO	RICHMOND GREGORY & DENICE	150,000	08/22/2025	WD	03-ARM'S LENGTH	2025004008	PROPERTY TRANSFER	100.0
BRAUN ROBERT C & MARY JO	BRAUN ROBERT C & MARY JO	0	12/14/2017	QC	09-FAMILY/RELATED ENTITY	1316P333	OTHER	0.0
RANKIN	BRAUN	26,000	09/30/1994	WD	03-ARM'S LENGTH	393:988	OTHER	0.0

Property Address

17 LOGGERS RUN SUBDIVISION

Owner's Name/Address

RICHMOND GREGORY & DENICE
3886 PEABODY DR
BLOOMFIELD HILLS MI 48302

Class: RESIDENTIAL-VACANT Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2026 Est TCV 150,770

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN1500	100.00	148.00	1.0000	1.0051	1500	100		150,770
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	150,770

Tax Description

L257 P234 L393 P988/94 LOT 17 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
X	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	06/30/2025	INSPECTED
TPC	04/30/2021	INSPECTED
PSC	01/16/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,400	0	75,400			75,400S
2025	75,400	0	75,400			20,526C
2024	75,400	0	75,400			19,909C
2023	60,300	0	60,300			18,961C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-018-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SARKISIAN EDWARD G & ANNA	SARKISIAN EDWARD G & ANNA	1	01/14/2026	WD	15-LADY BIRD	2026000675	PROPERTY TRANSFER	0.0
AMERIBANK	SARKISIAN	18,500	04/29/1991	WD	03-ARM'S LENGTH	323:394	OTHER	0.0

Property Address

18 LOGGERS RUN SUBDIVISION

Owner's Name/Address

SARKISIAN EDWARD G & ANNA S
17205 CAMERON DR
NORTHVILLE MI 48167

Tax Description

L232 P771/82 L302 P613 L323 P394&395/91
LOT 18 LOGGERS RUN SUBDIVISION SEC 14
T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 19
2026 Est TCV 796,684 TCV/TFA: 416.89

Building Permit(s)	Date	Number	Status
Electrical	01/18/2018	PE18-0023	100% FINIS
Res. Add/Alter/Repair	10/31/2017	PB17-0665	100% FINIS
Mechanical	07/27/2006	PM06-0409	
Mechanical	04/19/2006	PM06-0213	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	01/22/2019	INSPECTED
TPC	04/15/2016	INSPECTED
TPC	04/05/2012	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	150.00	1.0000	1.0085	1500	100	151,277

100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 151,277

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PE18-0023, Issued 01/18/2018: Residential Electrical in Four Season room
Work Description for Permit PB17-0665, Issued 10/31/2017: Residential - Replace 8 windows and 2 doors
Work Description for Permit PM06-0409, Issued 07/27/2006: New Residence #PB06-0100
Work Description for Permit PM06-0213, Issued 04/19/2006: Single family dwelling; see PB06-0010
Work Description for Permit PE06-0163, Issued 04/06/2006: Single family dwelling; see PB06-0010
Work Description for Permit PB06-0010, Issued 01/18/2006: New single family residence...two stories wood frame construction on a full unfinished basement with garage in basement/ screened porch and decks.....50' x 41' (overall

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,600	322,700	398,300			244,679C
2025	75,600	264,600	340,200			238,247C
2024	75,600	256,100	331,700			231,084C
2023	60,500	199,200	259,700			220,080C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2006	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1274 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 10
Floor Area: 1,911
Total Base New : 323,436 E.C.F.
Total Depr Cost: 291,094 X 2.200
Estimated T.C.V: 640,407

(16) Porches/Decks

Area	Type
192	WSEP (1 Story)
756	Treated Wood
117	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage: 1 Car

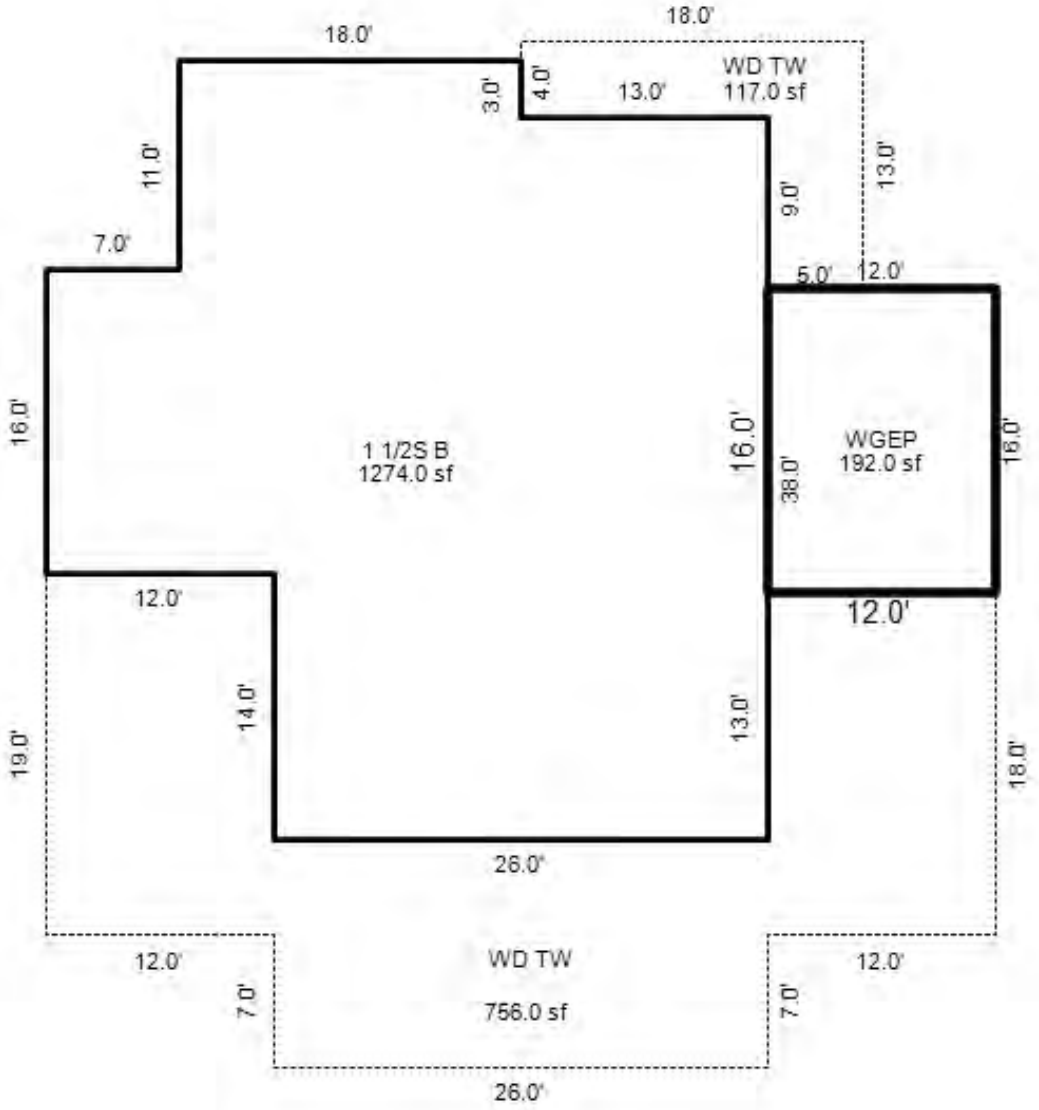
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C 10 Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 1274 SF Floor Area = 1911 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,274		
			Total:	285,024	256,523
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,306
3 Fixture Bath			1	4,567	4,110
Porches					
WSEP (1 Story)			192	10,608	9,547
Deck					
Treated Wood			117	2,841	2,557
Treated Wood			756	9,820	8,838
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Basement Garage: 1 Car			1	2,833	2,550
Door Opener			1	537	483
Water/Sewer					
Public Water			1	1,494	1,345
Public Sewer			1	1,494	1,345
Built-Ins					
Appliance Allow.			1	2,767	2,490
			Totals:	323,436	291,094

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 640,407

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-019-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHERT LANCE K & NATALIE	RICHERT LANCE & NATALIE TF	0	03/05/2021	WD	09-FAMILY/RELATED ENTITY	2021002077	PROPERTY TRANSFER	0.0
WESTON JOHN & GALLOUP LUCI	RICHERT LANCE K & NATALIE	479,900	10/08/2020	WD	03-ARM'S LENGTH	2020006865	PROPERTY TRANSFER	100.0
BROSKY DENNIS F & JUDITH A	WESTON JOHN & GALLOUP LUCI	360,000	07/07/2016	WD	03-ARM'S LENGTH	1265P891	PROPERTY TRANSFER	100.0
ARNOLD	BROSKY	290,000	12/04/1998	WD	03-ARM'S LENGTH	496:347	OTHER	0.0

Property Address

19 LOGGERS RUN SUBDIVISION

Owner's Name/Address

RICHERT LANCE & NATALIE TRUST
PO BOX 159
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPROV Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 08/30/2022

MAP #: 19

2026 Est TCV 743,928 TCV/TFA: 501.64

Building Permit(s)	Date	Number	Status
MECHANICAL	05/22/2003	PM03-0306	
HOUSE	12/13/1991	91000481	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN1500	100.00	150.00	1.0000	1.0085	1500	100	LOCATION	151,277
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	151,277

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PM03-0306, Issued 05/22/2003: ALTERATIONS

Tax Description

L319 P504-506 L326 P657 L496 P347-349/98 LOT 19 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

2010 MLS ADVERTISING REMARKS: LOOKING FOR A WOODED RETREAT? CHECK OUT THIS QUALITY BUILT HOME FOR 4-SEASON ENJOYMENT. 3 BDRM., 2.5 BATH NEAR GLEN ARBOR AT THE HOMESTEAD. GREAT ROOM, FIREPLACE, PORCH, DECK, SPACIOUS MASTER SUITE, AIR CONDITIONED. ATTACHED 2-CAR GARAGE. A STEAL AT $429,000!

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Who	When	What
TPC	08/29/2020	INSPECTED
TPC	04/15/2016	INSPECTED
TPC	04/05/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,600	296,400	372,000			232,373C
2025	75,600	244,400	320,000			226,264C
2024	75,600	236,600	312,200			219,461C
2023	60,500	184,100	244,600			209,011C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1992	1998

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min	

Size of Closets

X	Lg		Ord		Small	

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1654 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

1056	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 20
Floor Area: 1,483
Total Base New : 341,544 E.C.F.
Total Depr Cost: 267,114 X 2.200
Estimated T.C.V: 587,651

(16) Porches/Decks

Area	Type
171	CGEP (1 Story)
94	WCP (1 Story)
24	WPP
362	Treated Wood

(17) Garage

Year Built: 1992
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 348
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

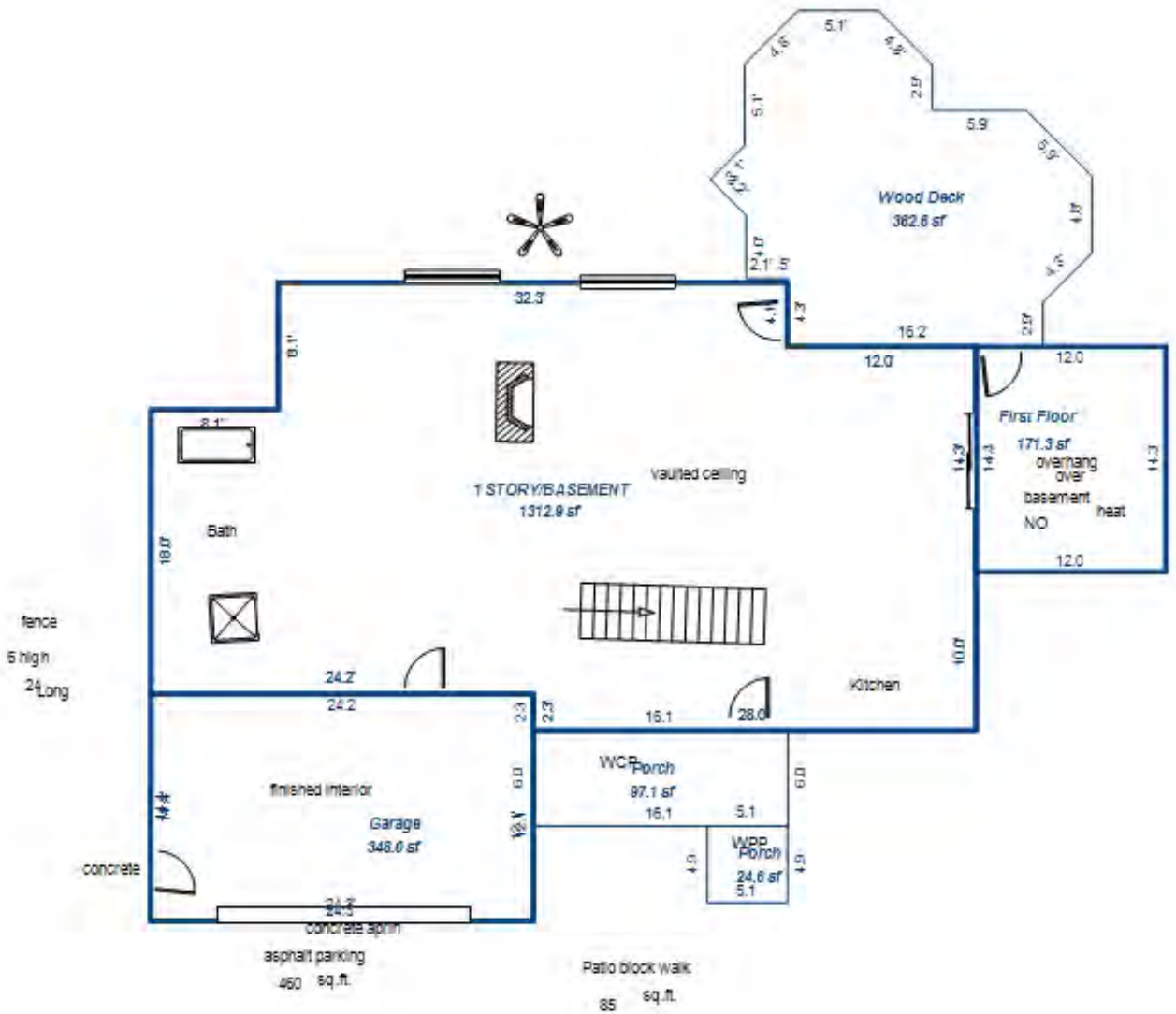
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1992
(11) Heating System: Forced Heat & Cool
Ground Area = 1483 SF Floor Area = 1483 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,312		
1 Story	Siding	Basement	171		
			Total:	256,343	205,080
Other Additions/Adjustments					
Recreation Room			1056	20,423	10,211
Basement, Outside Entrance, Below Grade			1	2,781	2,225
Plumbing					
Average Fixture(s)			1	1,451	1,161
3 Fixture Bath			1	4,567	3,654
2 Fixture Bath			1	3,056	2,445
Porches					
CGEP (1 Story)			171	12,011	9,609
Foundation: Basement			171	4,248	3,398
WCP (1 Story)			94	4,985	3,988
WPP			24	1,272	1,018
Deck					
Treated Wood			362	6,009	4,807
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			348	20,793	16,634
Common Wall: 2 Wall			1	-5,280	-4,224
Door Opener			1	537	430
Water/Sewer					
Public Water			1	1,494	1,195

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-020-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEIN BARRY N & SHERRY A	STEIN BARRY N & SHERRY A T	0	04/24/2013	WD	03-ARM'S LENGTH	1164P25	PROPERTY TRANSFER	0.0
TENHARMSEL	STEIN	91,000	09/18/2001	WD	03-ARM'S LENGTH	602:42	PROPERTY TRANSFER	0.0
SCHLAFEN BAR CO	TENHARMSEL	48,000	04/05/1999	WD	03-ARM'S LENGTH	508:343	OTHER	0.0

Property Address

20 LOGGERS RUN SUBDIVISION

Owner's Name/Address

STEIN BARRY N & SHERRY A TRUST
16757 MEADOWBROOK
HASLETT MI 48840

Class: RESIDENTIAL-IMPROV Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 19

2026 Est TCV 847,903 TCV/TFA: 486.74

Building Permit(s)	Date	Number	Status
Mechanical	06/24/2019	PM19-0435	100% FINIS
Mechanical	11/17/2011	PM11-0402	100% FINIS
Electrical	11/16/2011	PE11-0410	
Plumbing	11/08/2011	PP11-0170	

Tax Description

L265 P155 L508 P343/99 L602 P41/01 L602 P42/01 LOT 20 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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X	Improved		Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	04/15/2016	INSPECTED
TPC	04/05/2012	INSPECTED
TPC	12/07/2011	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front Depth		Rate	%Adj.	Reason	Value
LOGGERS RUN	1500 100.00	157.00	1.0000	1.0201	1500	100		153,012
100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	153,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PM19-0435, Issued 06/24/2019: Residential - Adding A/C unit
Work Description for Permit PM11-0402, Issued 11/17/2011: Mechanical for residential garage to living alteration; PB11-0346
Work Description for Permit PE11-0410, Issued 11/16/2011: Electrical for addition of new residence attached garage, one story and interior alterations (conversion) of existing residential garage to living area. PB11-0346
Work Description for Permit PP11-0170, Issued 11/08/2011: Addition of new residence attached garage #PB11-0346
Work Description for Permit PB11-0346, Issued 10/31/2011: Addition of new residence attached garage...one story wood frame construction and interior alterations (conversion) of existing residential garage to living area...1034 sq feet (includes addition and alter)

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	76,500	347,500	424,000			262,905C
2025	76,500	286,600	363,100			255,994C
2024	76,500	277,300	353,800			248,297C
2023	61,200	215,700	276,900			236,474C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2001	2012

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1230 S.F.
Crawl: 0 S.F.
Slab: 512 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

1230	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,742
Total Base New : 378,752 E.C.F.
Total Depr Cost: 313,587 X 2.200
Estimated T.C.V: 689,891

(16) Porches/Decks

Area	Type
189	WGEP (1 Story)
46	WCP (1 Story)
406	WPP

(17) Garage

Year Built: 2012
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 547
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

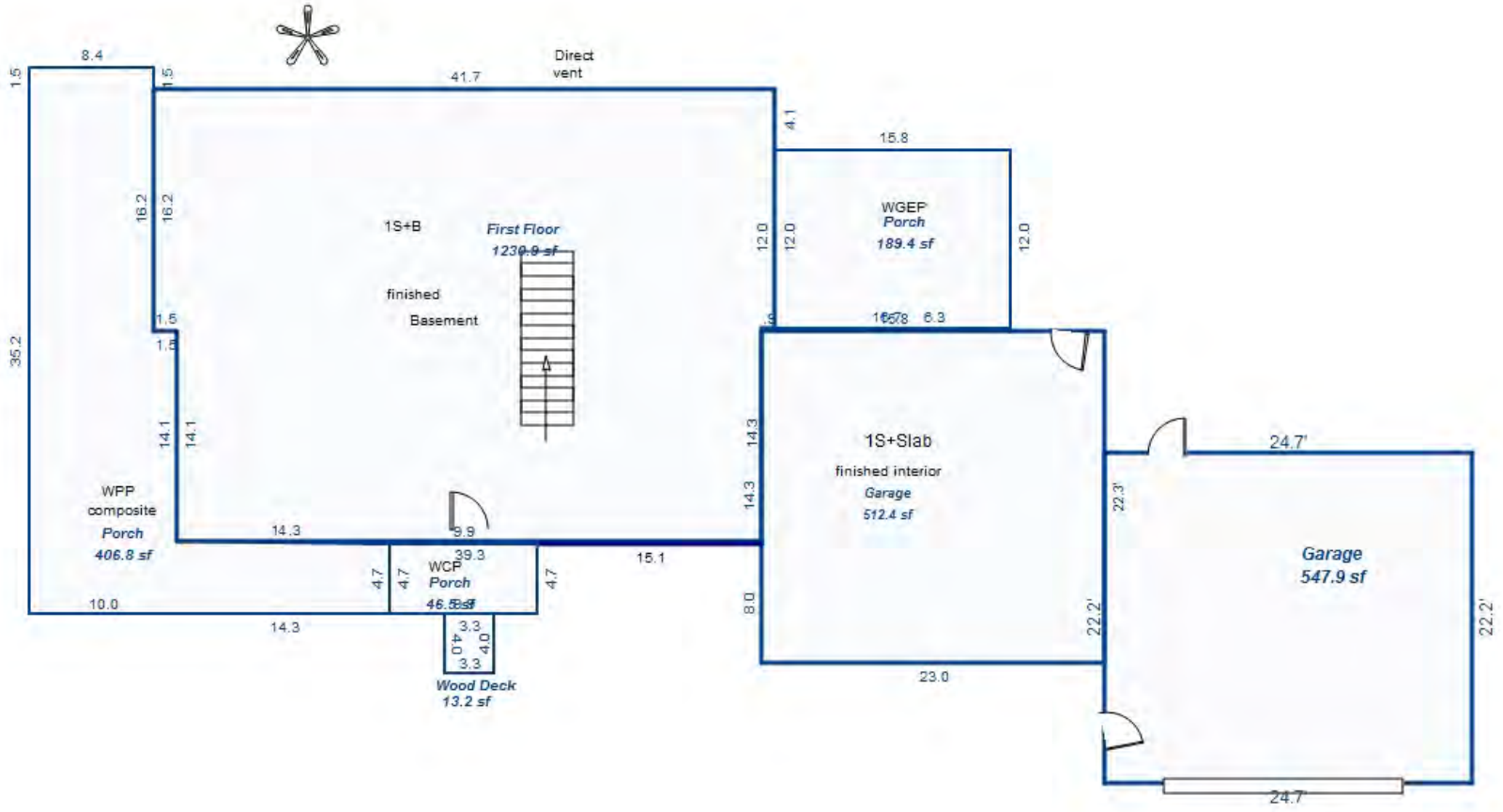
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 1742 SF Floor Area = 1742 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,230		
1 Story	Siding	Slab	512		
			Total:	286,351	243,373
Other Additions/Adjustments					
Recreation Room			1230	23,788	11,894
Plumbing					
Average Fixture(s)			1	1,451	1,233
3 Fixture Bath			1	4,567	3,882
Porches					
WGEP (1 Story)			189	15,721	13,363
WCP (1 Story)			46	3,185	2,707
WPP			406	7,377	6,270
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			547	28,318	24,070
Common Wall: 1/2 Wall			1	-1,320	-1,122
Door Opener			1	537	456
Water/Sewer					
Public Water			1	1,494	1,270
Public Sewer			1	1,494	1,270
Built-Ins					
Appliance Allow.			1	2,767	2,352
Fireplaces					
Direct-Vented Gas			1	3,022	2,569

