5

Commercial ECF Analsysis General Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	ECF Area
02 025 028 00	7403 TELEGRAPH RD	01/24/20	$90,000	WD	CONVENTIONAL WD	$90,000	$24,900	$65,100	$73,800	0.882	0099
02 103 001 00	6201 LEWIS	10/21/20	$125,000	WD	CONVENTIONAL WD	$125,000	$42,000	$83,000	$86,100	0.964	0099
05 005 017 00	10813 TELEGRAPH RD	01/18/19	$230,000	LC	AFFIDAVIT OR MEMO LC	$230,000	$71,377	$158,623	$227,000	0.699	00099
05 017 090 00	9760 DIXIE HWY	10/16/19	$59,400	WD	CONVENTIONAL WD	$59,400	$38,000	$21,400	$29,400	0.728	00099
08 060 032 00	2896 LEWIS AVE	12/18/20	$140,000	WD	CONVENTIONAL WD	$140,000	$13,000	$127,000	$157,000	0.809	00099
13 470 013 00	8710 N CUSTER RD	04/13/20	$1,250,000	LC	CONVENTIONAL LC	$1,250,000	$140,000	$1,110,000	$1,002,000	1.108	00099
15 025 042 00	4750 STERNS RD	07/15/20	$1,200,000	WD	CONVENTIONAL WD	$1,200,000	$320,000	$880,000	$1,123,000	0.784	00099
		Totals:	**$3,094,400**			**$3,094,400**		**$2,445,123**	**$2,698,300**		
									E.C.F. =>	**0.890**	
									Ave. E.C.F. =>	**0.816**	

Due to lack of sales in the 201 class in Whiteford Township, sales from similar and ajacent townships of similar type properties were used to develop a 2022 ECF for the 201 class. Sales that reflect similar properties were utilized from Bedford, Erie, Ida and Raisinville Townships. An ECF of 0.890 was used for the 2022.

Prorerty Use	Other Parcels in Sale	Land Table	Property Class
BAR/ TAVERN		COMMERCIAL	201
MARKET CONV		COMMERCIAL	201
BAR/ LOUNGE		COMMERCIAL AND INDUSTRIAL	201
GAR SERV/ REPAIR		COMMERCIAL AND INDUSTRIAL	201
MARKET CONV		COMMERCIAL	201
WHS STG		USE FOR 201 & 301	201
STORE RETAIL		COMMERCIAL	201

Parcel Number: 58 02 103 001 00 Jurisdiction: BEDFORD TOWNSHIP County: MONROE Printed on 11/08/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DENNISS HAROLD & NANCY	COINING PROPERTIES LLC	125,000	10/22/2020	WD	03-ARM'S LENGTH	2020R22603	PROPERTY TRANSFER	100.0
DENNISS HAROLD & NANCY		0	10/25/1988	QC	03-ARM'S LENGTH	1056/0728	NOT VERIFIED	0.0

Property Address
6201 LEWIS AVE

Class: COMMERCIAL-IMPROVE Zoning: C-3/R-

School: BEDFORD PUBLIC SCHOOLS

P.R.E. 0%

MAP #: SEC 103 NE 1/4

2022 Est TCV 180,847 TCV/TFA: 56.51

Building Permit(s)	Date	Number	Status

Owner's Name/Address
COINING PROPERTIES LLC
445 EARLWOOD AVE STE 218
OREGON OH 43616

X Improved | Vacant

Land Value Estimates for Land Table 00005.COMM OUTLYING

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
$500/FF	54.00	1238.00	1.0000	1.0000	500	100		27,000
OUTLYING C ROW			0.04 Acres		0!	100	100	0
54 Actual Front Feet, 1.58 Total Acres					Total Est. Land Value =			27,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.79	10038	51	14,283

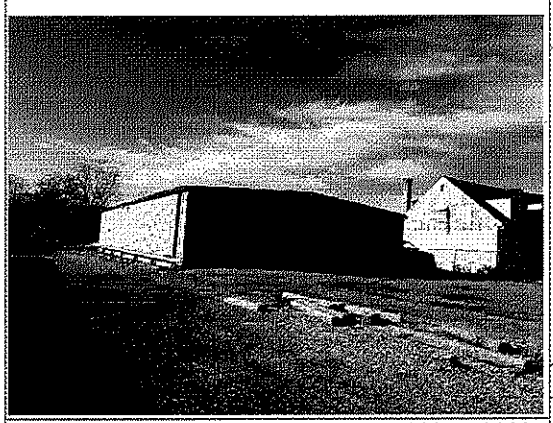
Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
	0.00	1	100	0
	0.00	1	100	0
	0.00	1	100	0
	0.00	1	100	0

Total Estimated Land Improvements True Cash Value = 14,283

Tax Description
SEC 3 FRL T9S R7E 1.576 ACRES CON @ A PT 876.09 FT S OF NE COR OF SE 1/4 OF NE 1/4 TH S 88D 56M W 1271.6 FT TH S 0D 09M W 54 FT TH N 88D 56M E 1271.74 FT TH N 54 FT TO POB

Comments/Influences
2008 ROLL: C,M,P
CHANGE: ASPHALT 550 SQ FT TO 10,038 SQ FT @ 65% GOOD AEM: 6/6/07 - INSPECTED
TW: 7/27/07 - DATA ENTERED



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

Who	When	What
PC	12/03/2020	2021 % COM
TW	07/27/2007	DATA ENTER
AEM	06/06/2007	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2022	13,500	76,900	90,400			87,600C
2021	13,500	74,100	87,600			87,600S
2020	13,500	77,200	90,700			78,058C
2019	14,200	73,500	87,700			76,603C

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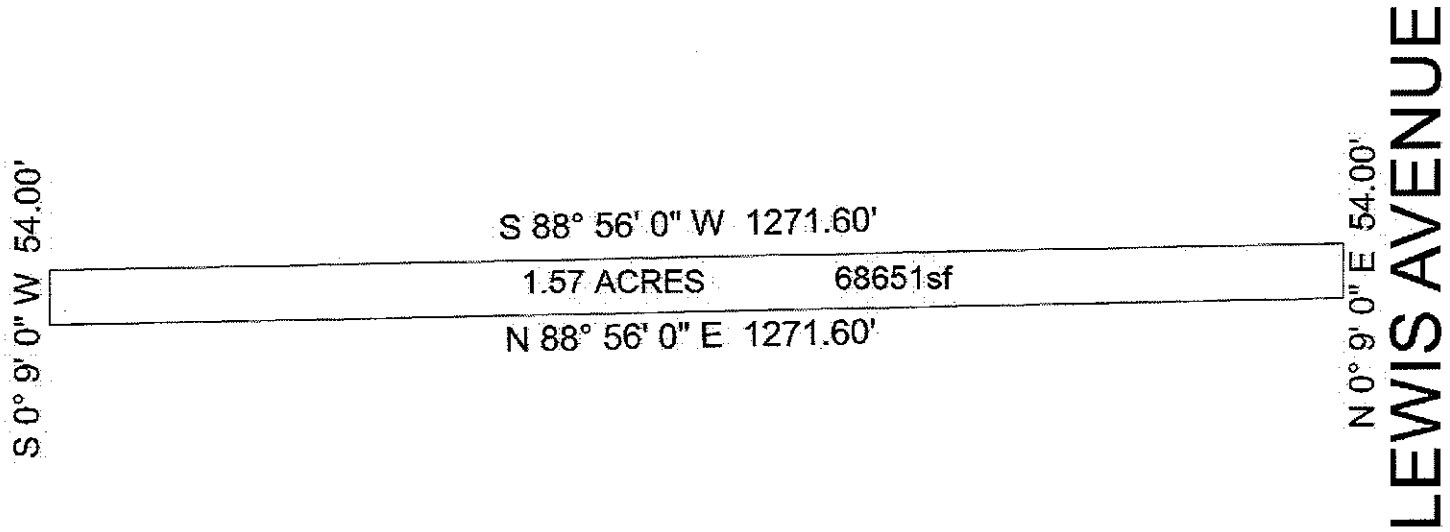
*** Information herein deemed reliable but not guaranteed***



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

Desc. of Bldg/Section:
Calculator Occupancy: Markets - Convenience

Class: S
Floor Area: 3,200
Gross Bldg Area: 3,200
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 34
Physical %Good: 50
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Forced Air Furnace 100%
Heat#2: Forced Air Furnace 0%
Ave. SqFt/Story: 3200
Ave. Perimeter: 240
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 10 Perimeter: 240

Base Rate for Upper Floors = 90.99

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.35 100%
Adjusted Square Foot Cost for Upper Floors = 98.34

Total Floor Area: 3,200 Base Cost New of Upper Floors = 314,688

Reproduction/Replacement Cost = 314,688
Eff.Age:34 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0
Total Depreciated Cost = 157,344

ECF (COMM OUTLYING) 0.887 => TCV of Bldg: 1 = 139,564
Replacement Cost/Floor Area= 98.34 Est. TCV/Floor Area= 43.61

(1) Excavation/Site Prep:

(2) Foundation: | | Footings
X Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

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

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 58 02 103 001 00, Commercial/Industrial Building 1

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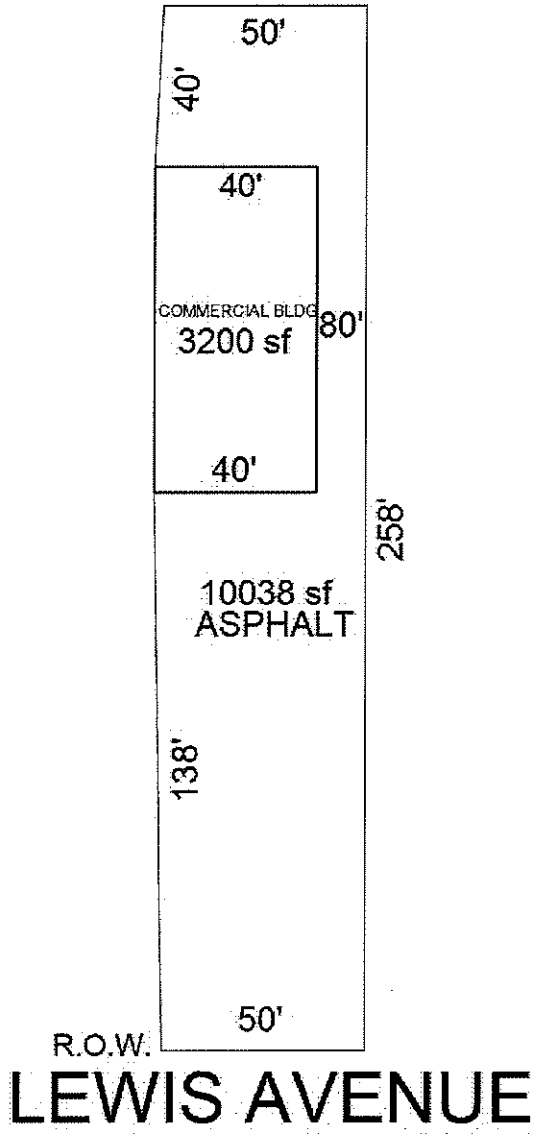

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 58 05 033 007 00 Jurisdiction: ERIE TWP County: MONROE Printed on 11/08/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TONY ENTERPRISES LLC	WHITMARSH TIMOTHY D & CANI	64,000	10/22/2019	WD	ARMS-LENGTH	2019R18207	PTA	100.0
BAY HARBOR SALES & MARINA	TONY ENTERPRISES	225,000	04/30/1997	WD	$1 OR LESS SALE	1581/399	PTA	100.0
BAY HARBOR MARINA OF MONRO	BAY HARBOR SALES & MARINA	0	04/04/1997	WD	LC-PAYOFF	1581/397	PTA	0.0
BAY HARBOR MARINA OF MONRO	BAY HARBOR SALES & MARINA	0	01/01/1992	LC	FAMILY SALE	1199/566	PTA	0.0

Property Address

2899 ALGONQUIN

Owner's Name/Address

WHITMARSH TIMOTHY D & CANDY A
14528 S DIXIE HWY
MONROE MI 48161

Tax Description

1031-853,854 1199-566,567
SEC 33 T8S R8E 1.57 AC
COM 560.82 FT S 88 DEG 29' E FR
INT OF E LI US HWY 24-A
WITH CL ALGONQUIN BLVD
(LOTUS HARBOR SUB)
TH S 88 DEG 29' E 150 FT
TH S 01 DEG 16' W 440.73 FT
TO THE N BANK OF HALF WAY CRK
TH N 81 DEG 35' W 151.17 FT
TH N 01 DEG 16' E 422.56 FT TO P O B

Comments/Influences

230' DOCK WITH 38 SLIPS + 36 SLIPS - NOT NAVAGABLE

Class: COMMERCIAL | Zoning: C-W=WT

School: MASON CONS SCHOOL DISTRICT

P.R.E. 0%

MAP #: 33-6-2

2021 Est TCV 105,752 TCV/TFA: 183.60

Building Permit(s)	Date	Number	Status
COMMERCIAL, ADD/ALTER/REPA	04/19/2005	PE050018	CLOSED
POLE BARN	12/23/1998	PM0104	CLOSED

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

Land Value Estimates for Land Table 00099.COMMERCIAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE PRIME-WATERFRON	64904 SqFt		1.50000	100				97,357

1.49 Total Acres Total Est. Land Value = 97,357

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	34.99	1376	0	0

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WELL & SEPTIC @	7,500.00	1	10		100	750

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
DOCKS	5,000.00	1	100	5,000

Total Estimated Land Improvements True Cash Value = 5,750

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2021	48,679	4,197	52,876			52,876S
2020	48,700	4,200	52,900	52,900M		52,900S
2019	48,700	4,100	52,800	52,800M		23,523C
2018	32,500	4,100	36,600			22,972C