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-021-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRENTACOSTA JOHN R & DAWN	TRENTACOSTA JOHN	0	08/11/2008	QC	09-FAMILY/RELATED ENTITY	986/538	DEED	0.0
FOX LEO & DIANA	TRENTACOSTA JOHN R & DAWN	95,000	02/24/2003	WD	03-ARM'S LENGTH	711:669	OTHER	100.0
SCHLAFEN BAR CO	FOX	48,000	09/08/1998	WD	03-ARM'S LENGTH	486:909	OTHER	0.0

Property Address

21 LOGGERS RUN SUBDIVISION

Owner's Name/Address

TRENTACOSTA JOHN
719 HORTON ST
NORTHVILLE MI 48167

Tax Description

L247 P144 L486 P909/98 L711 P669/03 LOT 21 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2026 Est TCV 1,023,441 TCV/TFA: 364.47

Building Permit(s)	Date	Number	Status
MECHANICAL	02/06/2004	PM04-0075	
MECHANICAL	01/26/2004	PM04-0054	
ELECTRICAL	11/05/2003	PE03-0824	
MECHANICAL	10/27/2003	PM03-0830	

X Improved | Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TPC	04/15/2016	INSPECTED
WAS	12/08/2007	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front Depth		Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	170.00	1.0000 1.0406	1500	100		156,085

100 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 156,085

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PM04-0075, Issued 02/06/2004: NEW RESIDENCE
Work Description for Permit PM04-0054, Issued 01/26/2004: NEW RESIDENCE
Work Description for Permit PE03-0824, Issued 11/05/2003: NEW RESIDENCE
Work Description for Permit PM03-0830, Issued 10/27/2003: TANK
Work Description for Permit PP03-0461, Issued 10/23/2003: NEW HOME
Work Description for Permit PB03-0638, Issued 10/21/2003: NEW RESIDENCE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	78,000	433,700	511,700			184,850C
2025	78,000	361,800	439,800			179,991C
2024	78,000	350,100	428,100			174,580C
2023	62,400	272,200	334,600			166,267C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2003	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min	

Size of Closets

X	Lg		Ord		Small

Doors:	X	Solid		H.C.

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other: Tile

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1162 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: WOOD I BEAM
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
1	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 15
Floor Area: 2,808
Total Base New : 461,153 E.C.F.
Total Depr Cost: 391,980 X 2.200
Estimated T.C.V: 862,356

(16) Porches/Decks

Area	Type
182	Treated Wood

(17) Garage

Year Built: 2004
Car Capacity: 2
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

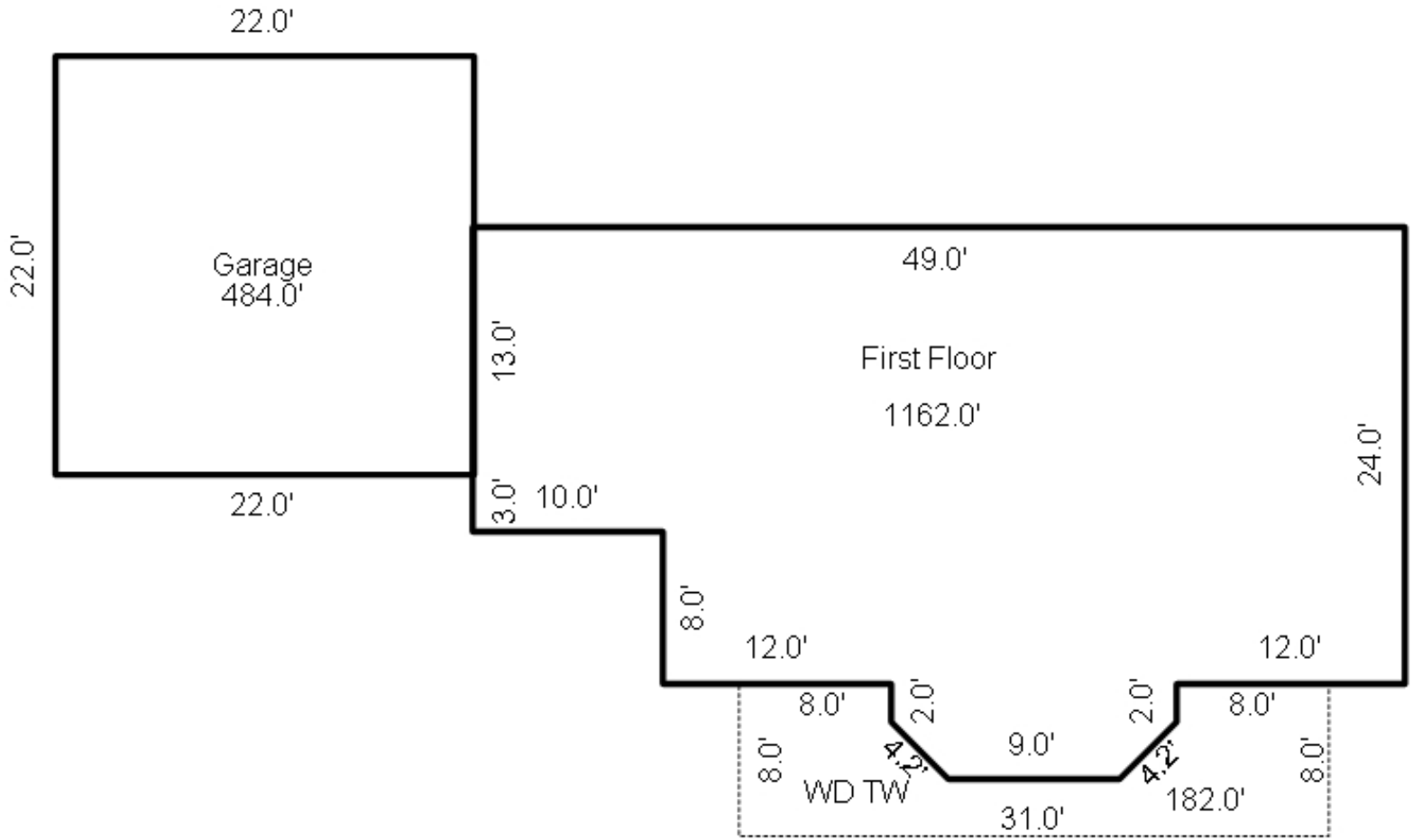
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2003
(11) Heating System: Forced Heat & Cool
Ground Area = 1162 SF Floor Area = 2808 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,162		
1 Story	Siding	Overhang	484		
			Total:	401,819	341,545
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,816
3 Fixture Bath			1	6,716	5,709
2 Fixture Bath			1	4,500	3,825
Deck					
Treated Wood			182	4,060	3,451
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			484	33,004	28,053
Common Wall: 1/2 Wall			1	-1,532	-1,302
Door Opener			1	672	571
Water/Sewer					
Public Water			1	1,914	1,627
Public Sewer			1	1,914	1,627
Built-Ins					
Appliance Allow.			1	3,976	3,380
Dishwasher			1	1,175	999
Vented Hood			1	799	679
			Totals:	461,153	391,980

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 862,356

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-022-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEINONEN MICHAEL E & THERE	22 LOGGERS RUN LLC	1	01/05/2023	QC	09-FAMILY/RELATED ENTITY	2023000764	PROPERTY TRANSFER	0.0
FRENCH GERALD T & SCHWEITZ	HEINONEN MICHAEL E & THERE	480,000	11/14/2011	WD	03-ARM'S LENGTH	1102-699 WD	PROPERTY TRANSFER	100.0
FRANSDEN MARY A	FRENCH GERALD T	0	07/28/2008	QC	33-TO BE DETERMINED	984/956	DEED	0.0
SCHLAFEN BAR CO	FRENCH	50,000	07/10/1998	WD	03-ARM'S LENGTH	481:546	PROPERTY TRANSFER	0.0

Property Address

22 LOGGERS RUN SUBDIVISION

Owner's Name/Address

22 LOGGERS RUN LLC
3770 HONORS WAY
HOWELL MI 48843

Class: RESIDENTIAL-IMPROV Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 17

2026 Est TCV 1,097,924 TCV/TFA: 507.83

Building Permit(s)	Date	Number	Status
GARAGE	01/07/1999	99000002	INSPECTED
HOUSE	11/07/1998	98000723	INSPECTED

X Improved | Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN1500	100.00	160.00	1.0000	1.0249	1500	100		153,737
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	153,737

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- X Rolling
- Low
- X High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L247 P144 L481 P546/98 LOT 22 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

Who	When	What
TPC	01/15/2019	INSPECTED
TPC	04/15/2016	INSPECTED
WAS	05/20/2009	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	76,900	472,100	549,000			320,786C
2025	76,900	389,100	466,000			312,353C
2024	76,900	376,400	453,300			302,962C
2023	61,500	292,700	354,200			288,536C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
1999	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1722 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

802	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
1	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 2,162
Total Base New : 533,627 E.C.F.
Total Depr Cost: 426,903 X 2.200
Estimated T.C.V: 939,187

(16) Porches/Decks

Area	Type
178	WSEP (1 Story)
82	WSEP (1 Story)
281	WCP (1 Story)
121	WPP
243	WPP

(17) Garage

Year Built: 1999
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

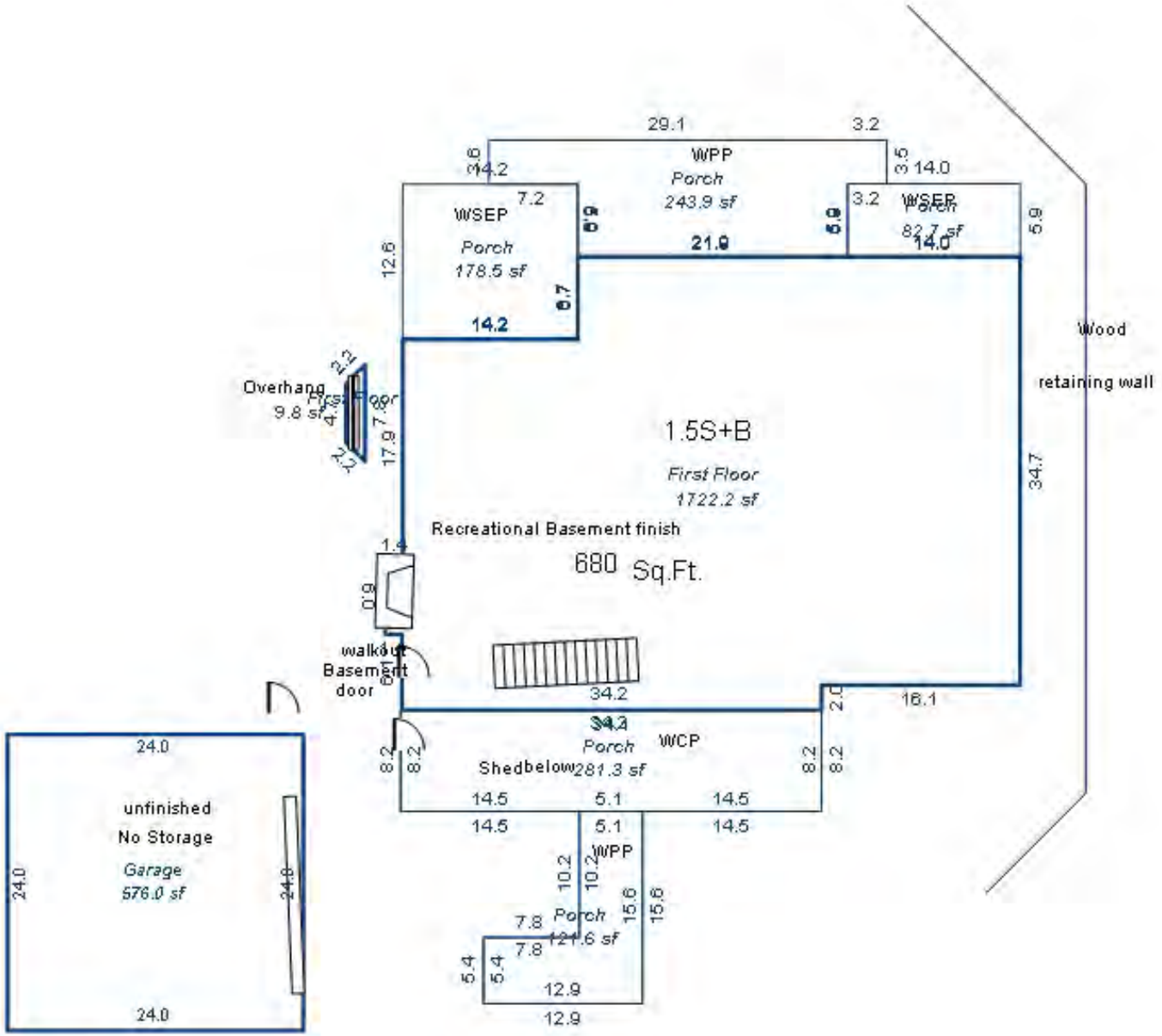
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1999
(11) Heating System: Forced Heat & Cool
Ground Area = 1722 SF Floor Area = 2162 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,722		
1 Story	Siding	Overhang	9		
			Total:	388,347	310,678
Other Additions/Adjustments					
Recreation Room			802	21,927	17,542
Basement, Outside Entrance, Below Grade			1	3,888	3,110
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			2	13,432	10,746
Porches					
WSEP (1 Story)			178	13,014	10,411
WSEP (1 Story)			82	7,061	5,649
WCP (1 Story)			281	13,721	10,977
WPP			121	4,477	3,582
WPP			243	6,729	5,383
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	31,576	25,261
Door Opener			1	672	538
Water/Sewer					
Public Water			1	1,914	1,531
Public Sewer			1	1,914	1,531
Built-Ins					
Appliance Allow.			1	3,976	3,181

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-023-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROHLFS FAMILY TRUST AGREEM		0	01/11/2011	QC	03-ARM'S LENGTH	2011 1076-971TI	DEED	0.0
ROHLFS WILLIAM T & KATHERI	ROHLFS FAMILY TRUST AGREEN	0	06/14/2007	WD	09-FAMILY/RELATED ENTITY	944:971	OTHER	0.0
SCHLAFEN BAR CO	ROHLFS	48,000	07/23/1998	WD	03-ARM'S LENGTH	482:125	PROPERTY TRANSFER	0.0

Property Address

23 LOGGERS RUN SUBDIVISION

Owner's Name/Address

ROHLFS FAMILY TRUST AGREEMENT
ROHLFS WILLIAM T & KATHERINE L
7504 NORDAN DR
WEST CHESTER OH 45069

Tax Description

L247 P144 L482 P125/98 L944 P971/07 LOT 23 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2026 Est TCV 907,702 TCV/TFA: 459.83

Building Permit(s)	Date	Number	Status
DECK/PORCH	04/25/2000	20000149	100% FINIS
HOUSE	03/02/2000	20000032	100% FINIS
HOUSE	02/08/2000	2000-1788	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN1500	100.00	154.00	1.0000	1.0152	1500	100		152,275
100 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	152,275

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- X Rolling
- Low
- X High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Work Description for Permit 20000149, Issued 04/25/2000: NEW RES DECK
Work Description for Permit 20000032, Issued 03/02/2000: NEW SINGLE FAM RES STORIES. FRAME CONSTRUCITON WITH FULL UNFINISHED BASEMENT 3320 SQFT & FOUNDATION ONLY FOR GARAGE 576SQFT
Work Description for Permit 2000-1788, Issued 02/08/2000: 1ST FL 1326 2ND FL 668 BASEMENT 1316.

Who	When	What
WAS	12/08/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	76,100	377,800	453,900			216,928C
2025	76,100	312,400	388,500			211,225C
2024	76,100	302,200	378,300			204,874C
2023	60,900	235,100	296,000			195,119C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2000	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1316 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
1	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 15
Floor Area: 1,974
Total Base New : 401,296 E.C.F.
Total Depr Cost: 341,103 X 2.200
Estimated T.C.V: 750,427

(16) Porches/Decks

Area	Type
320	WPP
256	WPP

(17) Garage

Year Built: 2000
Car Capacity: 2
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

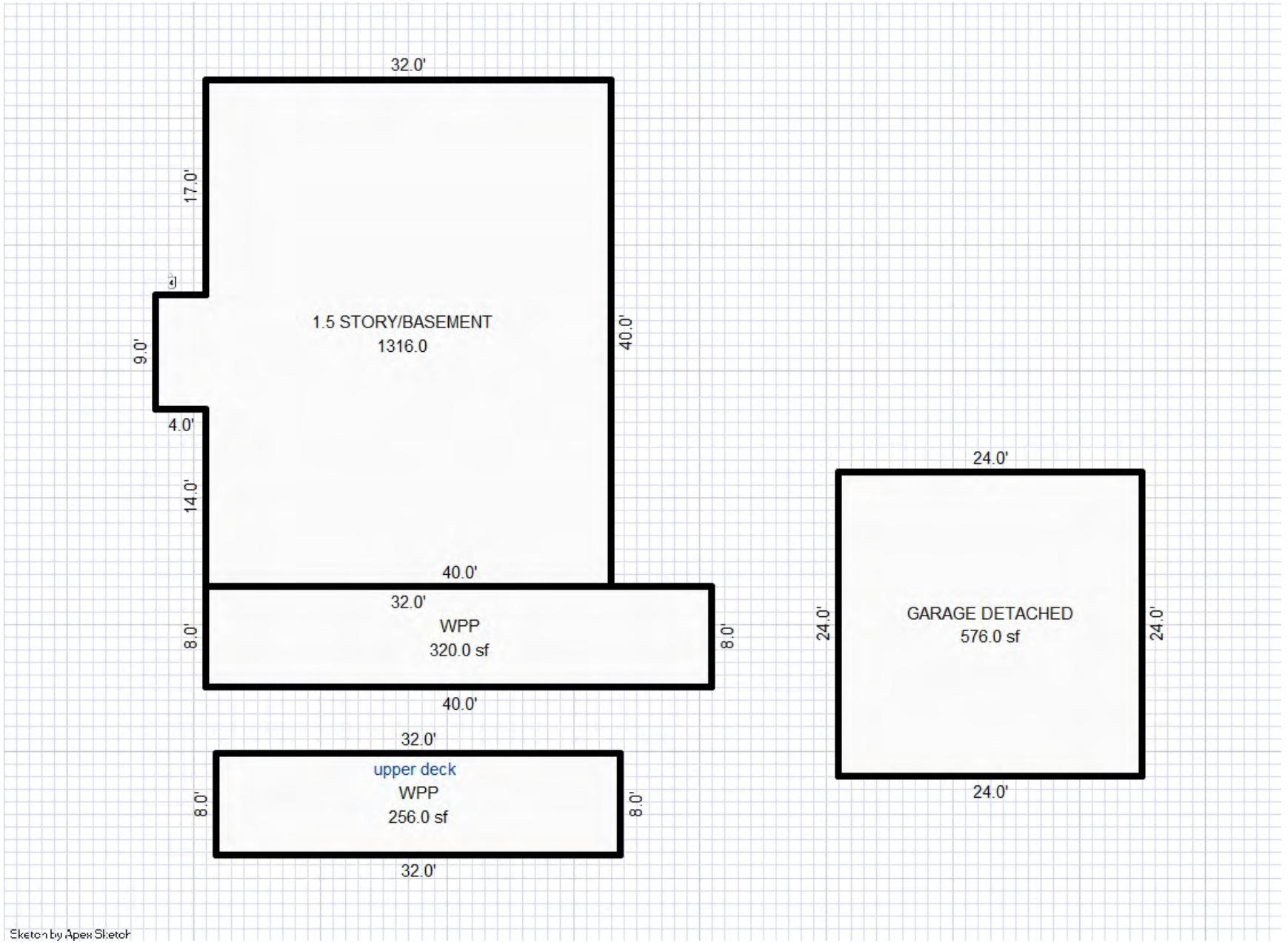
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2000
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1316 SF Floor Area = 1974 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,316		
			Total:	321,148	272,976
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,816
3 Fixture Bath			1	6,716	5,709
Porches					
WPP			320	7,494	6,370
WPP			256	6,840	5,814
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			576	37,331	31,731
Door Opener			1	672	571
Water/Sewer					
Public Water			1	1,914	1,627
Public Sewer			1	1,914	1,627
Built-Ins					
Appliance Allow.			1	3,976	3,380
Microwave			1	813	691
Fireplaces					
Exterior 2 Story			1	10,342	8,791
			Totals:	401,296	341,103

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 750,427

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-726-024-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARABURDA KENNETH & SANDRA	MILLER TERENCE A & AMANDA	353,000	09/21/2020	WD	03-ARM'S LENGTH	2020006524	PROPERTY TRANSFER	100.0
SCHLAFEN BAR CO	HARABURDA	48,000	09/30/1998	WD	03-ARM'S LENGTH	488:715	OTHER	0.0

Property Address

24 LOGGERS RUN SUBDIVISION

Owner's Name/Address

MILLER TERENCE A & AMANDA JOHNSON
11255 S JONATHAN CT
EMPIRE MI 49630

Tax Description

L247 P144 L488 P715/98 LOT 24 LOGGERS RUN SUBDIVISION SEC 14 T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: RESORT
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 17
2026 Est TCV 609,012 TCV/TFA: 520.08

Building Permit(s)	Date	Number	Status
HOUSE	08/24/1999	99000545	

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	04/16/2024	INSPECTED
TPC	07/23/2020	INSPECTED
TPC	04/15/2016	INSPECTED

Land Value Estimates for Land Table H726.H726 LOGGERS RUN HOME SUB HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LOGGERS RUN	1500	100.00	133.00	1.0000	0.9786	1500	100	146,795
100 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	146,795

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	73,400	231,100	304,500			198,487C
2025	73,400	189,600	263,000			193,269C
2024	73,400	194,900	268,300			187,458C
2023	58,700	151,800	210,500			178,532C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1999	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1151 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

600	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

120	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 20
Floor Area: 1,171
Total Base New : 259,793 E.C.F.
Total Depr Cost: 207,826 X 2.200
Estimated T.C.V: 457,217

(16) Porches/Decks

Area	Type
140	WGEP (1 Story)
120	WCP (1 Story)
226	WPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

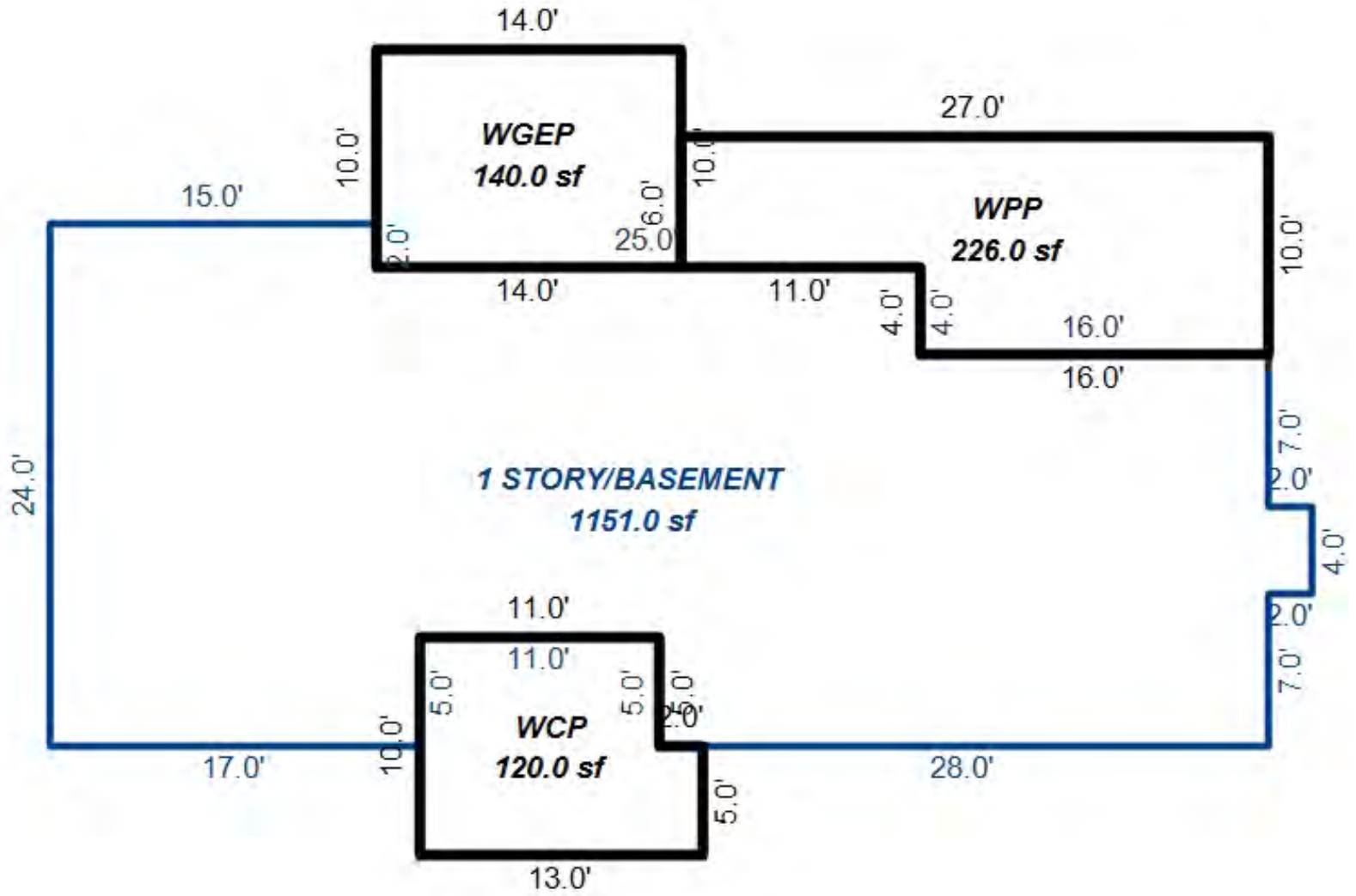
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1999
(11) Heating System: Forced Heat & Cool
Ground Area = 1151 SF Floor Area = 1171 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,151		
1 Story	Siding	Overhang	20		
			Total:	209,280	167,415
Other Additions/Adjustments					
Recreation Room			600	11,604	9,283
Plumbing					
Average Fixture(s)			1	1,451	1,161
3 Fixture Bath			1	4,567	3,654
2 Fixture Bath			1	3,056	2,445
Porches					
WGEP (1 Story)			140	12,949	10,359
WCP (1 Story)			120	5,951	4,761
WPP			226	5,180	4,144
Water/Sewer					
Public Water			1	1,494	1,195
Public Sewer			1	1,494	1,195
Built-Ins					
Appliance Allow.			1	2,767	2,214
			Totals:	259,793	207,826

Notes:
ECF (H726 LOGGERS RUN HOME SUB HOMESTEAD) 2.200 => TCV: 457,217

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-733-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CROWTHER JULIA ANN	COCHRAN CORINNE	475,000	04/05/2013	WD	03-ARM'S LENGTH	1161P194	DEED	100.0
HOOG JOSEPH D & TERESA B	CROWTHER JULIA ANN	189,500	03/19/2003	WD	03-ARM'S LENGTH	715:435	OTHER	100.0
BUDAY	HOOG	155,000	08/06/2001	WD	03-ARM'S LENGTH	594:912	OTHER	0.0
CLASSIC COUNTRY INN	BUDAY	139,900	11/15/1999	WD	03-ARM'S LENGTH	529:129	OTHER	0.0

Property Address

1 MILLSIDE

Owner's Name/Address

COCHRAN CORINNE
PO BOX 55
GLEN ARBOR MI 49636

Tax Description

L1161P194 L529 P129/99 L594 P912/01 L715 P435/03 UNIT 1 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.

Comments/Influences

1714196 $499K 4/2010DOM

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Class: RESIDENTIAL-IMPROV Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 100% 04/17/2013

MAP #: 38

2026 Est TCV 1,015,050 TCV/TFA: 422.94

Building Permit(s)	Date	Number	Status
Electrical	05/29/2013	PE13-0217	
MECHANICAL	03/29/2004	PM04-0180	
MECHANICAL	12/22/2003	PM03-0987	
HOUSE	11/10/2003	03-1998	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
WAS	01/04/2008	INSPECTED
WAS	06/22/2007	INSPECTED

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
MILLSIDE	96.00	105.00	1.0000	0.0000	0	100*		0
MILLSIDE U MILLSIDE UNITS	1 Units		150000.00000		100		RIVER	150,00

* denotes lines that do not contribute to the total acreage calculation.

96 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Work Description for Permit PE13-0217, Issued 05/29/2013: Residential Alteration - Service Consumers & Generator
Work Description for Permit PM04-0180, Issued 03/29/2004: NEW RESIDENCE
Work Description for Permit PM03-0987, Issued 12/22/2003: NEW RESIDENCE
Work Description for Permit 03-1998, Issued 11/10/2003: 2 STORIES, :1ST 2400 2ND 800 NO BASEMETN, 650 SQ FTO GARAGE
Work Description for Permit PP03-0341, Issued 08/20/2003: NEW HOME
Work Description for Permit PM03-0563, Issued 08/20/2003: NEW HOME
Work Description for Permit PB03-0364, Issued 07/15/2003: NEW RESIDENCE
Work Description for Permit PE03-0276, Issued 06/04/2003: MILLSIDE CONDO UNIT # 1

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,000	432,500	507,500			316,108C
2025	75,000	360,900	435,900			307,798C
2024	75,000	298,100	373,100			298,544C
2023	75,000	261,500	336,500			284,328C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2003	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
1	Front Overhang
1	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1600 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 12
Floor Area: 2,400
Total Base New : 441,656 E.C.F.
Total Depr Cost: 388,659 X 2.200
Estimated T.C.V: 855,050

(16) Porches/Decks

Area	Type
64	WCP (1 Story)

(17) Garage

Year Built: 2003
Car Capacity: 2
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 694
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003
(11) Heating System: Forced Heat & Cool
Ground Area = 1600 SF Floor Area = 2400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

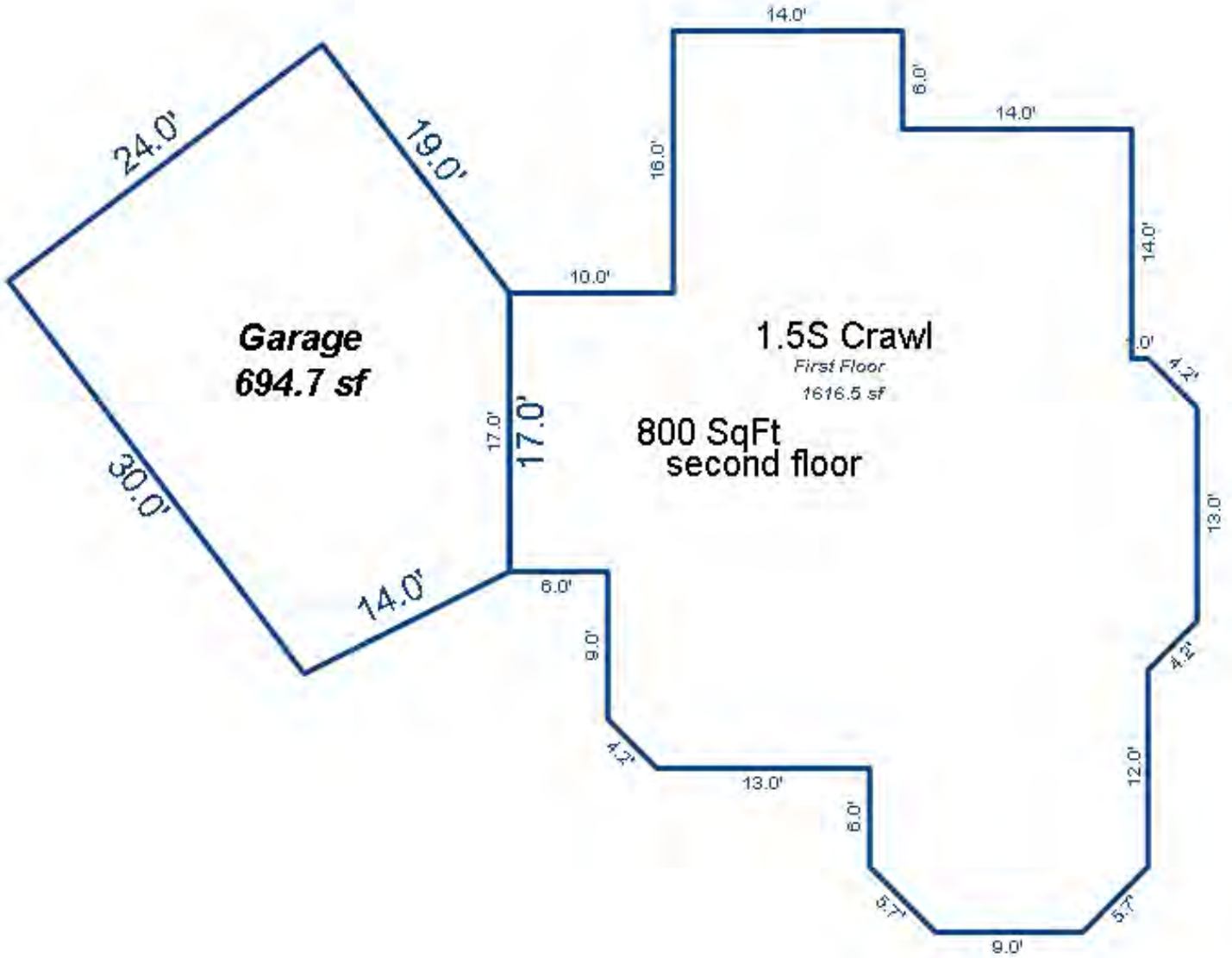
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,600		
			Total:	354,092	311,602

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	2,136	1,880
3 Fixture Bath	1	6,716	5,910
2 Fixture Bath	1	4,500	3,960
Separate Shower	1	2,720	2,394
Water/Sewer			
1000 Gal Septic	1	5,541	4,876
Water Well, 200 Feet	1	12,175	10,714
Porches			
WCP (1 Story)	64	5,040	4,435
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	694	42,619	37,505
Common Wall: 1 Wall	1	-3,064	-2,696
Door Opener	1	672	591
Built-Ins			
Appliance Allow.	1	3,976	3,499
Fireplaces			
Prefab 2 Story	1	4,533	3,989
	Totals:	441,656	388,659

Notes:
ECF (H733 MILLSIDE HOMESITE CONDOS) 2.200 => TCV: 855,050

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-733-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAMMENS RICHARD G & MARY	VONFOERSTER STEPHEN & KATH	118,000	01/10/2021	WD	03-ARM'S LENGTH	2021001300	PROPERTY TRANSFER	100.0
GRAMMENS RICHARD G & MARY	GRAMMENS LIVING TRUST	0	12/10/2007	QC	09-FAMILY/RELATED ENTITY	964:881	OTHER	0.0
CLASSIC COUNTRY INNS	GRAMMENS	149,900	03/31/2000	WD	03-ARM'S LENGTH	539:623	OTHER	0.0

Property Address

2 MILLSIDE

Owner's Name/Address

VONFOERSTER STEPHEN & KATHERINE
967 RIVENOAK ST
BIRMINGHAM MI 48009

Class: RESIDENTIAL-IMPROV Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2026 Est TCV 1,295,048 TCV/TFA: 427.27

Building Permit(s)	Date	Number	Status
Plumbing	08/02/2024	PP24-0251	100% FINIS
Mechanical	04/26/2024	PM24-0307	100% FINIS
Plumbing	03/21/2024	PP24-0085	100% FINIS
Mechanical	03/11/2024	PM24-0196	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

Description	Frontage	Depth	* Factors * Front Depth	Rate	%Adj.	Reason	Value
MILLSIDE	62.00	105.00	1.0000 0.0000	0	100*		0
MILLSIDE U MILLSIDE UNITS	1	Units	150000.00000	100			150,00

* denotes lines that do not contribute to the total acreage calculation.

62 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Tax Description

L539 P623/00 UNIT 2 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.