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

Parcel Number: 58 05 033 007 00, Land Image

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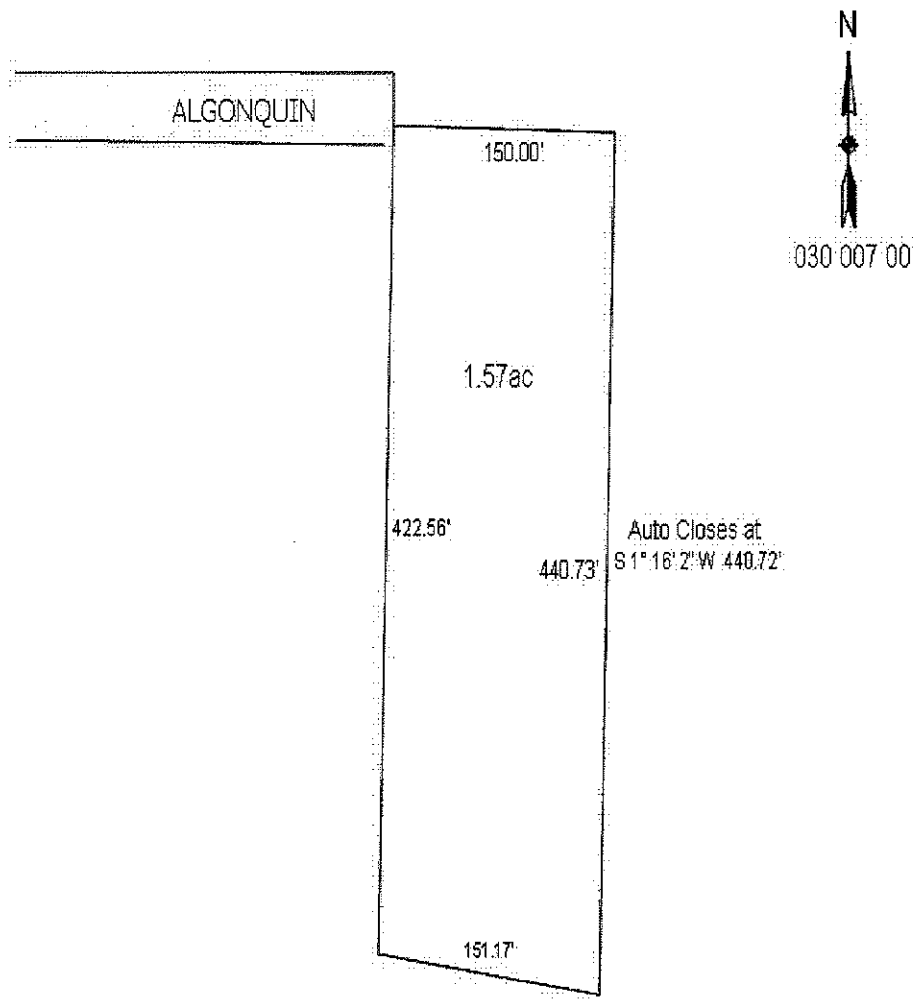


Sketch by Apex Medina™

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

Desc. of Bldg/Section:
Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D
Floor Area: 576
Gross Bldg Area: 576
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 61
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 576
Ave. Perimeter: 96
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
Stories: 1 Story Height: 8 Perimeter: 96

Base Rate for Upper Floors = 18.48

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 18.48

Total Floor Area: 576 Base Cost New of Upper Floors = 10,645

Reproduction/Replacement Cost = 10,645
Eff.Age:61 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 3,726

ECF (COMMERCIAL) 0.710 => TCV of Bldg: 1 = 2,645
Replacement Cost/Floor Area= 18.48 Est. TCV/Floor Area= 4.59

(1) Excavation/Site Prep:

(2) Foundation: | | Footings

X	Poured Conc.		Brick/Stone		Block	

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None	

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

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 58 05 017 090 00 Jurisdiction: ERIE TWP County: MONROE Printed on 11/08/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TELEGRAPH ENTERPRISES INC	ZIBERI GANI & REMZI	100,000	03/18/2021	MLC	ARMS-LENGTH	2021R08122	PTA	100.0
BONKOSKI RAYMOND & BARBARA	TELEGRAPH ENTERPRISES INC	59,400	10/16/2019	WD	ARMS-LENGTH	2019R17839	PTA	100.0

Property Address
9760 DIXIE HWY

Owner's Name/Address
ZIBERI GANI & REMZI
9760 DIXIE HWY
ERIE MI 48133

Class: COMMERCIAL Zoning: C-TC=T
School: MASON CONS SCHOOL DISTRICT
P.R.E. 0%
MAP #: 17-1-23
2021 Est TCV 87,085 TCV/TFA: 60.64

Building Permit(s)	Date	Number	Status
ZONING	07/02/2007	PZ0715	CLOSED

X Improved Vacant

Land Value Estimates for Land Table 00099.COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE DOWNTOWN SM		20473 SqFt	2.38000	100				48,726
		0.47 Total Acres			Total Est. Land Value =			48,726

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.50	148	41	1,608
D/W/P: Asphalt Paving	2.66	4877	41	5,319
D/W/P: 4in Concrete	5.98	68	41	167

Commercial Local Cost Land Improvements

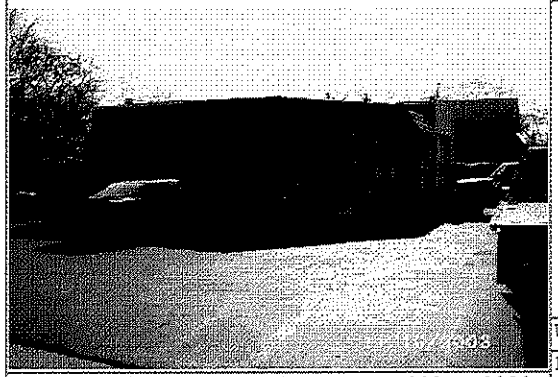
Description	Rate	Size	% Good	Arch	Mult	Cash Value
WELL & SEPTIC @	7,500.00	1	31		100	2,325
Total Estimated Land Improvements True Cash Value =						9,419

Tax Description
1165-283 SEC 17 T8S R8E .47 A PT OF LOT 14 VILLAGE OF VIENNA COM AT THE INT OF C L OF U S 25 & MANHATTEN RD TH S 66 DEG 31' E 160 FT TH S 21 DEG 53' W 125.05 FT TH N 66 DEG 31' W 164.27 FT TO C L OF U S 25 TH N 23 DEG 07' E ALG SD C L 125 FT MOL TO P O B EXC THEREFR TH PT LYING WITHIN THE ROW OF U S 25 & MANHATTEN RD.

Comments/Influences

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

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



Who	When	What
DLS	07/01/2004	MEASURED
DLS	05/21/2010	PRICED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2021	24,363	19,180	43,543			43,543S
2020	24,400	19,000	43,400			43,400S
2019	20,500	18,500	39,000	39,000M		25,040C
2018	20,500	17,200	37,700			24,454C

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

Parcel Number: 58 05 017 090 00, Land Image

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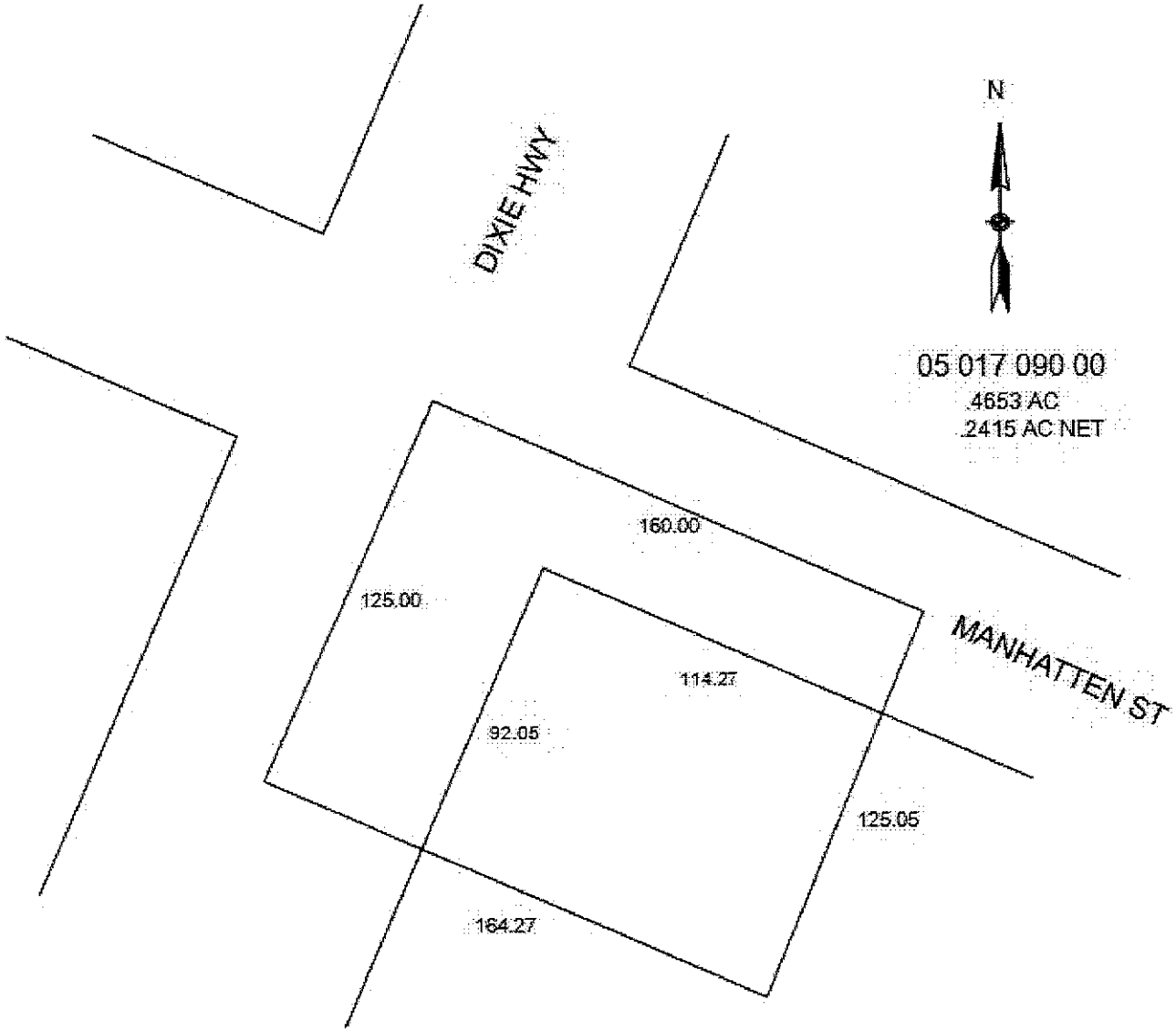


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: RAY'S AUTOMOTIVE
Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: C
Floor Area: 1,436
Gross Bldg Area: 1,436
Stories Above Grd: 1
Average Sty Hght : 13
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 38
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
12	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 1436
Ave. Perimeter: 150
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Low

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

Class: C Quality: Average
Stories: 1 Story Height: 13 Perimeter: 150
Overall Building Height: 12

Base Rate for Upper Floors = 76.10

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.00 100%
Adjusted Square Foot Cost for Upper Floors = 81.10

Total Floor Area: 1,436 Base Cost New of Upper Floors = 116,460

Reproduction/Replacement Cost = 116,460
Eff.Age:38 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 40,761

ECF (COMMERCIAL) 0.710 => TCV of Bldg: 1 = 28,940
Replacement Cost/Floor Area= 81.10 Est. TCV/Floor Area= 20.15

(1) Excavation/Site Prep:

(2) Foundation: | Footings

X	Poured Conc.	Brick/Stone	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

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

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	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:

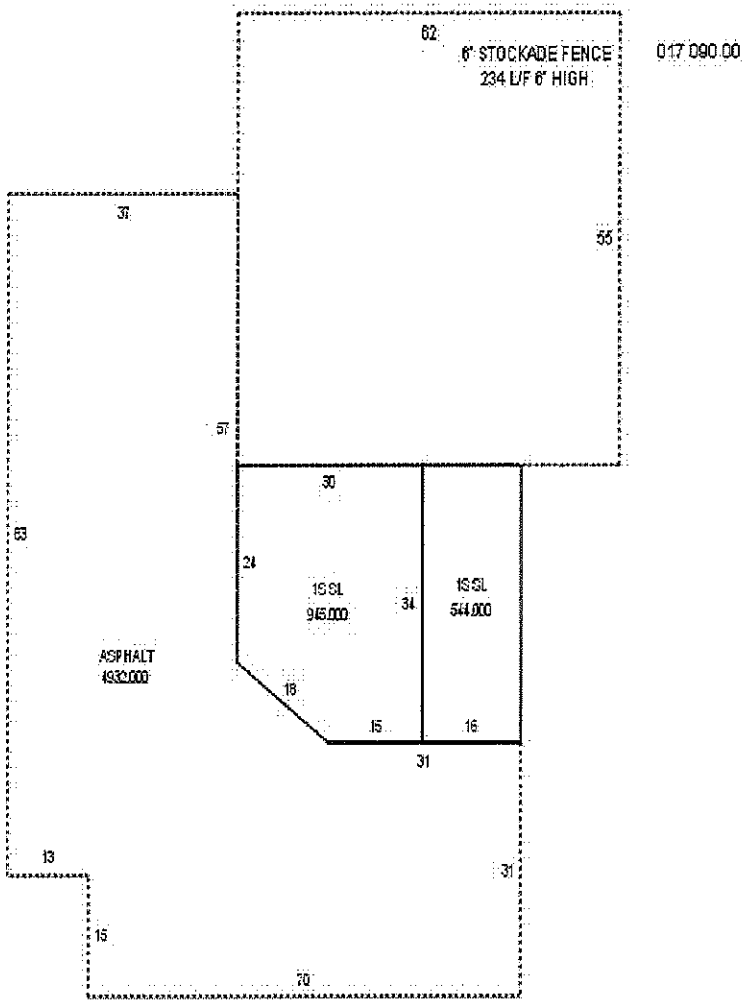
(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 58 05 017 090 00, Commercial/Industrial Building 1

Printed on 11/08/2021



Sketch by Apex Medina™

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

Parcel Number: 58 05 005 017 00 Jurisdiction: ERIE TWP County: MONROE Printed on 11/08/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRUCKOR JEFFREY	PULPITUM, LLC	230,000	01/18/2019	MLC	ARMS-LENGTH	2019R02833		100.0