Comments/Influences

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Work Description for Permit PP24-0251, Issued 08/02/2024: Plumbing to hook up sewer service for New Single Family Dwelling: PB23-0486
Work Description for Permit PM24-0307, Issued 04/26/2024: Mechanical - INSTALL GAS FIREPLACE for New Single Family Dwelling. PB23-0486
Work Description for Permit PP24-0085, Issued 03/21/2024: Plumbing New Single Family Dwelling. PB23-0486.
Work Description for Permit PM24-0196, Issued 03/11/2024: Mechanical for New Residential Single Family Dwelling: PB23-0486
Work Description for Permit PB23-0486, Issued 01/22/2024: Single family dwelling two story wood frame, on crawl space 2077 sq.ft., main floor 2077 sq.ft., second floor 1228 sq.ft., covered entry 61 sq.ft., deck 389 sq.ft. and attached

Who	When	What
TPC	11/15/2024	INSPECTED
TPC	04/15/2024	INSPECTED
TPC	12/20/2023	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,000	572,500	647,500			539,013C
2025	75,000	476,100	551,100			524,843C
2024	75,000	38,900	113,900			93,350C
2023	75,000	0	75,000			63,000C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2024	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1946 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 1
Floor Area: 3,031
Total Base New : 521,142 E.C.F.
Total Depr Cost: 515,931 X 2.200
Estimated T.C.V: 1,135,048

(16) Porches/Decks

Area	Type
71	CPP
19	WCP (1 Story)
363	Treated Wood

(17) Garage

Year Built: 2024
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 547
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

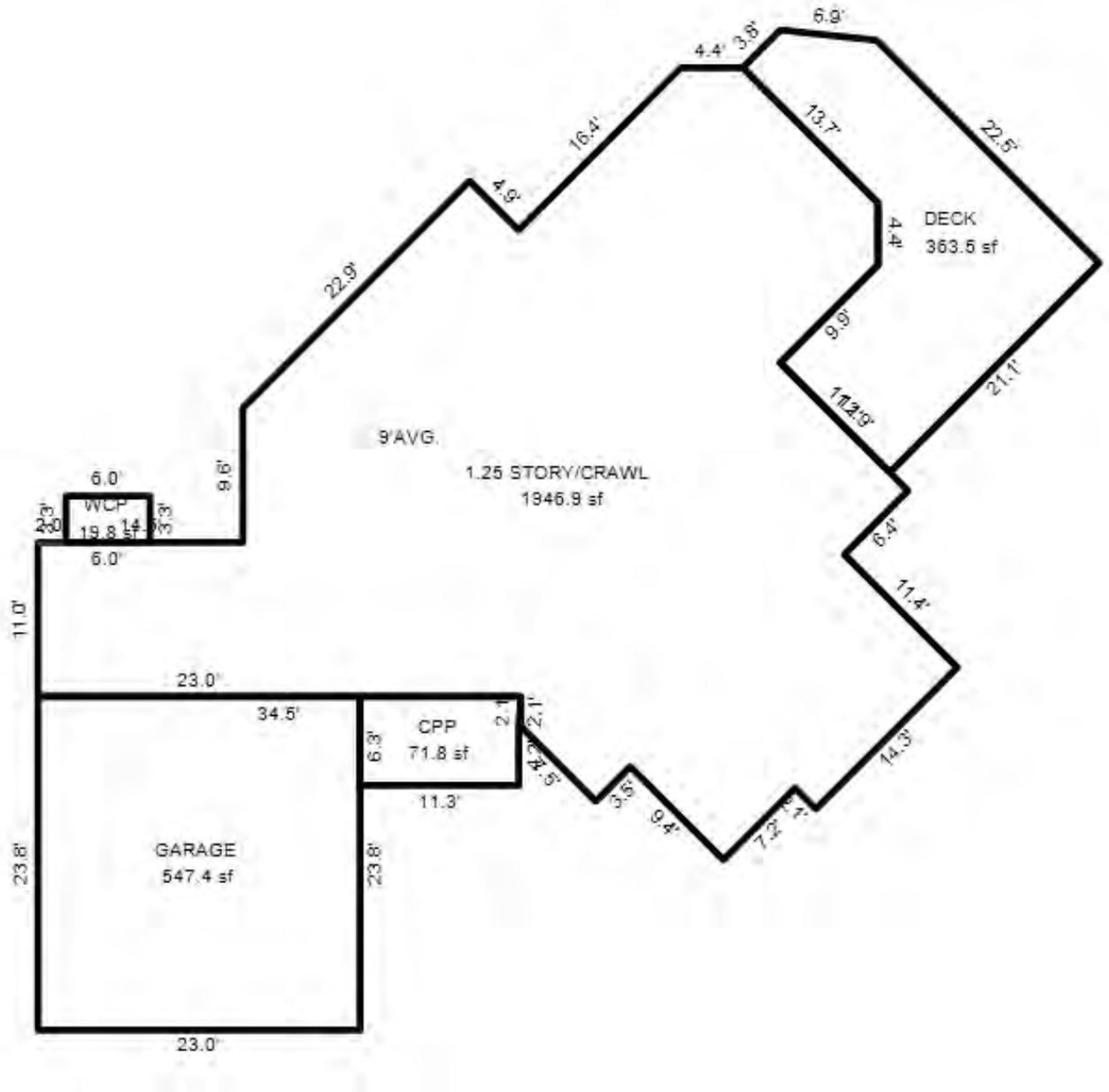
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2024
(11) Heating System: Forced Heat & Cool
Ground Area = 1946 SF Floor Area = 3031 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,946		
1 Story	Siding	Overhang	112		
			Total:	445,887	441,429
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	2,115
3 Fixture Bath			2	13,432	13,298
2 Fixture Bath			1	4,500	4,455
Porches					
CPP			71	2,065	2,044
WCP (1 Story)			19	1,678	1,661
Deck					
Treated Wood			363	6,378	6,314
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			547	35,987	35,627
Common Wall: 1 Wall			1	-3,064	-3,033
Door Opener			1	672	665
Water/Sewer					
Public Sewer			1	1,914	1,895
Water Well, 150 Feet			1	9,557	9,461
			Totals:	521,142	515,931

Notes:
ECF (H733 MILLSIDE HOMESITE CONDOS) 2.200 => TCV: 1,135,048

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-733-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MONTOUR ROBERT J & STEPHAN	BOWERS TIMOHTY R & SARAH H	299,900	07/22/2025	WD	03-ARM'S LENGTH	2025003540	DEED	100.0
OWEN MARK D & DANA M TRUST	MONTOUR ROBERT J & STEPHAN	121,000	11/20/2020	WD	03-ARM'S LENGTH	2020008012	PROPERTY TRANSFER	100.0
OWEN MARK D & DANA M	OWEN MARK D TRUST AGREEMEN	0	10/12/2004	QC	09-FAMILY/RELATED ENTITY	829:196	OTHER	0.0
HEARD JOHN R & MARTHANN B	OWEN MARK D & DANA M	193,000	01/12/2004	WD	03-ARM'S LENGTH	784:190	OTHER	100.0

Property Address

3 MILLSIDE

Owner's Name/Address

BOWERS TIMOHTY R & SARAH H
3650 DOERING RD
JACKSON MI 49201

Class: RESIDENTIAL-VACANT Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2026 Est TCV 150,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MILLSIDE	55.00	112.00	1.0000	0.0000	0	100*		0
MILLSIDE U MILLSIDE UNITS	1	Units	150000.00000		100			150,00

* denotes lines that do not contribute to the total acreage calculation.

55 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L529 P292/99 L784 P190/04 L829 P196/04 UNIT 3 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,000	0	75,000			75,000S
2025	75,000	0	75,000			68,200C
2024	75,000	0	75,000			66,150C
2023	75,000	0	75,000			63,000C

Who	When	What
TPC	08/21/2025	INSPECTED
TPC	04/05/2019	INSPECTED
PSC	01/16/2016	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-733-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECKER JANE P & RON R	BECKER RON R & JANE P	0	06/14/2024	WD	15-LADY BIRD	2024002884	PROPERTY TRANSFER	0.0
MENCOTTI CLAUDE D & LISA M	BECKER JANE P & RON R	605,000	07/25/2014	WD	03-ARM'S LENGTH	1204P777	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS	MENCOTTI	159,900	04/06/2000	WD	03-ARM'S LENGTH	540:54	OTHER	0.0

Property Address

4 MILLSIDE

Owner's Name/Address

BECKER RON R & JANE P
PO BOX 547
GLEN ARBOR MI 49636-0547

Tax Description

L540 P054/00 UNIT 4 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-2 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 04/22/2015
MAP #: 38
2026 Est TCV 1,012,677 TCV/TFA: 370.94

Building Permit(s)	Date	Number	Status
MECHANICAL	01/06/2005	PM05-0007	
MECHANICAL	09/20/2004	PM04-0606	
PLUMBING	09/20/2004	PP04-0353	
Res. Single Family	09/07/2004	PB04-0494	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	01/07/2011	INSPECTED
WAS	01/04/2008	INSPECTED
WAS	10/06/2007	INSPECTED

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

Description	Frontage	Depth	* Factors * Front Depth	Rate	%Adj.	Reason	Value
MILLSIDE	61.00	112.00	1.0000 0.0000	0	100*		0
MILLSIDE U MILLSIDE UNITS	1 Units		150000.00000	100			150,00

* denotes lines that do not contribute to the total acreage calculation.
61 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PM05-0007, Issued 01/06/2005: New Home`
Work Description for Permit PM04-0606, Issued 09/20/2004: New Home
Work Description for Permit PP04-0353, Issued 09/20/2004: New Home
Work Description for Permit PB04-0494, Issued 09/07/2004: NEW RESIDENCE
Work Description for Permit PE04-0402, Issued 07/20/2004: New Home

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,000	431,300	506,300			384,646C
2025	75,000	357,900	432,900			374,534C
2024	75,000	349,200	424,200			363,273C
2023	75,000	306,300	381,300			345,975C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2004	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1365 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 10
Floor Area: 2,730
Total Base New : 433,216 E.C.F.
Total Depr Cost: 389,853 X 2.200
Estimated T.C.V: 857,677

(16) Porches/Decks

Area	Type
74	WCP (1 Story)
100	WCP (1 Story)
240	Treated Wood
100	Wood Balcony

(17) Garage

Year Built: 2004
Car Capacity: 2.5
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 1365 SF Floor Area = 2730 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

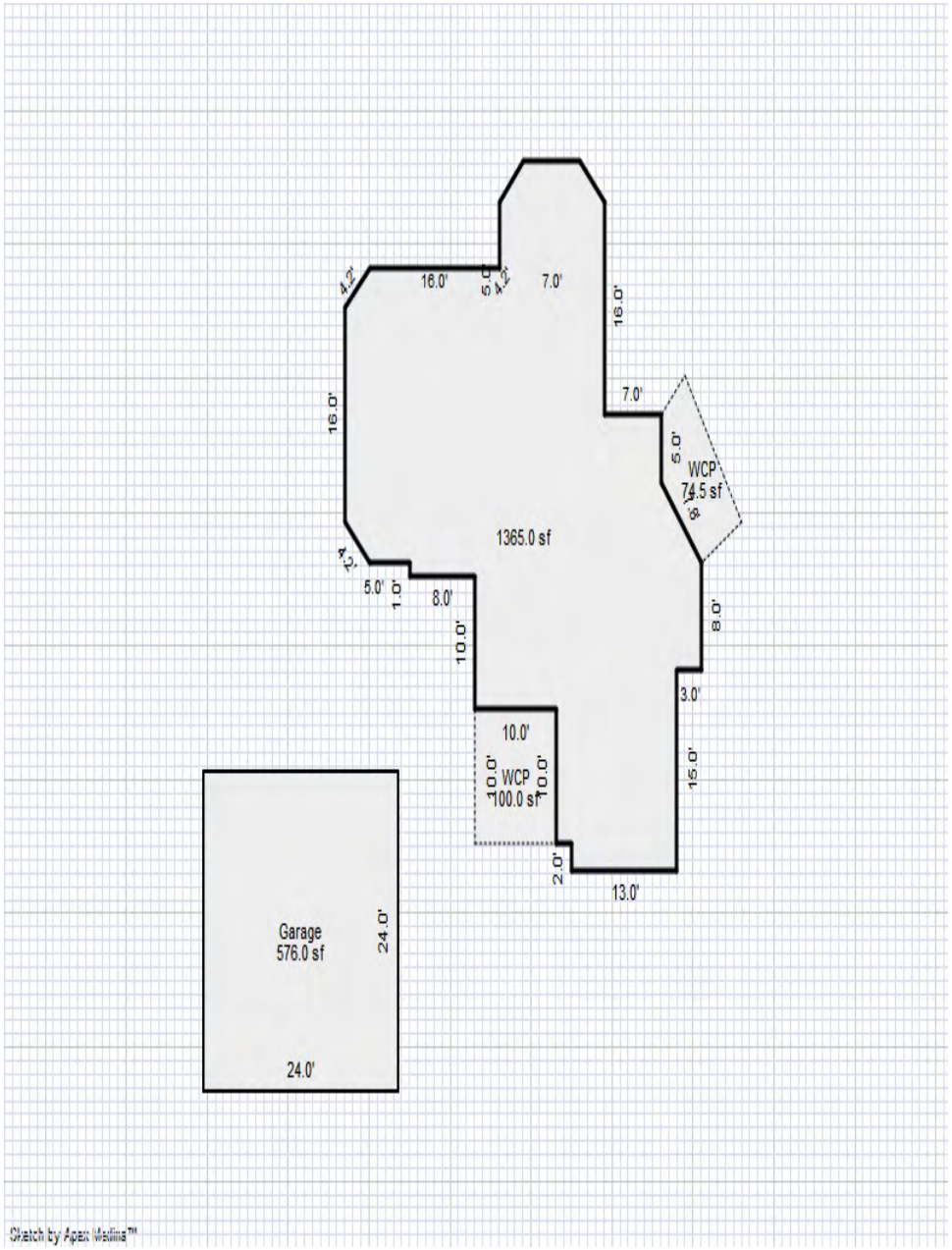
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,365		
			Total:	353,768	318,352

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,451	1,306
3 Fixture Bath	1	4,567	4,110
2 Fixture Bath	1	3,056	2,750
Water/Sewer			
1000 Gal Septic	1	4,782	4,304
Water Well, 100 Feet	1	5,847	5,262
Porches			
WCP (1 Story)	74	4,367	3,930
WCP (1 Story)	100	5,124	4,612
Deck			
Treated Wood	240	4,591	4,132
Balcony			
Wood Balcony	100	4,455	4,009
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	29,341	26,407
Door Opener	2	1,075	967
Built-Ins			
Appliance Allow.	1	2,767	2,490
Fireplaces			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-733-005-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOOLEY ERIC M & ANNE K	TOOLEY ERIC M & ANNE K	0	12/22/2020	WD	09-FAMILY/RELATED ENTITY	2021000569	PROPERTY TRANSFER	0.0
BROWN MALCOLM D &	TOOLEY ERIC M & ANNE K	151,000	05/31/2017	WD	03-ARM'S LENGTH	1296P847	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS	BROWN	169,900	10/05/2000	WD	03-ARM'S LENGTH	557:49	OTHER	0.0

Property Address

5 MILLSIDE

Owner's Name/Address

TOOLEY ERIC M & ANNE K
1711 THORNAPPLE RIVER DR
GRAND RAPIDS MI 49546

Class: RESIDENTIAL-VACANT Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2026 Est TCV 150,000

Building Permit(s)	Date	Number	Status

Improved X Vacant

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
MILLSIDE	59.00	120.00	1.0000	0.0000	0	100*		0
MILLSIDE U MILLSIDE UNITS	1 Units	150000.00000			100			150,00

* denotes lines that do not contribute to the total acreage calculation.

59 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L556 P192/00 L557 P49/00 UNIT 5 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.

Comments/Influences

Who	When	What
PSC	01/16/2016	INSPECTED
PSC	12/27/2014	INSPECTED
WAS	11/25/2009	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,000	0	75,000			70,041C
2025	75,000	0	75,000			68,200C
2024	75,000	0	75,000			66,150C
2023	75,000	0	75,000			63,000C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-733-006-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOWLER TIMOTHY J & LAURIND	DYKSTRA MARK B TRUST	120,000	04/23/2021	WD	03-ARM'S LENGTH	2021004176	PROPERTY TRANSFER	100.0
CLASSIC COUNTRY INNS	FOWLER	170,000	05/07/2002	WD	03-ARM'S LENGTH	644:169	OTHER	0.0

Property Address

6 MILLSIDE

Owner's Name/Address

DYKSTRA MARK B TRUST
5380 INVERRARY LN
COMMERCE TOWNSHIP MI 48382

Class: RESIDENTIAL-VACANT Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2026 Est TCV 150,000

Building Permit(s)	Date	Number	Status
HOUSE	01/16/2002	1916	

Improved X Vacant

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MILLSIDE	55.00	110.00	1.0000	0.0000	0	100*		0
MILLSIDE U MILLSIDE UNITS	1 Units	150000.00000			100			150,00

* denotes lines that do not contribute to the total acreage calculation.

55 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000

Work Description for Permit 1916, Issued 01/16/2002: 1.4.08 - CHECKED NO NEW - NOTHING FOR THIS PERMIT

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L644 P168 L644 P169/02 UNIT 6 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,000	0	75,000			70,041C
2025	75,000	0	75,000			68,200C
2024	75,000	0	75,000			66,150C
2023	75,000	0	75,000			63,000C

Who	When	What
TPC	08/13/2020	INSPECTED
PSC	01/16/2016	INSPECTED
PSC	12/27/2014	INSPECTED

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-733-007-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DYKSTRA MARK BRIAN & KIMBE	DYKSTRA KIMBERLY A & MARC	0	02/02/2021	WD	09-FAMILY/RELATED ENTITY	2021004810	PROPERTY TRANSFER	0.0
LATTO BETH C TRUST	DYKSTRA MARK BRIAN & KIMBE	655,000	12/03/2019	WD	03-ARM'S LENGTH	2019006986	PROPERTY TRANSFER	100.0
LATTO BETH C	LATTO BETH C TRUST	1	03/19/2019	WD	09-FAMILY/RELATED ENTITY	1355P398	PROPERTY TRANSFER	0.0
CRUMBAKER ROBERT H TRUST	LATTO BETH C	0	01/24/2015	QC	08-ESTATE	L1220P652	PROPERTY TRANSFER	0.0

Property Address

7 MILLSIDE

Owner's Name/Address

DYKSTRA KIMBERLY A & MARC B TRUSTS
5380 INVERRARY LN
COMMERCE TOWNSHIP MI 48382

Tax Description

L558 P934/00 L558 P953/00 L768 P559/03 UNIT 7 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.

Comments/Influences

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-2 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 38
2026 Est TCV 1,150,218 TCV/TFA: 403.02

Building Permit(s)	Date	Number	Status
Mechanical	06/14/2022	PM22-0500	100% FINIS
Electrical	04/26/2022	PE22-0271	100% FINIS
MECHANICAL	07/20/2004	PM04-0436	100% FINIS
MECHANICAL	01/22/2004	PM04-0032	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	09/06/2022	INSPECTED
TPC	09/18/2019	INSPECTED
WAS	11/25/2009	INSPECTED

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

Description	Frontage	Depth	* Factors * Front Depth	Rate	%Adj.	Reason	Value
MILLSIDE	69.00	115.00	1.0000 0.0000	0	100*		0
MILLSIDE U MILLSIDE UNITS	1	Units	150000.00000		100		150,00

* denotes lines that do not contribute to the total acreage calculation.
69 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 10	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Work Description for Permit PM22-0500, Issued 06/14/2022: Residential Alteration - Generator and gas piping
Work Description for Permit PE22-0271, Issued 04/26/2022: Residential Alteration - Install Generator 22KW. Consumers
Work Description for Permit PM04-0436, Issued 07/20/2004: New Home
Work Description for Permit PM04-0032, Issued 01/22/2004: NEW RESIDENCE
Work Description for Permit PP04-0017, Issued 01/14/2004: NEW RESIDENCE
Work Description for Permit 03-2014, Issued 11/10/2003: 1ST FL 1960, 2ND FL 966, CRAWLK, 624 GARAGE. DETACHED
Work Description for Permit PE03-0665, Issued 09/15/2003: GOLDEN RULE
Work Description for Permit PB03-0544, Issued 09/11/2003: NEW RESIDENCE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,000	500,100	575,100			383,112C
2025	75,000	417,100	492,100			373,040C
2024	75,000	348,700	423,700			361,824C
2023	75,000	305,900	380,900			344,595C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2003	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled	X	Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Tile
Other: Carpeted

(6) Ceilings

X	Wood

(7) Excavation

Basement: 0 S.F.
Crawl: 1903 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: WOOD I BEAM
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 13
Floor Area: 2,854
Total Base New : 517,353 E.C.F.
Total Depr Cost: 450,099 X 2.200
Estimated T.C.V: 990,218

(16) Porches/Decks

Area	Type
40	CCP (1 Story)
32	CPP
32	CPP
120	Treated Wood
64	Treated Wood

(17) Garage

Year Built: 2003
Car Capacity: 2.5
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

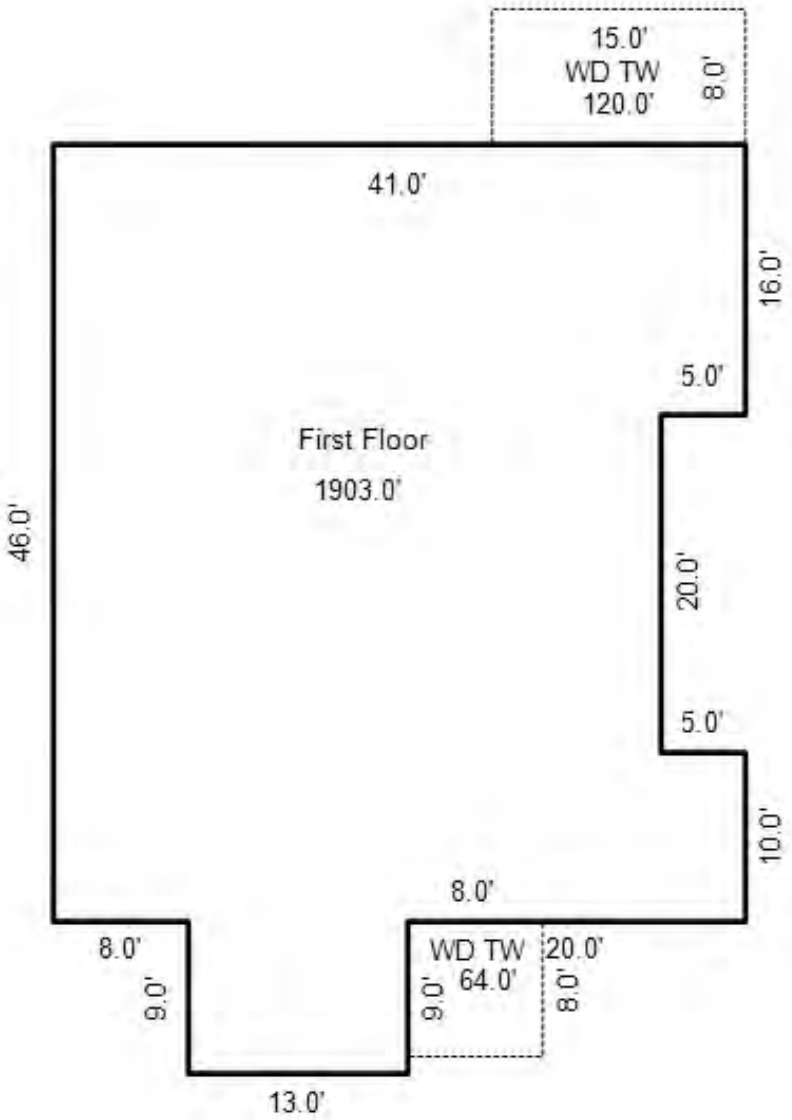
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003
(11) Heating System: Forced Heat & Cool
Ground Area = 1903 SF Floor Area = 2854 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87
Building Areas