Property Address	Class: COMMERCIAL	Zoning: C-2=GE	Building Permit(s)	Date	Number	Status
10813 TELEGRAPH RD	School: MASON CONS SCHOOL DISTRICT		Commercial, Add/Alter/Repa	10/06/2020	PB200062	
	P.R.E. 0%		SIGN	01/24/2020	PB200005	
Owner's Name/Address	MAP #: 5-2-14 ALCATRAZ		MECHANICAL	01/23/2020	PM200003	
PULPITUM, LLC 10813 TELEGRAPH RD ERIE MI 48133	2021 Est TCV 339,970 TCV/TFA: 62.53		MECHANICAL	07/23/2019	PM190035	

X Improved | Vacant

Land Value Estimates for Land Table 00099.COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE GEN TOWNSHIP		91737 SqFt	1.19000	100				109,167
RATE TABLE DOWNTOWN SM		12066 SqFt	2.38000	100				28,717
		2.38 Total Acres			Total Est. Land Value =			137,885

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.66	31500	36	30,164
D/W/P: 3.5 Concrete	5.65	1050	41	2,433
Wood Frame	32.04	51	41	670

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
LIGHTS @	500.00	6	43		100	1,290
LIGHT POLES LF	60.00	40	43		100	1,032
CONCRETE CURB LF	9.00	220	53		100	1,049
CONCRETE SIDEWALK SF	3.00	1	23		100	1
WATER & SEPTIC @	6,000.00	1	53		100	3,180
Total Estimated Land Improvements True Cash Value =						39,819

Tax Description

SEC 5 T8S R8E 2.373 AC
COM 914.76 FT N 25 DEG 15' E FR
INT OF W R/W LI TELEGRAPH RD/US 24 W TH S
LI SEC
TH N 64 DEG 45' W 279.39 FT
TH N 01 DEG 45' E 327.13 FT
TH S 64 DEG 45' E 409.83 FT
TH S 25 DEG 15' W 300 FT TO POB
BEING PT OF E 1/2 OF W 1/2 OF SE 1/4.

Comments/Influences

Public Improvements

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

Topography of Site

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

Who	When	What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2021	68,943	101,042	169,985			169,985S
2020	68,900	101,000	169,900			169,900S
2019	57,900	96,800	154,700			103,465C
2018	46,500	88,300	134,800			101,041C

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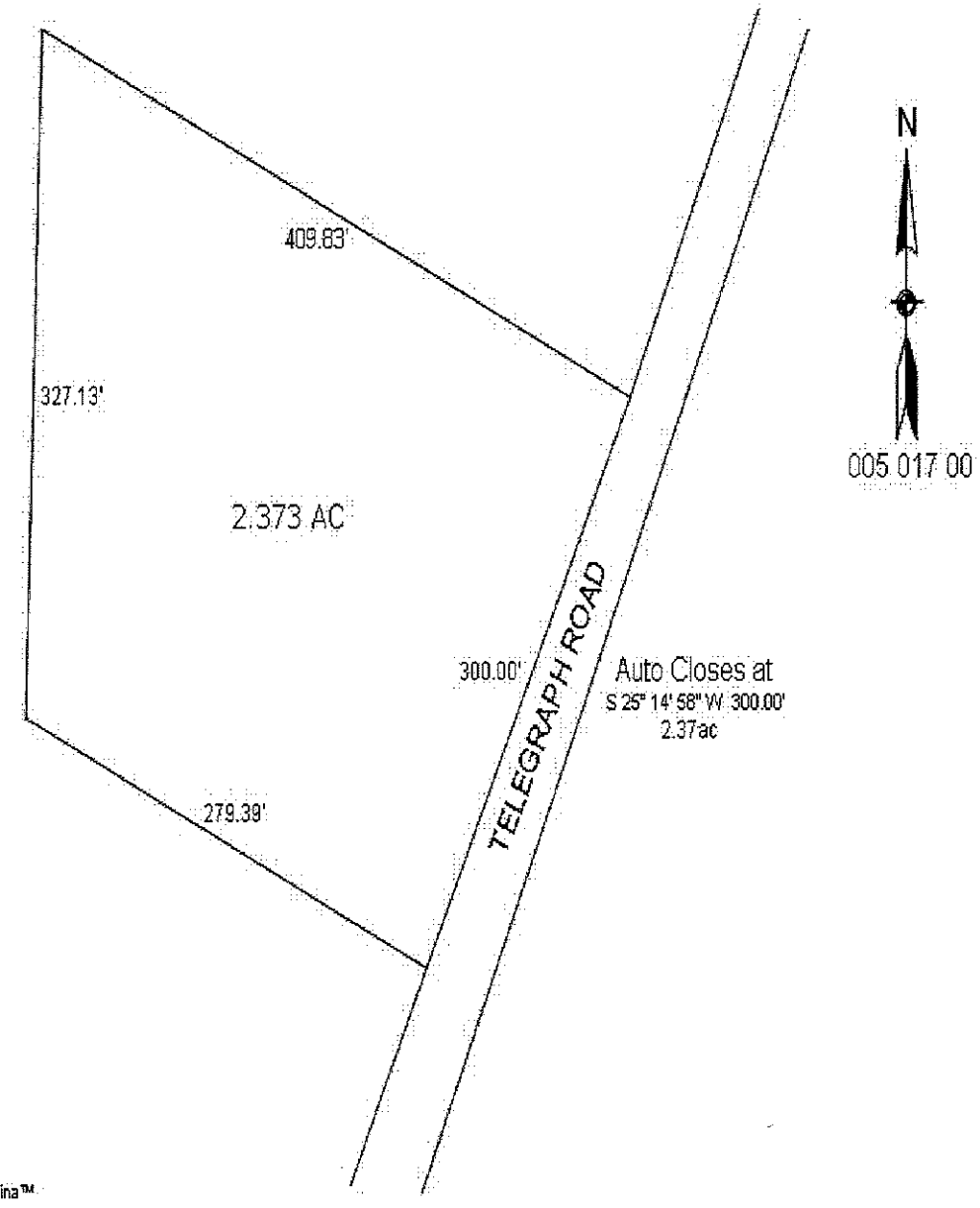
*** Information herein deemed reliable but not guaranteed***

Parcel Number: 58 05 005 017 00, Land Image

Printed on 11/08/2021



Sketch by Apex Medina™

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

 Parcel Number: 58 05 005 017 00 Printed on 11/08/2021

Building Type
- X Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built 2005 | Remodeled 0

Condition: Average

Room List
- Basement
- 1st Floor
- 2nd Floor
- Bedrooms

(1) Exterior
- Wood/Shingle
- X Aluminum/Vinyl
- Brick
- X 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 / Hip / Flat
- Gambrel / Mansard / Shed
- X Asphalt Shingle

Chimney:

(3) Roof (cont.)
- X 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: Carpeted

(6) Ceilings
- X Drywall

(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
- X Concrete Floor

(9) Basement Finish
- Recreation SF
- Living SF
- Walkout Doors
- No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup: I BEAM

(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

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 Fixture Bath
- 2 Fixture Bath
- Softener, Auto
- Softener, Manual
- Solar 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: 40
Floor Area: 0
Total Base New : 14,522 E.C.F.
Total Depr Cost: 7,406 X 0.675
Estimated T.C.V: 4,999

(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: 1050
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2005
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Carports						
Comp.Shingle			1050	14,522	7,406	*5
			Totals:	14,522	7,406	

Notes:

ECF (COMMERCIAL) 0.675 => TCV: 4,999

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

Desc. of Bldg/Section: ALCATRAZ GENTLEMENS CLUB
Calculator Occupancy: Bar Cocktail Lounges

Class: D
Floor Area: 5,437
Gross Bldg Area: 5,437
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 42
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1955	Year Built
1992	Remodeled
10	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Complete H.V.A.C. 0%
Ave. SqFt/Story: 5395
Ave. Perimeter: 296
Has Elevators:

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

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

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 296
Overall Building Height: 10

Base Rate for Upper Floors = 97.89

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 18.51 100%
Adjusted Square Foot Cost for Upper Floors = 116.40

Total Floor Area: 5,437 Base Cost New of Upper Floors = 632,867

Reproduction/Replacement Cost = 632,867
Eff.Age:42 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 221,503

ECF (COMMERCIAL) 0.710 => TCV of Bldg: 1 = 157,267
Replacement Cost/Floor Area= 116.40 Est. TCV/Floor Area= 28.93

(1) Excavation/Site Prep:

(2) Foundation: | | Footings
X Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

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

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 58 05 005 017 00, Commercial/Industrial Building 1

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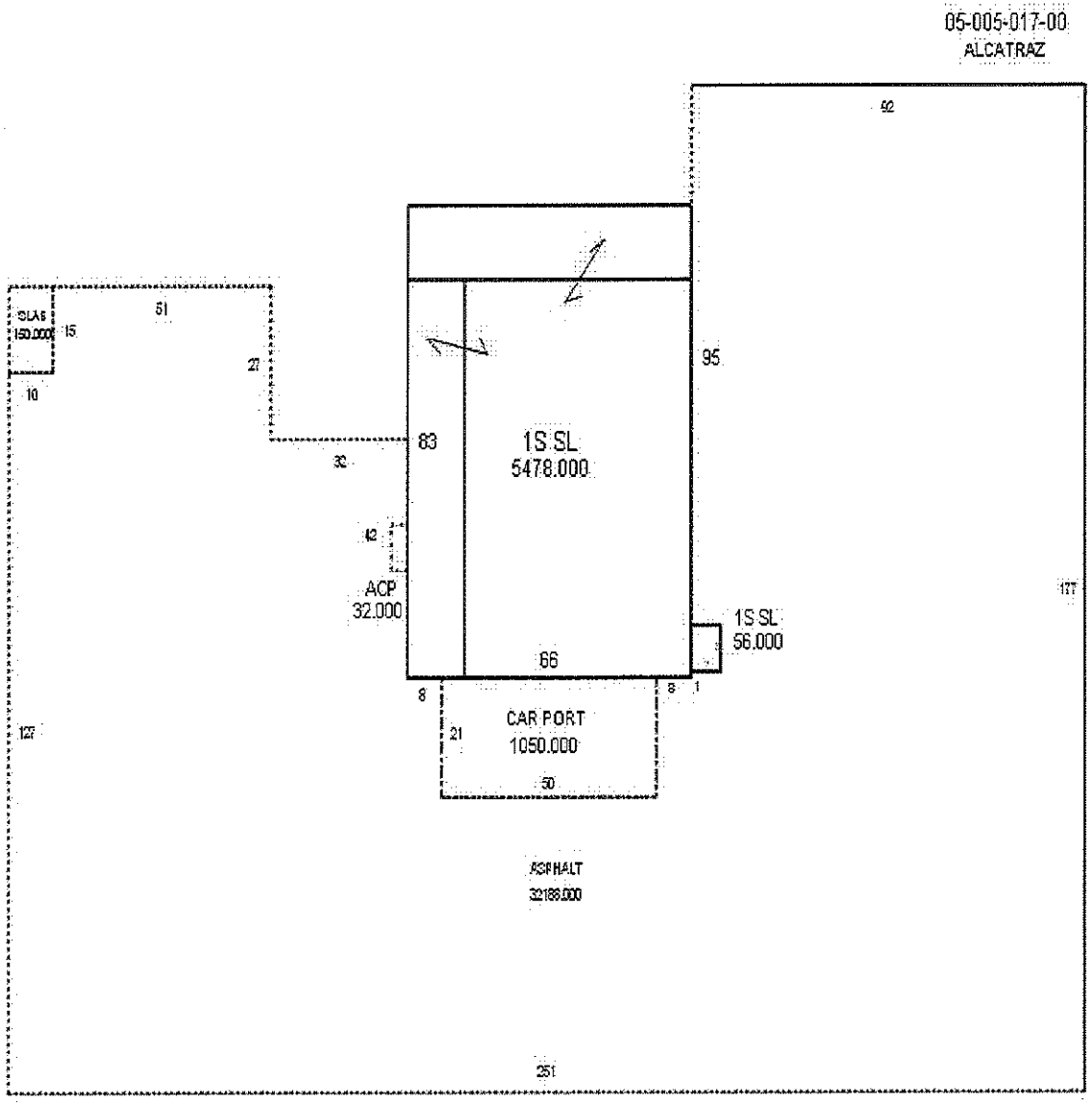

Sketch by Apex Medina™

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

Parcel Number: 58 13 470 013 00 Jurisdiction: RAISINVILLE TOWNSHIP County: MONROE Printed on 11/08/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREEN FARMS CO LLC	GF ABC	10	05/11/2021	QC	21-NOT USED	2021R14272	DEED	0.0
8710 NORTH CUSTER ROAD LLC	GREEN FARMS CO LLC	1,250,000	04/13/2020	LC	16-LC PAYOFF	2020R09267	DEED	100.0
GREAT LAKES AERIAL MAINTEN	8710 NORTH CUSTER ROAD LL	700,000	12/30/2014	WD	03-ARM'S LENGTH	2015R00199	DEED	0.0
MILLER JASON	GREAT LAKES AERIAL MAINTEN	1	12/05/2012	QC	21-NOT USED	2012R28225	DEED	0.0

Property Address

8710 N CUSTER RD

Owner's Name/Address

GF ABC
8710 N CUSTER RD
MONROE MI 48162

Class: COMMERCIAL-IMPROVE Zoning: M

School: DUNDEE COMMUNITY SCHOOLS

P.R.E. 0%

MAP #:

2022 Est TCV 737,143 TCV/TFA: 25.06

Building Permit(s)	Date	Number	Status
COMMERCIAL BLDG	02/26/2014	PB140006	CLOSED
HOUSE	10/22/2013	PB130127	CLOSED
DEMO	04/24/2006	OORRF	CLOSED
MISC	/ /	PB060011	CLOSED

X Improved | Vacant

Land Value Estimates for Land Table 00005.COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
TABLE A			3.788 Acres		15,095	100		57,181
			3.79 Total Acres				Total Est. Land Value =	57,181

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.84	17500	65	32,305
Total Estimated Land Improvements True Cash Value =				32,305

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X 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