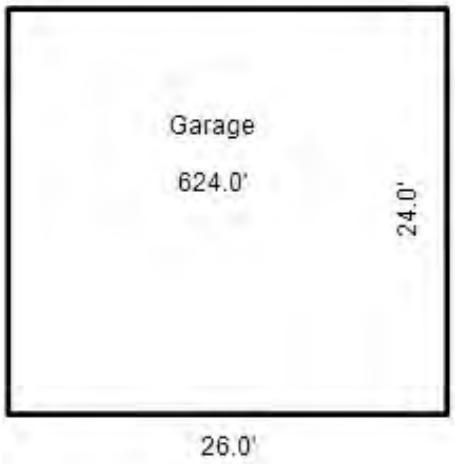
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,903		
			Total:	414,363	360,497

Other Additions/Adjustments			
Exterior			
Brick Veneer	648	13,051	11,354
Plumbing			
Average Fixture(s)	1	2,136	1,858
3 Fixture Bath	2	13,432	11,686
Water/Sewer			
1000 Gal Septic	1	5,541	4,821
Water Well, 100 Feet	1	6,514	5,667
Porches			
CCP (1 Story)	40	1,708	1,486
CPP	32	1,079	939
CPP	32	1,079	939
Deck			
Treated Wood	120	3,070	2,671
Treated Wood	64	2,109	1,835
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	624	39,456	34,327
Door Opener	2	1,343	1,168
Built-Ins			
Appliance Allow.	1	3,976	3,459

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***





*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-733-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LATTO BETH C TRUST	THE MILL GLEN ARBOR LLC	150,000	08/31/2021	WD	03-ARM'S LENGTH	2021007153	OTHER	100.0
LATTO BETH C	LATTO BETH C TRUST	1	03/19/2019	WD	09-FAMILY/RELATED ENTITY	1355P398	PROPERTY TRANSFER	0.0
SMITH NATALIE M TRUST	LATTO BETH C & AARON B	151,000	09/26/2014	WD	03-ARM'S LENGTH	1210P410	PROPERTY TRANSFER	100.0
SMITH NATALIE M	SMITH NATALIE M TRUST	1	04/19/2011	QC	09-FAMILY/RELATED ENTITY	1084-953	PROPERTY TRANSFER	0.0

Property Address

8 MILLSIDE

Owner's Name/Address

MILL GLEN ARBOR LLC THE
129 E FRONT ST SUITE 200
TRAVERSE CITY MI 49684

Class: RESIDENTIAL-VACANT Zoning: R-2 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 38

2026 Est TCV 150,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table H733.H733 MILLSIDE HOMESITES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
MILLSIDE	50.00	120.00	1.0000	0.0000	0	100*	LOCATION	0
MILLSIDE U MILLSIDE UNITS	1	Units150000.00000			100		END UNIT	150,00

* denotes lines that do not contribute to the total acreage calculation.

50 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 150,000

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L529 P127/99 L923 P512/06 UNIT 8 MILLSIDE CONDOMINIUM REC IN L522 P388-436/1ST AMEND L659 P989 SEC 23 T29N R14W.

Comments/Influences

2008 LISTED $234,000 HOMESTEAD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,000	0	75,000			70,041C
2025	75,000	0	75,000			68,200C
2024	75,000	0	75,000			66,150C
2023	75,000	0	75,000			63,000C

Who	When	What
TPC	05/06/2019	INSPECTED
PSC	01/16/2016	INSPECTED
PSC	12/27/2014	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-735-000-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address

NORTH VILLAGE PARCEL 2

Owner's Name/Address

BAYBERRY GROUP INC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Class: COMMERCIAL-VACANT Zoning: NONE (

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #:

2026 Est TCV 362,305

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

Description	Frontage	* Factors * Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	$7.75/PSF		46749 SqFt	7.75000	100	NEAR WATER		362,305
			1.07 Total Acres			Total Est. Land Value =		362,305

Tax Description

NORTH VILLAGE 2ND AMENDMENT L386P678 PARCEL 2 PART OF GOVERNMENT LOT 2, SECTION 14, T29N, R14W, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 14; THENCE S01DEG32'19"W 200.73 FEET; THENCE S01DEG19'04"W 158.92 FEET: THENCE N88DEG21'27"W 163.45 FEET: THENCE S01DEG39'02"W 702.84 FEET; THENCE N86.49'01"E 168.05 FEET; THENCE S00DEG S6'26"W 598.47 FEET TO A CONCRETE MONUMENT 3618.99 FEET NORTH AND 3.97 FEET RNER OF SAID G 59'09"W 199.86 INNING; THENCE E LINE T TO THE EAST OMINIUM" NIUM SUBDIVISION IN LIBER 364, N ON FILE***

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	181,200	0	181,200			181,200S
2025	181,200	0	181,200			181,200S
2024	181,200	0	181,200			181,200S
2023	181,200	0	181,200			181,200S

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	05/08/2018	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-735-000-01 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAML LLC	BAYBERRY MILLS INC	0	04/11/2018	QC	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	0.0
BAYBERRY PROPERTIES INC	BAYBERRY GROUP INC	0	12/31/2003	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address

5035 TIMBERCREST PARCEL 1

Owner's Name/Address

BAYBERRY GROUP INC
5000 S WOODRIDGE RD
GLEN ARBOR MI 49636

Class: COMMERCIAL-IMPROVE Zoning: RESORT

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #:

2026 Est TCV 12,310

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

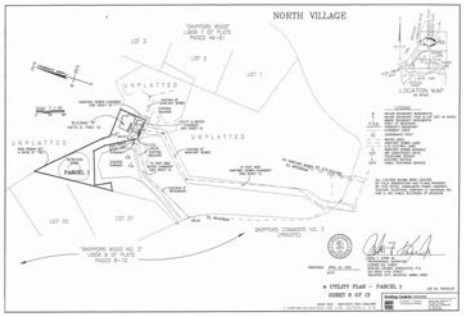
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 201HM.201HM COMMERCIAL HOMESTEAD

Description	Frontage	* Factors * Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	$1.50/PSF		8206 SqFt	1.50000	100			12,310
			0.19 Total Acres		Total Est. Land Value =			12,310

Tax Description

L388P677 AMD NORTH VILLAGE PARCEL 1 PO SE 1/4 SECTION 14, TOWNSHIP 29 NORTH, RANGE 14 WEST, GLEN ARBOR TOWNSHIP, LEELANAU COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: COMM SE CNR SAID SECTION 14; THENCE N47.54 '22"W 2246.88 FEET TO POB OF THE PLAT OF •SKIPPERS WOOD NO. 2" (RECORDED IN LIBER 8 OF PLATS, PAGES 8 THROUGH 10), SAID POINT ALSO BEING ON WEST LINE OF PLAT OF "SKIPPERS WOOD" (RECORDED IN LIBER 7 OF PLATS, PAGES 49 THROUGH 51); THENCE ALONG THE EAST LINE OF SAID PLAT OF "SKIPPERS WOOD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,200	0	6,200			2,565C
2025	5,300	0	5,300			2,498C
2024	3,300	0	3,300			2,423C
2023	2,500	0	2,500			2,308C

Who	When	What
TPC	05/30/2021	INSPECTED
WAS	01/13/2013	NEW PARCEL

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-001-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHANHALS RICHARD D & NAN	SCHANHALS RICHARD D & NAN	0	07/12/2024	WD	15-LADY BIRD	2024005317	DEED	0.0
SUTHERLAND DEV	SCHANHALS	350,137	10/31/2001	WD	03-ARM'S LENGTH	609:968	OTHER	0.0
OBATA TRUST	SUTHERLAND DEV	160,000	08/31/2001	WD	03-ARM'S LENGTH	609:966	OTHER	0.0

Property Address

6260 W COTTAGE LN

Owner's Name/Address

SCHANHALS RICHARD D & NAN F
PO BOX 632
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPROV Zoning: R-5 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 09/29/2011
MAP #: 32
2026 Est TCV 1,225,871 TCV/TFA: 357.81

Building Permit(s)	Date	Number	Status
Mechanical	11/05/2015	PM15-0594	
Electrical	11/15/2005	PE05-0726	
Plumbing	11/08/2005	PP05-0439	
Mechanical	11/08/2005	PM05-0778	

Tax Description

L609 P966/01 L609 P968/01 UNIT 1 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

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X	Improved	
	Vacant	

Public Improvements

	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/10/2021	INSPECTED
TPC	06/14/2017	INSPECTED
WAS	09/15/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front Depth		Rate	%Adj.	Reason	Value
C 100' @ 2000/	97.00	156.00	1.0076	0.7739	2000	100		151,275
97 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	151,275

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	39.66	32	0	0
D/W/P: Crushed Rock	2.53	600	0	0
D/W/P: Flagstone/Sand	26.62	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PM15-0594, Issued 11/05/2015: Residential Mechanical - Replace Furnace & A/C
Work Description for Permit PE05-0726, Issued 11/15/2005: Alteration to single family dwelling; see PB05-0504
Work Description for Permit PP05-0439, Issued 11/08/2005: Residential addition #PB05-0504
Work Description for Permit PM05-0778, Issued 11/08/2005: Residential addition #PB05-0504
Work Description for Permit PB05-0504, Issued 09/14/2005: Additions to existing single family residence....new attached garage with living area (office and

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	75,600	537,300	612,900			346,476C
2025	75,600	445,500	521,100			337,368C
2024	92,100	407,200	499,300			327,225C
2023	66,500	379,300	445,800			311,643C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2001	2005

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Hardwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1752 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
1	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
1	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 3,426
Total Base New : 607,726 E.C.F.
Total Depr Cost: 486,180 X 2.200
Estimated T.C.V: 1,069,596

(16) Porches/Decks

Area	Type
448	WCP (1 Story)
96	WSEP (1 Story)
60	WCP (1 Story)
52	WCP (1 Story)
300	Treated Wood

(17) Garage

Year Built: 2005
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 788
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

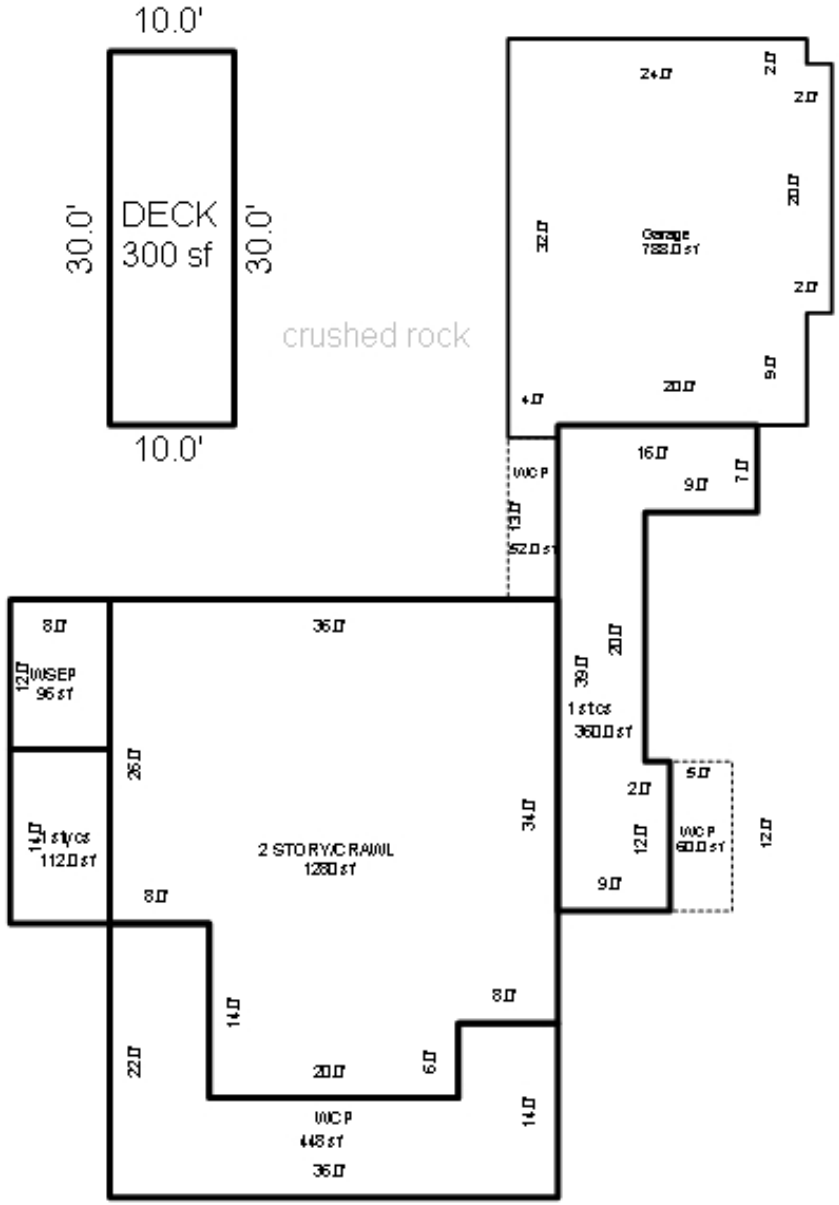
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1752 SF Floor Area = 3426 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,280		
1 Story	Siding	Crawl Space	112		
1 Story	Siding	Crawl Space	360		
1 Story	Siding	Overhang	394		
			Total:	486,283	389,026

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	6,716	5,373
2 Fixture Bath	1	4,500	3,600
Water/Sewer			
1000 Gal Septic	1	5,541	4,433
Water Well, 100 Feet	1	6,514	5,211
Porches			
WCP (1 Story)	448	21,043	16,834
WSEP (1 Story)	96	7,989	6,391
WCP (1 Story)	60	4,814	3,851
WCP (1 Story)	52	4,326	3,461
Deck			
Treated Wood	300	5,622	4,498
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	788	46,468	37,174
Common Wall: 1 Wall	1	-3,064	-2,451
Door Opener	2	1,343	1,074

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-002-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEATON ELAINE T TRUST	WRIGHT PHILLIP C & MARCIA	658,000	09/25/2020	WD	03-ARM'S LENGTH	2020006741	PROPERTY TRANSFER	100.0
KEATON TIMOTHY E & ELAINE	KEATON ELAINE T TRUST	1	09/24/2011	QC	09-FAMILY/RELATED ENTITY	2011 1097-386	DEED	0.0
KEATON ELAINE T TRUST	KEATON TIMOTHY E & ELAINE	1	09/23/2011	QC	09-FAMILY/RELATED ENTITY	2011 1097-364	DEED	0.0
KEATON TIMOTHY E & ELAINE	KEATON ELAINE T TRUST	0	05/07/2007	QC	09-FAMILY/RELATED ENTITY	943:718	OTHER	0.0

Property Address

6268 W COTTAGE LN

Owner's Name/Address

WRIGHT PHILLIP C & MARCIA R
PO BOX 625
GLEN ARBOR MI 49636

Tax Description

L599 P495&500/01 L609 P958&960/01 L635 P544 L635 P546/02 L943 P718/07 UNIT 2 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

2002 SALE HOMESTEAD $364,665

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-5 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 11/06/2023
MAP #: 32
2026 Est TCV 1,136,651 TCV/TFA: 428.12

Building Permit(s)	Date	Number	Status
Electrical	03/22/2021	PE21-0155	100% FINIS
Mechanical	02/03/2021	PM21-0086	100% FINIS
Plumbing	02/03/2021	PP21-0029	100% FINIS
Res. Add/Alter/Repair	01/11/2021	PB20-0477	100% FINIS

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	05/20/2022	INSPECTED
TPC	11/17/2021	INSPECTED
TPC	05/10/2021	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	100.00	155.60	1.0000	0.7734	2000	100		154,671
100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	154,671

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.53	715	0	0
D/W/P: Flagstone/Sand	26.62	100	0	0
D/W/P: Asphalt Paving	3.68	480	0	0
Wood Frame	43.92	72	50	1,581

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,581

Work Description for Permit PE21-0155, Issued 03/22/2021: Electrical for Residential Addition/Alteration : PB20-0477 - Consumers 5/16/2022 Amended permit to include generator
Work Description for Permit PM21-0086, Issued 02/03/2021: Residential Add/Alt - alteration and addition : PB20-0477 5-24-22. Amended permit to add generator.
Work Description for Permit PP21-0029, Issued 02/03/2021: Residential Add/Alt - alteration and addition : PB20-0477
Work Description for Permit PB20-0477, Issued 01/11/2021: Residential Addition/Alteration - convert existing bedroom and bathroom into laundry room,

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	77,300	491,000	568,300			434,265C
2025	77,300	410,400	487,700			422,849C
2024	94,100	375,200	469,300			410,135C
2023	68,000	349,500	417,500			390,605C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2001	2008
	2021

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1648 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 15
Floor Area: 2,655
Total Base New : 521,603 E.C.F.
Total Depr Cost: 443,363 X 2.200
Estimated T.C.V: 975,399

(16) Porches/Decks

Area	Type
467	WCP (1 Story)
425	Composite
29	Brzwy, FW

(17) Garage

Year Built: 2007
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 794
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

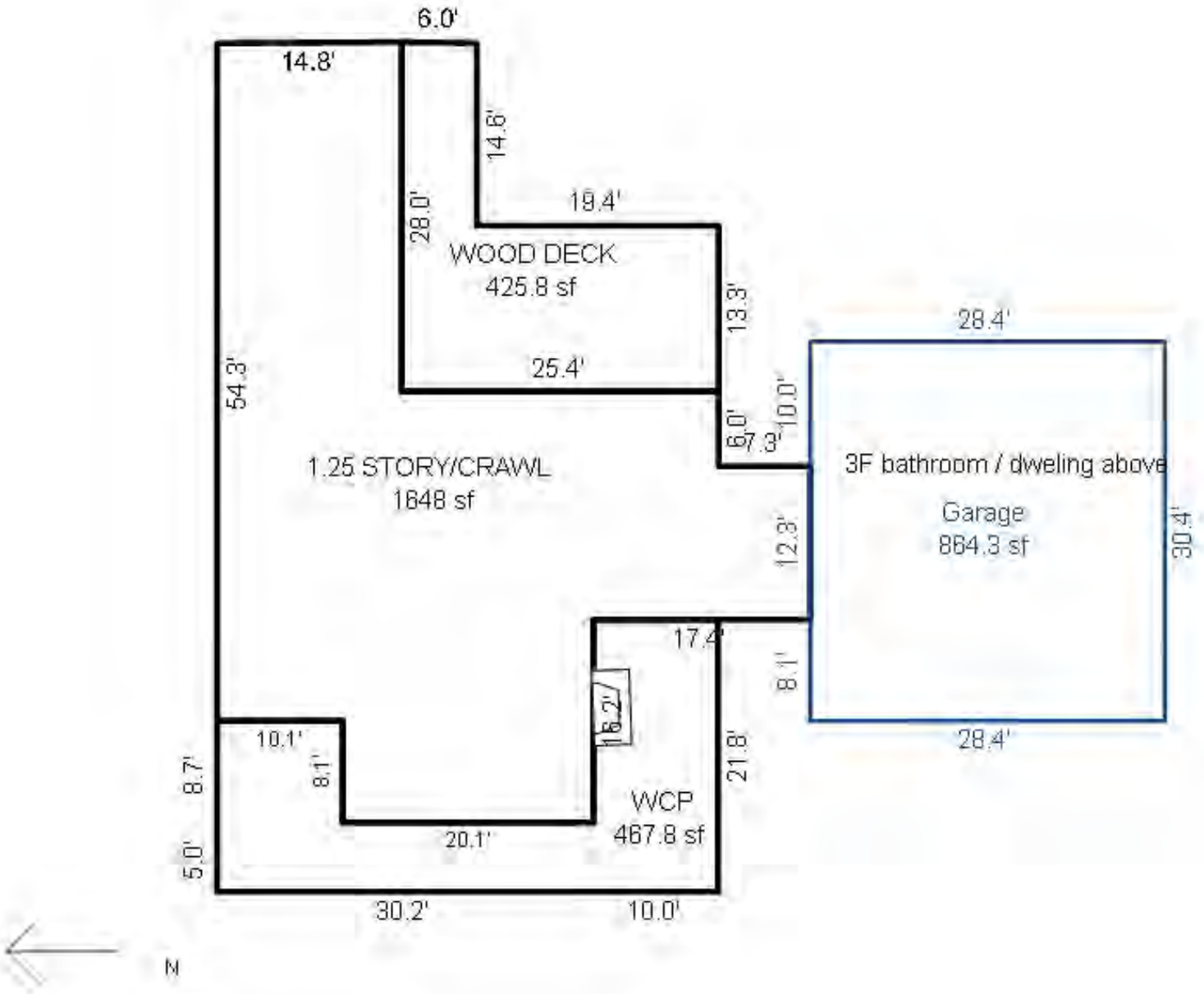
Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001
(11) Heating System: Forced Heat & Cool
Ground Area = 1648 SF Floor Area = 2655 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,648		
1 Story	Siding	Overhang	595		
			Total:	395,351	336,048

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	2,136	1,816
3 Fixture Bath	2	13,432	11,417
2 Fixture Bath	1	4,500	3,825
Water/Sewer			
2000 Gal Septic	1	10,880	9,248
Water Well, 100 Feet	1	6,514	5,537
Porches			
WCP (1 Story)	467	21,926	18,637
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	794	46,695	39,691
Door Opener	2	1,343	1,142
Built-Ins			
Appliance Allow.	1	3,976	3,380
Fireplaces			
Prefab 2 Story	1	4,533	3,853
Deck			
Composite	425	7,625	6,481
Breezeways			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-003-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERDMANN E THOMAS III & JUL	CLAUSE THIRD TRUST	155,000	09/10/2020	WD	03-ARM'S LENGTH	2020005848	PROPERTY TRANSFER	100.0
SUTHERLAND DEV	ERDMANN	125,000	04/26/2002	WD	03-ARM'S LENGTH	643:43	OTHER	0.0

Property Address

W COTTAGE LN

Owner's Name/Address

CLAUSE THIRD TRUST
POLIKOFF BENET STEVEN FBO
770 PARK AVENUE APT 8B
NEW YORK NY 10021

Tax Description

L643 P41/02 L643 P43/02 UNIT 3 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W 1ST AMEND 2021006723

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-5 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 174,382

Building Permit(s)	Date	Number	Status

Improved X Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

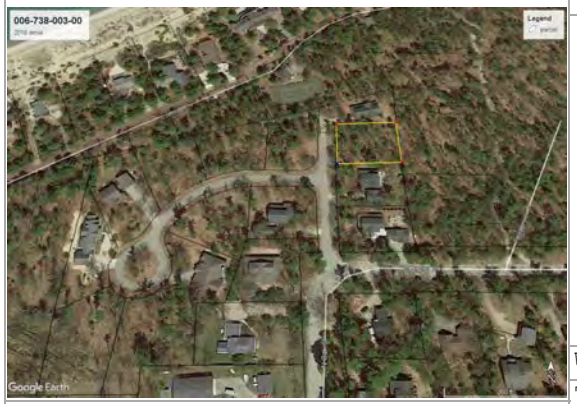
Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	04/24/2019	INSPECTED
TPC	10/29/2018	INSPECTED
TPC	06/14/2017	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	121.02	141.84	0.9534	0.7557	2000	100		174,382
121 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	174,382

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	87,200	0	87,200			75,877C
2025	87,200	0	87,200			73,883C
2024	106,100	0	106,100			71,662C
2023	76,700	0	76,700			68,250C



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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-004-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSS THOMAS L & SHARON D	BOSMAN ANDREW J & TRACEY H	615,000	08/07/2020	WD	03-ARM'S LENGTH	2020005021	PROPERTY TRANSFER	100.0
SUTHERLAND DEV	ROSS	115,000	10/31/2001	WD	03-ARM'S LENGTH	609:959	OTHER	0.0
GREGG	SUTHERLAND DEV LLC	85,000	10/02/2001	WD	03-ARM'S LENGTH	604:295	OTHER	0.0

Property Address

6276 W COTTAGE LN

Owner's Name/Address

BOSMAN ANDREW J & TRACEY HYATT
6276 W COTTAGE CT
GLEN ARBOR MI 49636

Tax Description

L578 P412/01 L602 P771 L604 P295/01 L609 P959/01 UNIT 4 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-5 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 10/28/2022
MAP #: 32
2026 Est TCV 980,527 TCV/TFA: 289.24

Building Permit(s)	Date	Number	Status
Mechanical	05/05/2025	PM25-0346	100% FINIS
Mechanical	04/03/2025	PM25-0251	100% FINIS
Plumbing	04/03/2025	PP25-0082	100% FINIS
Res. Add/Alter/Repair	12/04/2024	PB24-0611	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	09/29/2025	INSPECTED
TPC	04/17/2025	INSPECTED
TPC	06/14/2017	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	68.58	221.38	1.0989 0.8446	2000	100		127,304
69 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value =	127,304

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PM25-0346, Issued 05/05/2025: Mechanical to Install Gas Fireplace - Residential Addition/Alteration:PB4-0611
Work Description for Permit PM25-0251, Issued 04/03/2025: Mechanical to Replace HVAC- Residential Addition/Alteration: PB24-0611
Work Description for Permit PP25-0082, Issued 04/03/2025: Plumbing for New Bath, Water Heater, Basement Crock, Outdoor Shower - Residential Addition/Alteration: PB24-0611
Work Description for Permit PB24-0611, Issued 12/04/2024: Residential Addition/Alteration - alteration to second floor, 57 sq.ft. New attached garage with FINISHED interior 602 sq.ft. and second floor bedroom with full bathroom accessed through dwelling 341 sq.ft.
Work Description for Permit LU24-114, Issued 10/25/2024: GARAGEW WTH LIVING SPACE 1BR & 1 BA

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	63,700	426,600	490,300			427,932C
2025	63,700	417,500	481,200			368,122C
2024	77,500	376,900	454,400			351,913C
2023	56,000	351,100	407,100			335,156C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2001	2025

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1738 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: 2X12X16
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 18
Floor Area: 3,390
Total Base New : 470,159 E.C.F.
Total Depr Cost: 385,556 X 2.200
Estimated T.C.V: 848,223

(16) Porches/Decks

Area	Type
406	WCP (1 Story)
89	Treated Wood
25	Treated Wood
9	Treated Wood

(17) Garage

Year Built: 2025
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 605
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2001
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1738 SF Floor Area = 3390 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

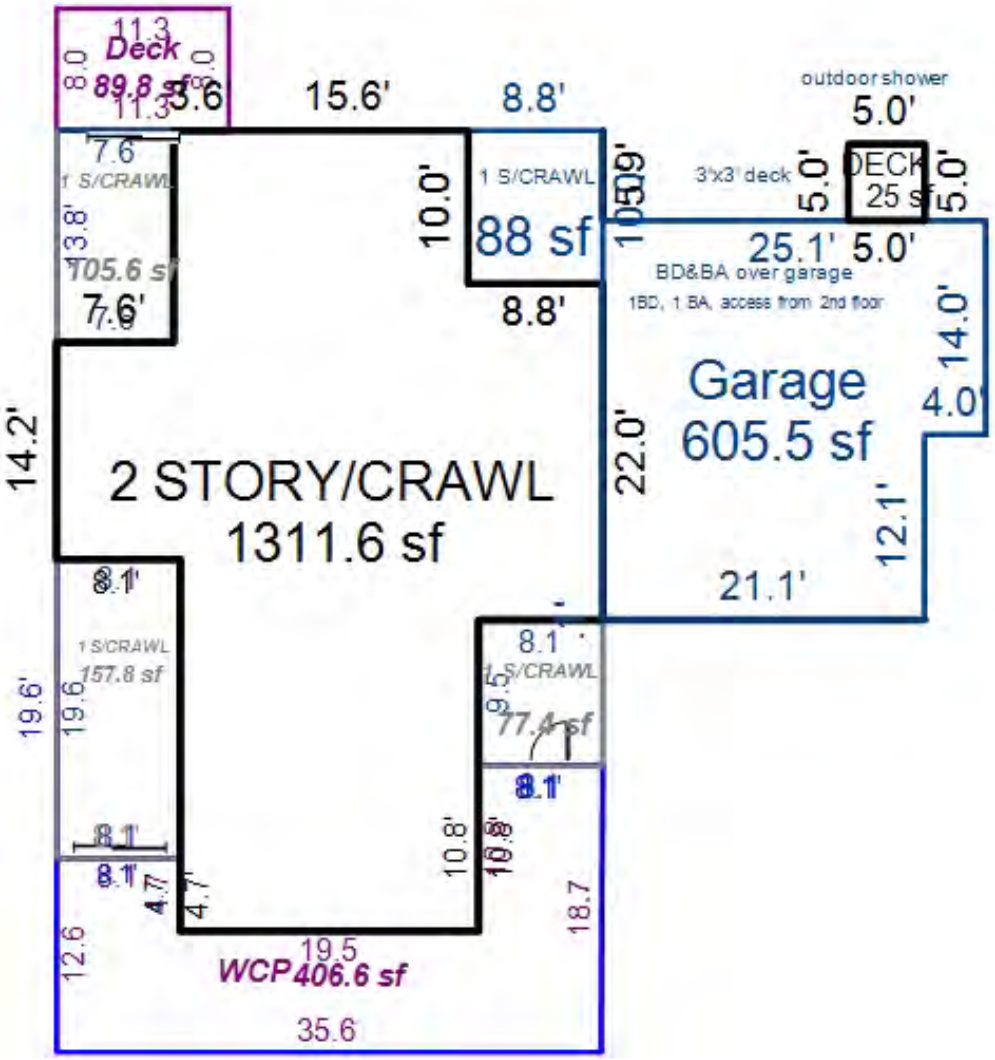
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,311		
1 Story	Siding	Crawl Space	157		
1 Story	Siding	Crawl Space	105		
1 Story	Siding	Crawl Space	77		
1 Story	Siding	Crawl Space	88		
1 Story	Siding	Overhang	341		
			Total:	393,212	322,458

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,451	1,190
3 Fixture Bath	2	9,133	7,489
2 Fixture Bath	1	3,056	2,506
Separate Shower	1	1,336	1,096
Water/Sewer			
1000 Gal Septic	1	4,782	3,921
Water Well, 100 Feet	1	5,847	4,795
Porches			
WCP (1 Story)	406	14,287	11,715
Deck			
Treated Wood	89	2,367	1,941
Treated Wood	25	1,163	954
Treated Wood	9	411	337

Garages
Class: C Exterior: Siding Foundation: 42 Inch (Finished)
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-005-01 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMSEN MARY JANE TRUST	JMB MANAGEMENT TRUST	75,000	02/23/2022	WD	32-SPLIT VACANT	2022001301	PROPERTY TRANSFER	100.0

Property Address

W COTTAGE LN

Owner's Name/Address

JMB MANAGEMENT TRUST THE
3548 HANIE AVE
DALLAS TX 75205

Class: RESIDENTIAL-VACANT Zoning: R-5 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 194,415

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	128.50	183.05	0.9392	0.8054	2000	100		194,415
129 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	194,415

Tax Description

UNIT 5 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W 1ST AMEND 2021006723
COMBINED ON 10/04/2021 FROM 006-738-005-00 & PART OF 006-738-006-00

Comments/Influences

Split/Comb. on 10/04/2021 completed 10/04/2021 TIM ;
Parent Parcel(s): 006-738-005-00;
Child Parcel(s): 006-735-005-01;

Who	When	What
TPC	04/24/2019	INSPECTED
TPC	06/14/2017	INSPECTED
TPC	08/03/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	97,200	0	97,200			97,200S
2025	97,200	0	97,200			97,200S
2024	118,300	0	118,300			109,830C
2023	104,600	0	104,600			104,600S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-007-01 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

6290 W COTTAGE LN

Owner's Name/Address

THOMSEN MARY JANE TRUST
PO BOX 207
GLEN ARBOR MI 49636

Class: RESIDENTIAL-IMPROV Zoning: R-5 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2026 Est TCV 1,450,572 TCV/TFA: 389.83

Building Permit(s)	Date	Number	Status
Mechanical	09/25/2025	PM25-0791	
Electrical	09/18/2025	PE25-0626	
HOUSE	12/31/2018	LU18-331	100% FINIS

X Improved | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	11/17/2021	INSPECTED
TPC	05/10/2021	INSPECTED
TPC	11/05/2020	INSPECTED

Tax Description

UNIT 7 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723
SPLIT/COMBINED ON 10/04/2021 FROM 006-738-007-00 AND PART OF LOT 6 006-738-006-00

Comments/Influences

ALL PERMITS ISSUED AT PIN 738-007-00
Split/Comb. on 10/04/2021 completed 10/04/2021 TIM ;
Parent Parcel(s): 006-738-007-00;
Child Parcel(s): 006-738-007-01;

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	170.22	145.35	0.8755 0.7603	2000	100		226,607
170 Actual Front Feet, 0.57 Total Acres						Total Est. Land Value =	226,607

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Flagstone/Sand	21.39	625	0	0
D/W/P: Crushed Rock	2.31	576	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PM25-0791, Issued 09/25/2025: Residential Alteration - install generator gas line.
Work Description for Permit PE25-0626, Issued 09/18/2025: Electrical for Residential Alteration - Install 26 Kw Generator. CONSUMERS
Work Description for Permit LU18-331, Issued 12/31/2018: ALL PERMITS ISSUED TO ORIGINAL PARCEL NUMBER 006-738-007-00

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	113,300	612,000	725,300			523,790C
2025	113,300	505,800	619,100			510,020C
2024	137,900	462,400	600,300			494,685C
2023	111,700	430,600	542,300			471,129C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2021	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2801 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C +10
Effec. Age: 2
Floor Area: 3,721
Total Base New : 565,426 E.C.F.
Total Depr Cost: 554,075 X 2.200
Estimated T.C.V: 1,218,965

(16) Porches/Decks

Area	Type
133	WCP (1 Story)
73	Treated Wood
295	Treated Wood

(17) Garage

Year Built: 2020
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 566
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

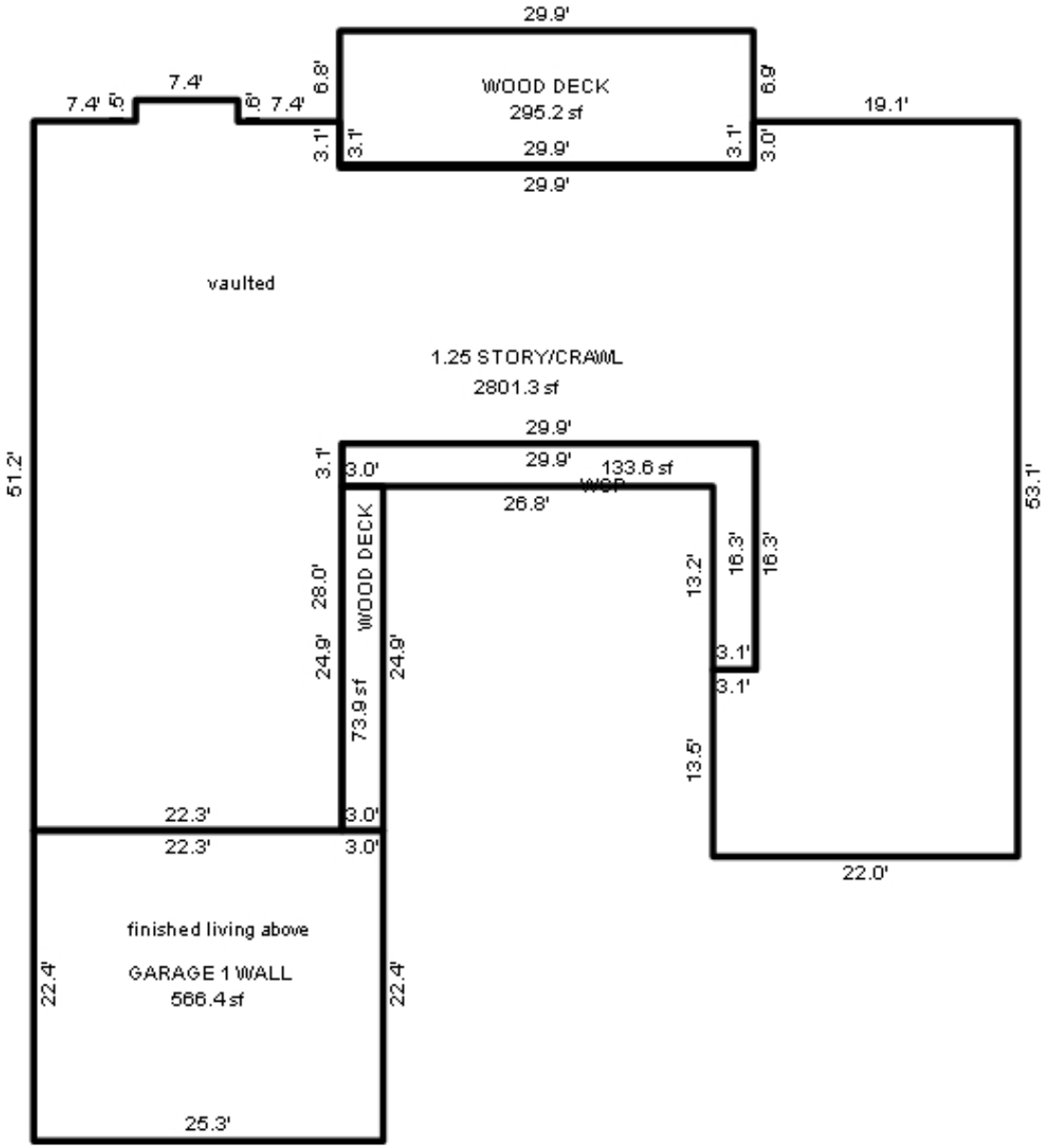
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2021
(11) Heating System: Forced Heat & Cool
Ground Area = 2801 SF Floor Area = 3721 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,801		
1 Story	Siding	Overhang	220		
			Total:	490,292	480,442

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,451	1,422
3 Fixture Bath	1	4,567	4,476
2 Fixture Bath	1	3,056	2,995
Water/Sewer			
2000 Gal Septic	1	9,503	9,313
Water Well, 50 Feet	1	3,410	3,342
Porches			
WCP (1 Story)	133	6,453	6,324
Deck			
Treated Wood	73	2,115	2,073
Treated Wood	295	5,248	5,143
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	566	28,996	28,416
Common Wall: 1 Wall	1	-2,640	-2,587
Door Opener	1	537	526
Built-Ins			
Appliance Allow.	1	2,767	2,712
Fireplaces			

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-008-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TANIELIAN INVESTMENTS LLC	HOUTTEMAN LEE J & PAMELA M	36,000	06/30/2003	WD	03-ARM'S LENGTH	743:42	OTHER	100.0
SUTHERLAND DEVEL	TANIELIAN INV	0	02/26/2001	WD	03-ARM'S LENGTH	571:541	OTHER	0.0

Property Address

6296 W COTTAGE LN

Owner's Name/Address

HOUTTEMAN LEE J & PAMELA M
PO BOX 581
GLEN ARBOR MI 49636

Tax Description

L571 P540 L571 P541/01 L743 P42/03 UNIT 8 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

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County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-5 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 01/25/2005
MAP #: 32
2026 Est TCV 1,063,089 TCV/TFA: 444.44

Building Permit(s)	Date	Number	Status
ELECTRICAL	04/01/2004	PE04-0132	
MECHANICAL	02/26/2004	PM04-0120	
PLUMBING	02/13/2004	PP04-0045	
Res. Single Family	11/13/2003	PB03-0700	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	04/24/2019	INSPECTED
TPC	06/14/2017	INSPECTED
TPC	10/22/2015	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	104.84	180.49	0.9883 0.8026	2000	100		166,310
105 Actual Front Feet, 0.43 Total Acres						Total Est. Land Value =	166,310

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.53	510	0	0
D/W/P: Flagstone/Sand	26.62	30	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PE04-0132, Issued 04/01/2004: NEW RESIDENCE
Work Description for Permit PM04-0120, Issued 02/26/2004: NEW RESIDENCE
Work Description for Permit PP04-0045, Issued 02/13/2004: NEW RESIDENCE
Work Description for Permit PB03-0700, Issued 11/13/2003: NEW RESIDENCE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	83,200	448,300	531,500			238,692C
2025	83,200	371,400	454,600			232,417C
2024	101,200	339,600	440,800			225,429C
2023	73,100	316,300	389,400			214,695C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2003	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1196 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists: WOOD I BEAM
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 2,392
Total Base New : 506,693 E.C.F.
Total Depr Cost: 405,354 X 2.200
Estimated T.C.V: 891,779

(16) Porches/Decks

Area	Type
294	WCP (1 Story)
336	Treated Wood
156	Brzwy, FW

(17) Garage

Year Built: 2003
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 360
No Conc. Floor: 0

Bsmnt Garage:

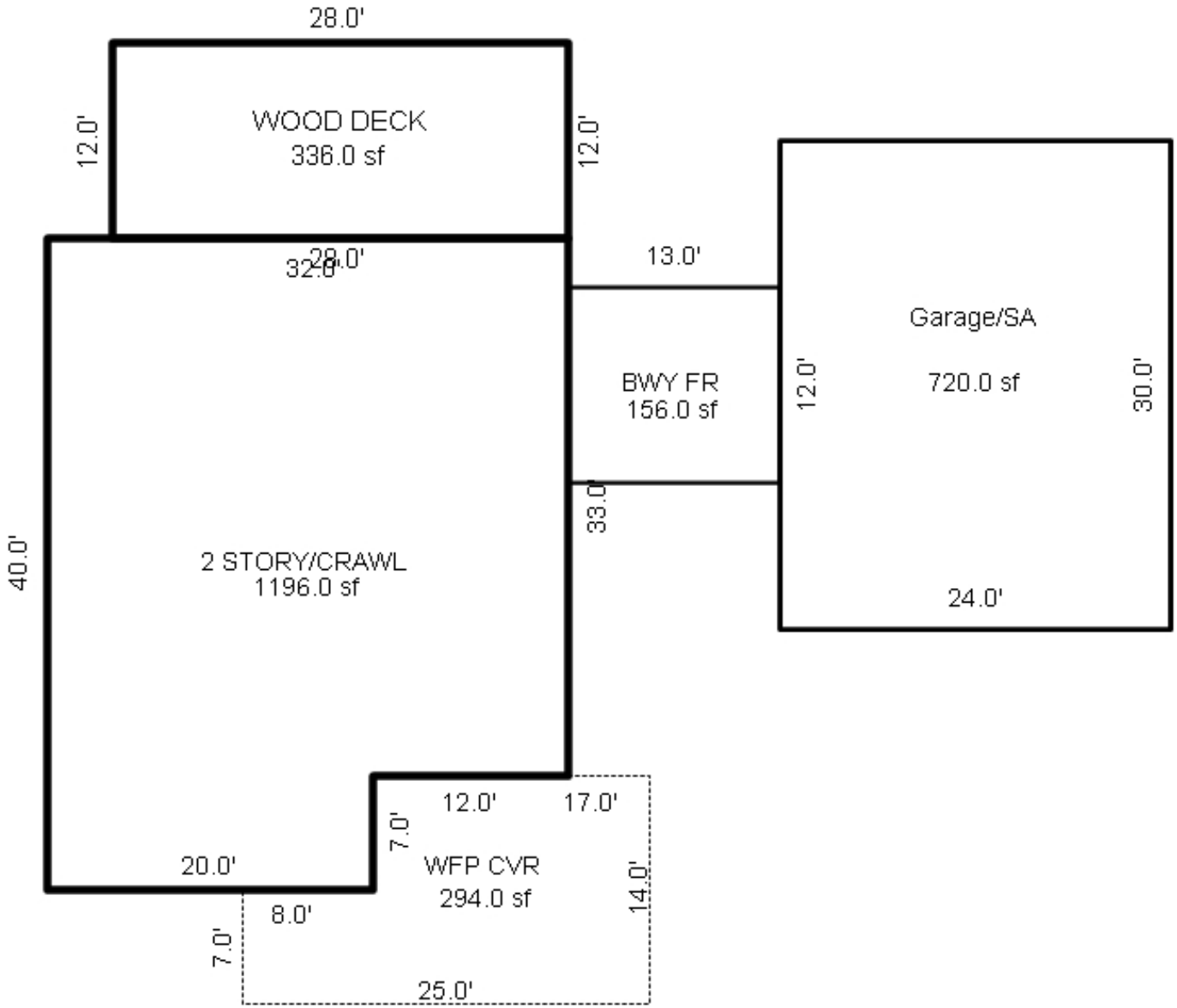
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2003
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1196 SF Floor Area = 2392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,196		
			Total:	384,706	307,765
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,136	1,709
3 Fixture Bath			2	13,432	10,746
Water/Sewer					
1000 Gal Septic			1	5,541	4,433
Water Well, 100 Feet			1	6,514	5,211
Porches					
WCP (1 Story)			294	14,012	11,210
Deck					
Treated Wood			336	6,065	4,852
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			720	43,733	34,986
Storage Over Garage			360	6,358	5,086
Door Opener			2	1,343	1,074
Built-Ins					
Appliance Allow.			1	3,976	3,181
Fireplaces					
Direct-Vented Gas			1	4,399	3,519
Breezeways					
Frame Wall			156	14,478	11,582

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-009-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAD MARY E TRUST	JMB MANAGEMENT TRUST	635,500	06/01/2017	WD	03-ARM'S LENGTH	1296P833	PROPERTY TRANSFER	100.0
MISSAD FRED S & MARY E	MISSAD MARY E TRUST	0	09/05/2006	WD	03-ARM'S LENGTH	913:999	OTHER	0.0
BARNELL CHARLES & KAY R	MISSAD FRED S & MARY E	150,000	08/12/2004	WD	03-ARM'S LENGTH	821:593	OTHER	100.0

Property Address

6302 W COTTAGE LN

Owner's Name/Address

JMB MANAGEMENT TRUST
3548 HAYNIE AVE
DALLAS TX 75205

Tax Description

L578 P408 L578 P410/01 L821 P593/04 L913 P999/06 UNIT 9 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-5 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2026 Est TCV 1,247,407 TCV/TFA: 450.00

Building Permit(s)	Date	Number	Status
Mechanical	07/30/2019	PM19-0535	100% FINIS
Electrical	03/14/2019	PE19-0104	100% FINIS
Plumbing	01/29/2019	PP19-0032	100% FINIS
Mechanical	01/29/2019	PM19-0071	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	04/24/2019	INSPECTED
TPC	12/31/2018	INSPECTED
TPC	05/03/2017	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/ 105 Actual Front Feet, 0.33 Total Acres	104.84	136.00	0.9883 0.7478	2000	100	Total Est. Land Value =	154,949

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.30	230	0	0
D/W/P: 4in Ren. Conc.	10.45	1100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PM19-0535, Issued 07/30/2019: Residential Alteration - generator and gas piping. PB18-0719
Work Description for Permit PE19-0104, Issued 03/14/2019: Electrical for residential alterations; bathroom addition & basement finish: PB18-0719. Consumers
Work Description for Permit PP19-0032, Issued 01/29/2019: Residential Plumbing for upstairs bathroom:PB18-0719
Work Description for Permit PM19-0071, Issued 01/29/2019: Residential Mechanical - add mini-split to Bonus Room:PB18-0719
Work Description for Permit PB18-0719, Issued 12/26/2018: Residential Add/Alteration - Add bathroom second floor 146 sq. ft. Alteration - 790 sq. ft.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	77,500	546,200	623,700			425,888C
2025	77,500	453,900	531,400			414,692C
2024	94,300	414,900	509,200			402,224C
2023	68,100	386,500	454,600			383,071C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2004	2019

Condition: Average

Room List

	Basement
3	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other: Tile

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1581 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

790	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
2	Direct-Vented Gas

Class: BC
Effec. Age: 15
Floor Area: 2,772
Total Base New : 581,528 E.C.F.
Total Depr Cost: 494,299 X 2.200
Estimated T.C.V: 1,087,458

(16) Porches/Decks

Area	Type
120	WCP (1 Story)
154	WSEP (1 Story)
108	WCP (1 Story)
83	CPP

(17) Garage

Year Built: 2004
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 1581 SF Floor Area = 2772 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,581		
1 Story	Siding	Overhang	400		
			Total:	432,029	367,224
Other Additions/Adjustments					
Recreation Room			790	21,599	18,359
Plumbing					
Average Fixture(s)			1	2,136	1,816
3 Fixture Bath			2	13,432	11,417
2 Fixture Bath			1	4,500	3,825
Separate Shower			1	2,720	2,312
Water/Sewer					
1000 Gal Septic			1	5,541	4,710
Water Well, 200 Feet			1	12,175	10,349
Porches					
WCP (1 Story)			120	7,626	6,482
WSEP (1 Story)			154	11,601	9,861
WCP (1 Story)			108	6,983	5,936
CPP			83	2,346	1,994
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			600	38,430	32,665
Common Wall: 1/2 Wall			1	-1,532	-1,302
Door Opener			1	672	571
Built-Ins					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-010-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIETZEN JEFFREY A & GEORGI	SIDDALL LISA H	127,000	01/31/2018	WD	03-ARM'S LENGTH	1320P107	PROPERTY TRANSFER	100.0
BARNELL CHARLES & KAY R	GIETZEN JEFFREY A & GEORGI	175,000	05/14/2008	WD	03-ARM'S LENGTH	978/383	DEED	100.0

Property Address

6308 W COTTAGE LN

Owner's Name/Address

SIDDALL LISA H
PO BOX 158
GLEN ARBOR MI 49636

Tax Description

L578 P410/01 UNIT 10 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

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Licensed To: Township of Glen Arbor,
County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-5 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 100% 12/01/2019
MAP #: 32
2026 Est TCV 1,325,293 TCV/TFA: 341.39

Building Permit(s)	Date	Number	Status
Mechanical	07/02/2021	PM21-0554	100% FINIS
Electrical	01/27/2021	PE21-0050	100% FINIS
Mechanical	03/29/2019	PM19-0218	100% FINIS
Mechanical	03/19/2019	PM19-0183	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	12/06/2019	INSPECTED
TPC	04/24/2019	INSPECTED
TPC	12/27/2018	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	100.00	191.66	1.0000 0.8147	2000	100		162,946
100 Actual Front Feet, 0.44 Total Acres						Total Est. Land Value =	162,946

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.10	1000	0	0
D/W/P: Crushed Rock	2.31	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 5	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Work Description for Permit PM21-0554, Issued 07/02/2021: Residential Alteration - Generator and Gas Piping
Work Description for Permit PE21-0050, Issued 01/27/2021: Residential Alteration - rework existing electrical service and install 24kW standby generator with 200 amp transfer switch, Consumers.
Work Description for Permit PM19-0218, Issued 03/29/2019: Mechanical for Residential gas fireplace; PB18-0669
Work Description for Permit PM19-0183, Issued 03/19/2019: Mechanical; Residential new HVAC system; PB18-0669
Work Description for Permit PP19-0076, Issued 03/19/2019: Plumbing for new single family; PB18-0669

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	81,500	581,100	662,600			459,622C
2025	81,500	483,300	564,800			447,539C
2024	99,200	441,800	541,000			434,083C
2023	71,600	411,600	483,200			413,413C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.25 STORY

Yr Built	Remodeled
2019	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2196 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
3	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
1	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 4
Floor Area: 3,882
Total Base New : 547,979 E.C.F.
Total Depr Cost: 526,067 X 2.200
Estimated T.C.V: 1,157,347

(16) Porches/Decks

Area	Type
67	CCP (1 Story)
222	WCP (1 Story)
59	WPP

(17) Garage

Year Built: 2019
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1015
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

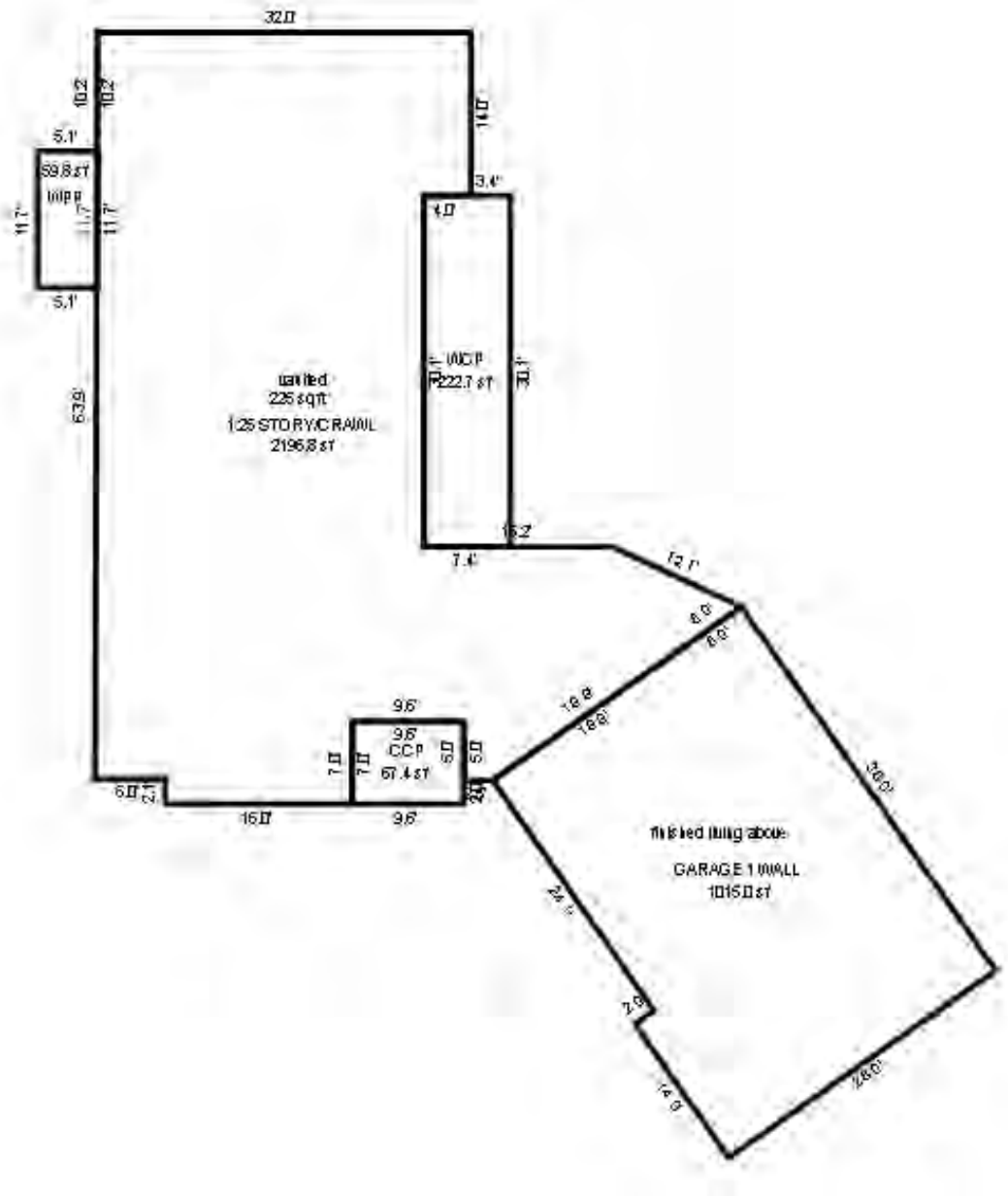
Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C 10 Blt 2019
(11) Heating System: Forced Heat & Cool
Ground Area = 2196 SF Floor Area = 3882 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,196		
1 Story	Siding	Overhang	708		
1 Story	Siding	Overhang	429		
			Total:	472,424	453,533

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,451	1,393	
3 Fixture Bath	2	9,133	8,768	
2 Fixture Bath	1	3,056	2,934	
Water/Sewer				
2000 Gal Septic	1	9,503	9,123	
Water Well, 50 Feet	1	3,410	3,274	
Porches				
CCP (1 Story)	67	2,110	2,026	
WCP (1 Story)	222	9,213	8,844	
WPP	59	2,480	2,381	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	1015	36,763	35,292	
Common Wall: 1 Wall	1	-2,640	-2,534	
Door Opener	2	1,075	1,032	
Local Cost Items				
GENERATOR	1	1	1	*1
	Totals:	547,979	526,067	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-011-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-5 (*	Building Permit(s)	Date	Number	Status
W COTTAGE LN	School: GLEN LAKE COMMUNITY SCH DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 32					
BARNELL CHARLES & KAY R PO BOX 425 GLEN ARBOR MI 49636	2026 Est TCV 147,875					

Improved | X | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	100.00	130.00	1.0000	0.7394	2000	100		147,875
100 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	147,875

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L578 P410/01 UNIT 11 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

Who	When	What
TPC	05/30/2021	INSPECTED
TPC	04/24/2019	INSPECTED
TPC	05/06/2018	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	73,900	0	73,900			58,618C
2025	73,900	0	73,900			57,077C
2024	90,000	0	90,000			55,361C
2023	65,000	0	65,000			52,725C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-012-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIDGLEY MARK & MOLLY P	MIDGLEY MOLLY P TRUST	0	08/28/2006	QC	09-FAMILY/RELATED ENTITY	913:508	OTHER	0.0
BARNELL	MIDGLEY	105,000	07/15/2002	WD	03-ARM'S LENGTH	655:7	OTHER	0.0

Property Address

6297 W COTTAGE LN

Owner's Name/Address

MIDGLEY MOLLY P TRUST
136 VINITA LN
LOUDON TN 37774

Class: RESIDENTIAL-IMPROV Zoning: R-5 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 1,233,967 TCV/TFA: 396.90

Building Permit(s)	Date	Number	Status
Mechanical	09/06/2023	PM23-0766	100% FINIS
Plumbing	07/01/2019	PP19-0172	100% FINIS
Electrical	01/11/2007	PE07-0027	100% FINIS
Plumbing	12/29/2006	PP06-0415	

X Improved | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

* Factors *

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	100.00	152.46	1.0000 0.7694	2000	100		153,885
100 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value =	153,885

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.73	227	0	0
D/W/P: Crushed Rock	2.53	870	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Work Description for Permit PM23-0766, Issued 09/06/2023: Mechanical for Residential Alteration - new furnace and a/c install.
Work Description for Permit PP19-0172, Issued 07/01/2019: Residential Alteration - 240ft of interior waterproofing and 2 sump pumps
Work Description for Permit PE07-0027, Issued 01/11/2007: New Single Family Dwelling: PB06-0502
Work Description for Permit PP06-0415, Issued 12/29/2006: New residence #PB06-0502
Work Description for Permit PM06-0789, Issued 12/21/2006: New Single Family Dwelling: PB06-0502
Work Description for Permit PP06-0382, Issued 11/27/2006: New Single Family

Tax Description

L578 P410/01 L655 P7/02 L913 P508/06 UNIT 12 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

Who	When	What
TPC	06/14/2017	INSPECTED
WAS	07/14/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	76,900	540,100	617,000			356,138C
2025	76,900	443,000	519,900			346,776C
2024	93,700	404,700	498,400			336,350C
2023	67,600	377,000	444,600			320,334C

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County of Leelanau, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 1.5 STORY

Yr Built	Remodeled
2006	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 2195 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
1	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
1	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 15
Floor Area: 3,109
Total Base New : 576,313 E.C.F.
Total Depr Cost: 489,867 X 2.200
Estimated T.C.V: 1,077,707

(16) Porches/Decks

Area	Type
150	CCP (1 Story)
16	CPP

(17) Garage

Year Built: 2006
Car Capacity: 3
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 585
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2006
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2195 SF Floor Area = 3109 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