Tax Description

1831-258 1568 0147 1162-575 1220-780 1373-274 1449-16 WATER HAVEN HIGHLANDS LOTS 12 TO 15 INCL. PARCEL BEING A PART OF FRAC SEC 12 AND FRAC SEC 13 T6S, R7E COM AT THE INTERSECTION OF THE CENTERLINE OF N CUSTER ROAD 100 FEET WIDE AND IDA-MAYBEE ROAD 66 FEET WIDE; TH N 24-33-00 E 300.54 FT; TH N 68-54-30 W 454.51 FT TO POB; TH N 68-54-30 W 300.00 FT; TH N 21-05-30 E 300.00 FT; TH S 68-54-30 E 300.00 FT; TH S 21-05-30 W 300.00 FT TO POB CONT 2.066 AMOL

Comments/Influences

Who	When	What
BAR	01/22/2015	INSPECTED
BAR	10/11/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2022	28,600	340,000	368,600			368,600S
2021	28,600	345,200	373,800			373,800S
2020	28,600	352,300	380,900			355,160C
2019	27,800	335,800	363,600			348,538C

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County of Monroe, Michigan

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

Desc. of Bldg/Section:
Calculator Occupancy: Industrial - Light Manufacturing

Class: D,Pole
Floor Area: 22,878
Gross Bldg Area: 29,418
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 42
Physical %Good: 35
Func. %Good : 70
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:
GUTTED...NOT USED BEING RENOVATED..IN THE BEGINNING STAGES

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 22878
Ave. Perimeter: 618
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,Pole Quality: Low Cost
Stories: 1 Story Height: 16 Perimeter: 618

Base Rate for Upper Floors = 33.13

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.20 100%
Adjusted Square Foot Cost for Upper Floors = 37.33

Total Floor Area: 22,878 Base Cost New of Upper Floors = 854,036

Reproduction/Replacement Cost = 854,036
Eff.Age:42 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/70 /100/24.5
Total Depreciated Cost = 209,239

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
TRUCK WELL	9.83	1700	1.00	57	9,525
LEAN TO	3.07	896	1.00	57	1,568

ECF (COMMERCIAL) 0.868 => TCV of Bldg: 1 = 191,248
Replacement Cost/Floor Area= 38.18 Est. TCV/Floor Area= 8.36

(1) Excavation/Site Prep:

(2) Foundation: | | Footings
X Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

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

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 58 13 470 013 00, Commercial/Industrial Building 1

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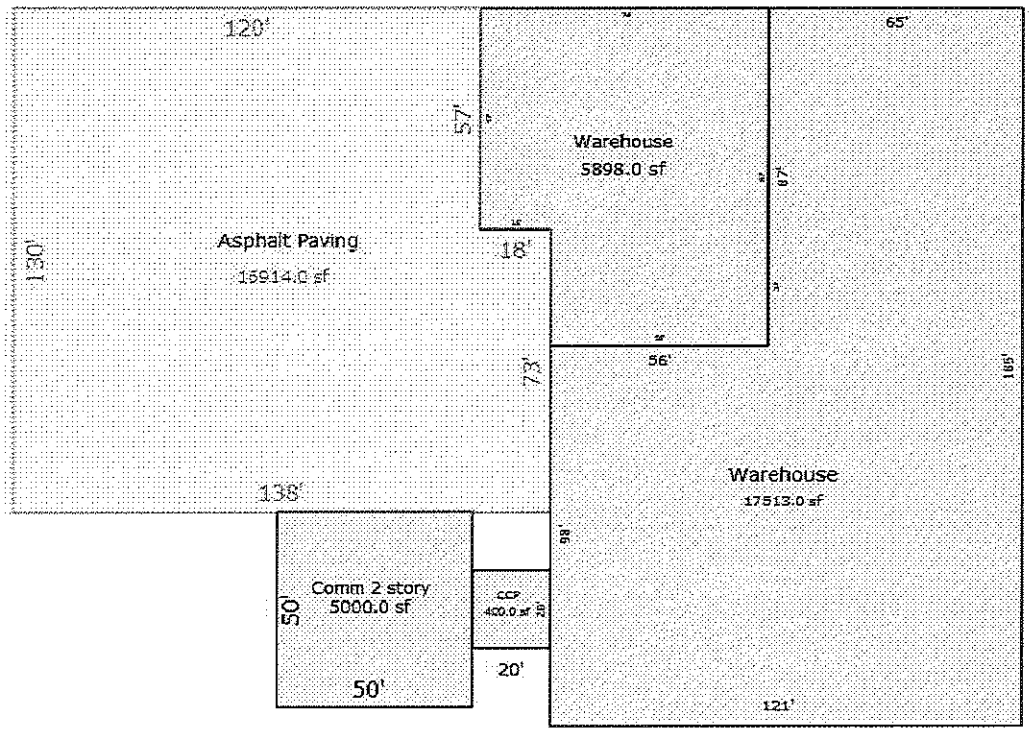


Sketch by Apex Sketch

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

Desc. of Bldg/Section:
Calculator Occupancy: Industrial - Lofts

Class: D
Floor Area: 1,540
Gross Bldg Area: 29,418
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 30
Physical %Good: 51
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1540
Ave. Perimeter
Has Elevators:

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

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

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 56.82

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.01 100%
Adjusted Square Foot Cost for Upper Floors = 61.83

Total Floor Area: 1,540 Base Cost New of Upper Floors = 95,218

Reproduction/Replacement Cost = 95,218
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
Total Depreciated Cost = 48,561

ECF (COMMERCIAL) 0.868 => TCV of Bldg: 2 = 42,151
Replacement Cost/Floor Area= 61.83 Est. TCV/Floor Area= 27.37

(1) Excavation/Site Prep:

(2) Foundation: | Footings

X	Poured Conc.		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

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

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Desc. of Bldg/Section:
Calculator Occupancy: Office Buildings

Class: D
Floor Area: 5,000
Gross Bldg Area: 29,418
Stories Above Grd: 2
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 6
Physical %Good: 87
Func. %Good : 100
Economic %Good: 100

2014 Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 0%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 2500
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Forced Air Furnace

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

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 2 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 120.95

Adjusted Square Foot Cost for Upper Floors = 120.95

Total Floor Area: 5,000 Base Cost New of Upper Floors = 604,750

Reproduction/Replacement Cost = 604,750
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 87 /100/100/100/87.0
Total Depreciated Cost = 526,133

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
CONCRETE COVERED PORCH WALKWAY	6.14	400	1.00	87	2,137

ECF (COMMERCIAL) 0.868 => TCV of Bldg: 3 = 458,538
Replacement Cost/Floor Area= 121.44 Est. TCV/Floor Area= 91.71

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

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:
Thickness | Bsmnt Insul.