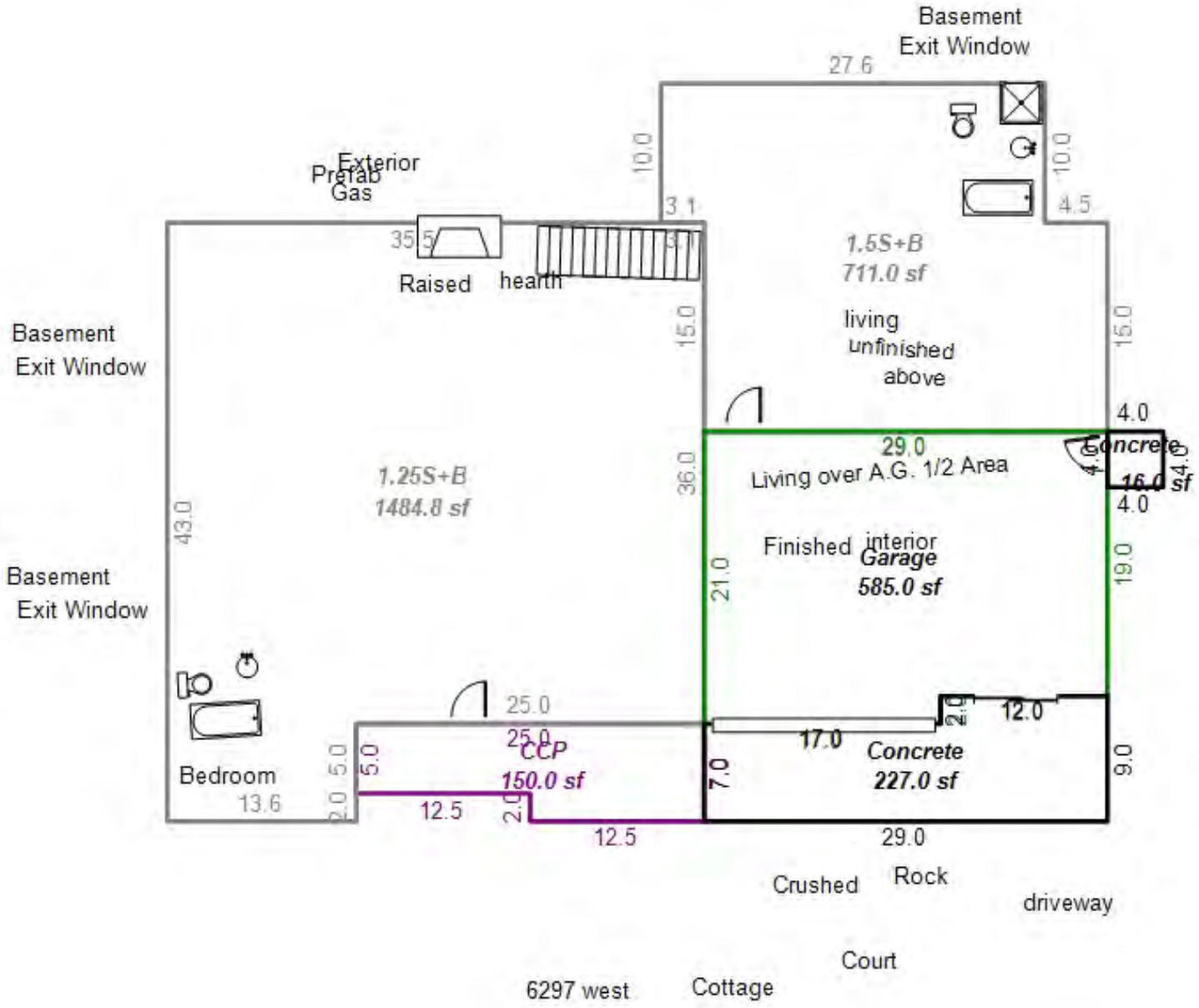
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,484		
1.25 Story	Siding	Basement	711		
1.25 Story	Siding	Overhang	292		
			Total:	509,116	432,748

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	6,716	5,709
Separate Shower	1	2,720	2,312
Water/Sewer			
1000 Gal Septic	1	5,541	4,710
Water Well, 100 Feet	1	6,514	5,537
Porches			
CCP (1 Story)	150	5,640	4,794
CPP	16	506	430
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	585	35,094	29,830
Common Wall: 2 Wall	1	-5,205	-4,424
Door Opener	2	1,343	1,142
Built-Ins			
Appliance Allow.	1	3,976	3,380
Fireplaces			
Prefab 1 Story	1	3,667	3,117
Raised Hearth	1	685	582

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-013-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KECSKES KEITH J & LISA L	PIATT KATHLEEN M TRUST	125,000	04/07/2017	WD	03-ARM'S LENGTH	1291P704	PROPERTY TRANSFER	100.0
KECSKES KEITH J	KECSKES KEITH J & LISA L H	0	08/07/2014	QC	09-FAMILY/RELATED ENTITY	1206P364	OTHER	0.0
SUTHERLAND DEVEL	KECSKES	125,000	11/04/2002	WD	03-ARM'S LENGTH	681:684	PROPERTY TRANSFER	0.0

Property Address

W COTTAGE LN

Owner's Name/Address

PIATT KATHLEEN M TRUST
PO BOX 318
MONTICELLO IL 61856

Class: RESIDENTIAL-VACANT Zoning: R-5 (*

School: GLEN LAKE COMMUNITY SCH DIST

P.R.E. 0%

MAP #: 32

2026 Est TCV 165,284

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	113.75	137.86	0.9683	0.7503	2000	100		165,284
114 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	165,284

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

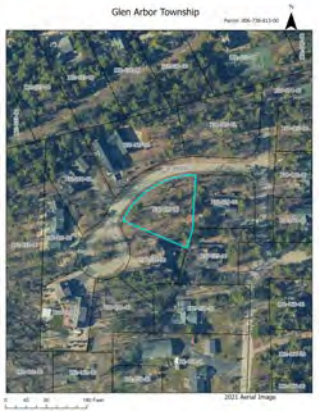
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L643 P39/02 L681 P684/02 UNIT 13 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

1719714$159,90 8/10



Who	When	What
TPC	05/30/2021	INSPECTED
TPC	06/14/2017	INSPECTED
TPC	10/29/2009	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	82,600	0	82,600			75,877C
2025	82,600	0	82,600			73,883C
2024	100,600	0	100,600			71,662C
2023	76,800	0	76,800			68,250C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-014-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDENBERG JOHN M & BARBAR	PIATT KATHLEEN M TRUST	490,000	01/12/2017	WD	03-ARM'S LENGTH	1284P738	PROPERTY TRANSFER	100.0
VANDENBERG JOHN M & BARBAR	VANDENBERG JOHN M & BARBAI	100	02/07/2012	QC	09-FAMILY/RELATED ENTITY	1112P298	PROPERTY TRANSFER	0.0
SUTHERLAND DEV	VANDENBERG	100,000	02/13/2001	WD	03-ARM'S LENGTH	576:63	PROPERTY TRANSFER	0.0

Property Address

6273 W COTTAGE LN

Owner's Name/Address

PIATT KATHLEEN M TRUST
PO BOX 318
MONTICELLO IL 61856

Tax Description

UNIT 14 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-5 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2026 Est TCV 834,635 TCV/TFA: 418.99

Building Permit(s)	Date	Number	Status
Electrical	03/26/2020	PE20-0131	100% FINIS
Electrical	05/17/2012	PE12-0164	
Res. Add/Alter/Repair	04/05/2012	PB12-0044	100% FINIS
ADDITION/ALTERATION	03/12/2012	2012-2234	100% FINIS

X	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
X	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TPC	09/28/2020	INSPECTED
TPC	01/18/2017	INSPECTED
WAS	10/15/2007	INSPECTED

Land Value Estimates for Land Table 4120.4120 RESI

* Factors *

Description	Frontage	Depth	Front Depth		Rate	%Adj.	Reason	Value
C 100' @ 2000/	113.00	129.00	0.9699	0.7379	2000	100		161,757
113 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	161,757

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.33	725	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Work Description for Permit PE20-0131, Issued 03/26/2020: Residential Add/Alt - Installing 1 outlet in basement
Work Description for Permit PE12-0164, Issued 05/17/2012: Residential Electrical Alteration - Consumers UG:PB12-0044
Work Description for Permit PB12-0044, Issued 04/05/2012: Screened porch addition for single family dwelling, wood frame one story, 6' x 16' 96 sq.ft.
Work Description for Permit 2012-2234, Issued 03/12/2012: PORCH ADDITION TO EXISTING RES
Work Description for Permit PB06-0007, Issued 01/23/2006: Add-ons for PB05-0664 - additional inspection and 112 sq ft of open porch addition
Work Description for Permit PE05-0779, Issued 12/13/2005: New residential detached garage #PB05-0664

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	80,900	336,400	417,300			303,399C
2025	80,900	276,800	357,700			295,423C
2024	98,400	253,100	351,500			286,541C
2023	71,100	235,700	306,800			272,897C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2000	2012

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Hardwood
Other: Hardwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1328 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 20
Floor Area: 1,992
Total Base New : 380,976 E.C.F.
Total Depr Cost: 304,774 X 2.200
Estimated T.C.V: 670,503

(16) Porches/Decks

Area	Type
340	WCP (1 Story)
112	CCP (1 Story)
75	WGEP (1 Story)
224	WSEP (1 Story)

(17) Garage

Year Built: 2005
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 308
No Conc. Floor: 0

Bsmnt Garage:

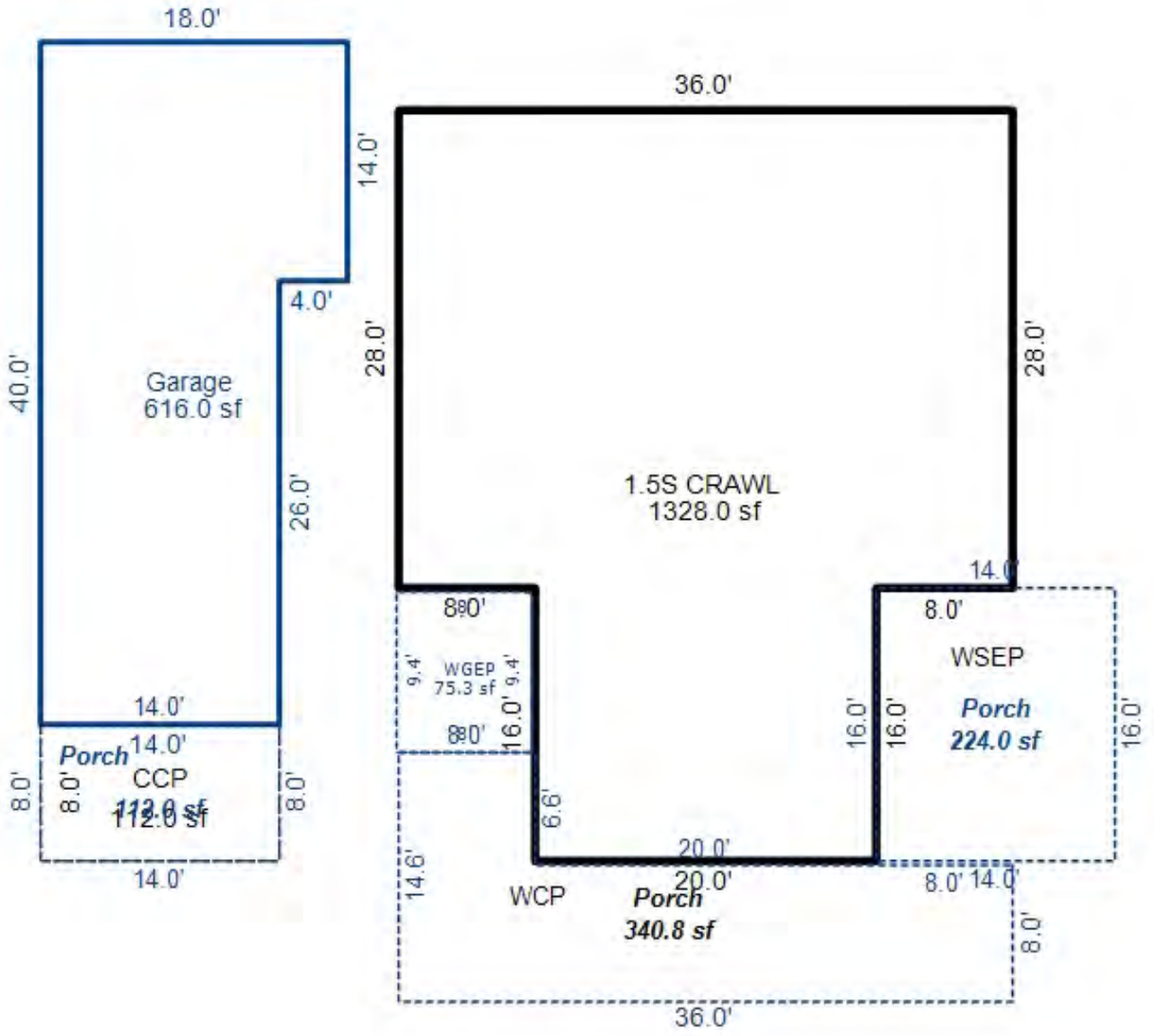
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 2000
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1328 SF Floor Area = 1992 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,328		
			Total:	287,185	229,739
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,451	1,161
3 Fixture Bath			1	4,567	3,654
Water/Sewer					
1000 Gal Septic			1	4,782	3,826
Water Well, 100 Feet			1	5,847	4,678
Porches					
WCP (1 Story)			340	11,982	9,586
CCP (1 Story)			112	3,347	2,678
WGEP (1 Story)			75	8,575	6,860
WSEP (1 Story)			224	11,924	9,539
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			616	30,763	24,610
Storage Over Garage			308	4,158	3,326
Door Opener			2	1,075	860
Built-Ins					
Appliance Allow.			1	2,767	2,214
Fireplaces					
Wood Stove			1	2,552	2,042
Local Cost Items					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



*** Information herein deemed reliable but not guaranteed***

Parcel Number: 45-006-738-015-00 Jurisdiction: GLEN ARBOR TOWNSHIP County: LEELANAU Printed on 09/17/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAUGHLIN MARK P & LYNN V	TOIVONEN BOLE TRUST	650,000	07/08/2013	WD	03-ARM'S LENGTH	1171P282	PROPERTY TRANSFER	100.0
LAUGHLIN LYNN V LIVING TRU	LAUGHLIN MARK P & LYNN V	0	11/07/2007	QC	09-FAMILY/RELATED ENTITY	959/567	DEED	0.0
LAUGHLIN LYNN V LIVING TRU	LAUGHLIN MARK P & LYNN V	0	11/07/2007	QC	09-FAMILY/RELATED ENTITY	959:567	OTHER	0.0
LAUGHLIN MARK P & LYNN V	LAUGHLIN LYNN V LIVING TRU	0	08/25/2004	QC	09-FAMILY/RELATED ENTITY	823:104	OTHER	0.0

Property Address

6267 W COTTAGE LN

Owner's Name/Address

TOIVONEN BOLE TRUST
815 MOHEGAN
BIRMINGHAM MI 48009

Tax Description

L578 P410/01 L599 P512/01 L748 P300/03 L779 P438/03 L819 P568/04 L823 P104/04 L834 P669&686/04 UNIT 15 OAK HOLLOW CONDOMINIUM MASTER DEED REC IN L565 P583-615 SEC 22 T29N R14W. 1ST AMEND 2021006723

Comments/Influences

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Licensed To: Township of Glen Arbor, County of Leelanau, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-5 (*
School: GLEN LAKE COMMUNITY SCH DIST
P.R.E. 0%
MAP #: 32
2026 Est TCV 1,299,480 TCV/TFA: 460.81

Building Permit(s)	Date	Number	Status
Mechanical	03/15/2023	PM23-0237	100% FINIS
Plumbing	02/28/2023	PP23-0075	100% FINIS
Electrical	02/27/2023	PE23-0140	100% FINIS
Mechanical	02/10/2023	PM23-0149	100% FINIS

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TPC	11/14/2023	INSPECTED
TPC	12/08/2022	INSPECTED
WAS	09/27/2007	APPRAISAL

Land Value Estimates for Land Table 4120.4120 RESI

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
C 100' @ 2000/	123.29	119.33	0.9490	0.7237	2000	100		169,352
123 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	169,352

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.53	1148	0	0
D/W/P: 3.5 Concrete	7.73	301	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVEMENTS 25	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Work Description for Permit PM23-0237, Issued 03/15/2023: Mechanical - gas fireplace for Residential Addition/Alteration; PB22-0521
Work Description for Permit PP23-0075, Issued 02/28/2023: Plumbing- Remodel and small addition to kitchen. PB22-0521
Work Description for Permit PE23-0140, Issued 02/27/2023: Electrical for Residential Addition/Alteration; PB22-0521. Consumers
Work Description for Permit PM23-0149, Issued 02/10/2023: Mechanical for Residential Addition/Alteration. PB22-0251.
Work Description for Permit PB22-0521, Issued 11/16/2022: Residential Addition/Alteration - alteration to main floor kitchen and dining areas 383 sq.ft. New crawl space 140 sq.ft., remove a portion of the covered porch and

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	84,700	565,000	649,700			376,630C
2025	84,700	466,200	550,900			366,729C
2024	103,100	426,000	529,100			355,703C
2023	74,400	383,500	457,900			325,146C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2004	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1480 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
4	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: BC
Effec. Age: 15
Floor Area: 2,820
Total Base New : 603,073 E.C.F.
Total Depr Cost: 512,615 X 2.200
Estimated T.C.V: 1,127,753

(16) Porches/Decks

Area	Type
706	WCP (1 Story)
740	WSEP (1 Story)

(17) Garage

Year Built: 2004
Car Capacity: 2.5
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 336
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2004
(11) Heating System: Forced Heat & Cool
Ground Area = 1480 SF Floor Area = 2820 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,340		
1 Story	Siding	Crawl Space	140		
			Total:	426,870	362,840

Other Additions/Adjustments			
Exterior			
Stone Veneer	377	17,282	14,690
Plumbing			
Average Fixture(s)	1	2,136	1,816
3 Fixture Bath	3	20,147	17,125
2 Fixture Bath	1	4,500	3,825
Water/Sewer			
1000 Gal Septic	1	5,541	4,710
Water Well, 100 Feet	1	6,514	5,537
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	32,296	27,452
Storage Over Garage	336	5,934	5,044
Door Opener	2	1,343	1,142
Built-Ins			
Appliance Allow.	1	3,976	3,380
Fireplaces			
Direct-Vented Gas	1	4,399	3,739
Porches			
WCP (1 Story)	706	29,200	24,820

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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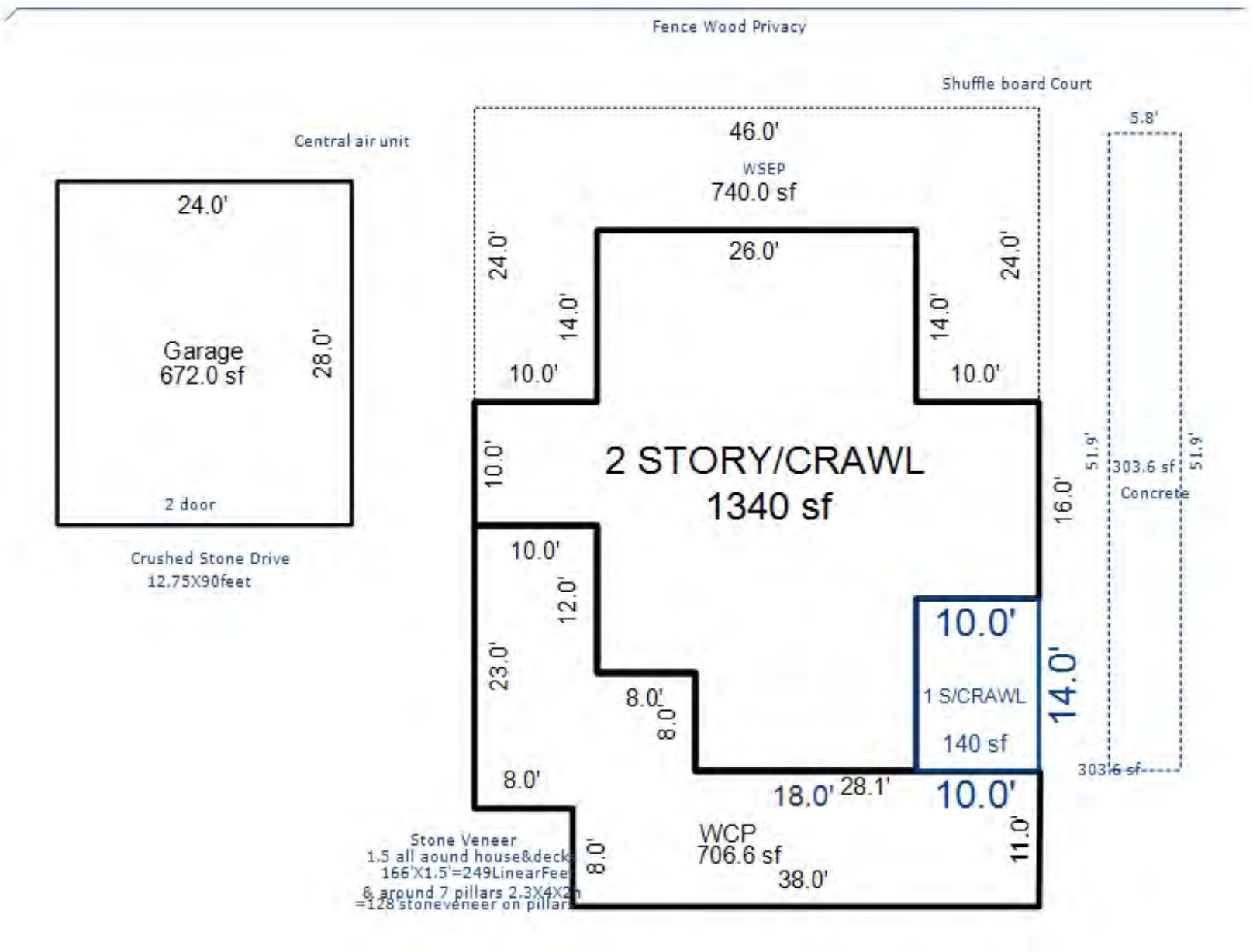

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