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

Parcel Number: 08 060 032 00 Jurisdiction: UNIT '08' IDA TOWNSHIP County: MONROE Printed on 11/08/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH DONNA & SITTO CHRIS	RISING HEMANTA LLC	140,000	12/18/2020	WD	03-ARM'S LENGTH	2020R27730	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROVE	Zoning: C	Building Permit(s)	Date	Number	Status
2896 LEWIS AVE	School: IDA PUBLIC SCHOOL DISTRICT		Com, Alteration	01/24/2013	PB130064	
	P.R.E. 0%		Com, Alteration	06/07/2012	PM120008	
Owner's Name/Address	MAP #: 03					
RISING HEMANTA LLC 2896 LEWIS AVE IDA MI 48140	2022 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 0020.COM 201

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COM SF RAT VILLAGE PRIME			2525 SqFt		1.90000	100		4,798
			0.06 Total Acres				Total Est. Land Value =	4,798

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.02	595	34	1,218

Commercial Local Cost Land Improvements

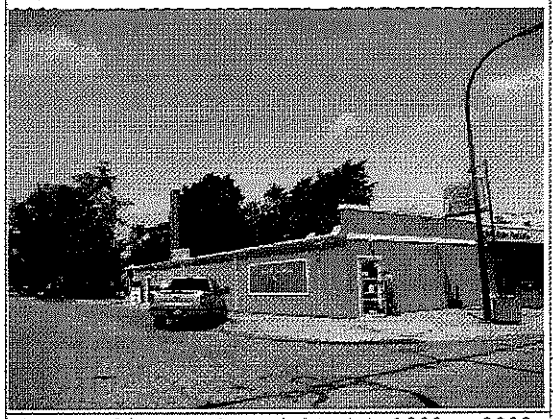
Description	Rate	Size	% Good	Arch	Mult	Cash Value
LIGHTS	500.00	8	17		100	680
WATER & SEWER	7,500.00	1	64		100	4,800
Total Estimated Land Improvements True Cash Value =						6,698

Tax Description

1794-105 952-143 1074-666 VAN AKINS PLAT OF THE VILLAGE OF IDA COM AT THE SE COR OF LOT 33 VAN AKINS PLAT TH N 89 DEG 02'W 101.39 FT TH N 23.92 FT TH S 89 DEG 54'E 101.37 FT TH S 25.45 FT TO POB BEING PT OF LOT 33.

Comments/Influences

2018 ASMT ROLL ADDED NEW COMMERCIAL GENERATOR ON ROOF (NEW).
2016 ASMT ROLL OBSERVED NEW SIDING AND NEW CENTRAL AIR. INCREASED DEPRECIATION $5,900 (NEW).



Public Improvements

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

Topography of Site

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

Who	When	What
DC	07/14/2021	SALES REVI
LS	07/14/2021	SALES REVI
PB	01/22/2018	DATA ENTER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2022	Tentative	Tentative	Tentative			Tentative
2021	2,400	62,400	64,800			64,800S
2020	2,500	66,700	69,200			43,026C
2019	2,100	62,200	64,300			42,224C

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

Desc. of Bldg/Section: IDA PARTY STOP
Calculator Occupancy: Markets - Convenience

Class: C
Floor Area: 2,543
Gross Bldg Area: 2,543
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 35
Physical %Good: 41
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Package Heating & Cooling 100%
Heat#2: Forced Air Furnace 0%
Ave. SqFt/Story: 2543
Ave. Perimeter: 266
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 266

Base Rate for Upper Floors = 97.91

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.00 100%
Adjusted Square Foot Cost for Upper Floors = 115.91

Total Floor Area: 2,543 Base Cost New of Upper Floors = 294,759

Reproduction/Replacement Cost = 294,759
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 120,851

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
70SF WALKIN COOLER	31.19	70	1.00	44	961
240 WALK-IN COOLER	45.11	240	1.00	44	4,764
6' HT FENCE #11	8.36	57	1.00	44	210
CONC ON GROUND	2.62	341	1.00	44	393
CANOPY	4.48	341	1.00	44	672
COMMERCIAL GENERATOR	15971.43	1	1.00	96	15,333

ECF (COMMERCIAL) 0.880 => TCV of Bldg: 1 = 126,002
Replacement Cost/Floor Area= 128.45 Est. TCV/Floor Area= 49.55

(1) Excavation/Site Prep:

(2) Foundation: | | Footings
X Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None	

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

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

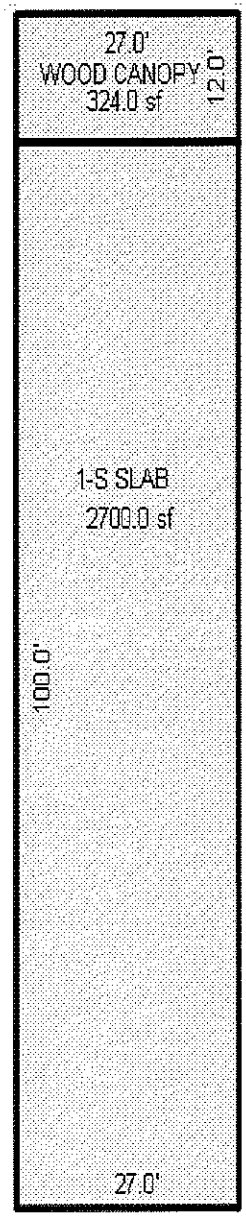
(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 08 060 032 00, Commercial/Industrial Building 1

Printed on 11/08/2021



Sketch by Apex Medina™

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

Commercial Land Value Analysis General Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale $	Land Residual	Net Acres
05 018 034 00	9221 TELEGRAPH RD	12/23/19	$2,500	WD	$2,500	$2,500	0.27
05 030 027 00	820 STERNS ROAD	11/17/20	$2,474,670	WD	$2,474,670	$2,474,670	139.74
05 033 007 00	2899 ALGONQUIN	10/22/19	$64,000	WD	$64,000	$57,000	1.49
15 011 005 00	5123 ST ANTHONY RD	04/02/19	*CONF*	LC	*CONF*	$81,600	80.00
15 019 048 00	8464 BROWN ST	05/31/19	$100,000	WD	$100,000	$47,000	1.00
15 025 042 00	4750 STERNS RD	07/15/20	$1,200,000	WD	$1,200,000	$154,000	37.38
		Totals:	**$3,841,170**		**$3,841,170**	**$2,816,770**	**259.88**
							Average per Net Acre

Due to lack of vacant land sales in the 201 class for the 2022 year, sales from other similar townships (Erie Township) have been incorporated into this analysis. Its location regarding major highway access (I-75 and Telegraph Roads) is very similar to Whtieford Township (US-23 and US-223).

1 AC: $35,000	3 AC: $55,000	10 AC: $75,000	30 AC: $150,000
1.5 AC: $40,000	4 AC: $57,500	15 AC: $112,500	40 AC: $160,000
2 AC: $45,000	5 AC: $60,000	20 AC: $130,000	50 AC: $200,000
2.5 AC: $50,000	7 AC: $65,000	25 AC: $137,500	100 AC: $400,000

Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	Land Table
0.27	$9,259	$0.21	2020R00001		
139.74	$17,709	$0.41	2020R25462	02 025 030 20	101 use/Solar Field
1.49	$38,255	$0.88	2019R18207		
80.00	$1,020	$0.02	2019R04735		Golf Course
1.00	$47,000	$1.08	2019R09344		
37.38	$4,120	$0.09	2020R13794		
259.88					
	Average				
10,838.77	**per SqFt=>**	**$0.25**			

Ottawa Lake Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	ECF Area
41 010 041 20	12753 GRAFTON RD	09/30/19	$250,000	LC	LAND CONTRACT	$250,000	$64,700	$185,300	$298,200	0.621	00099
41 010 090 00	1125 MONROE ST	10/04/19	$36,150	WD	WARRANTY DEED	$36,150	$9,900	$26,250	$36,700	0.715	00099
41 030 011 00	12735 JONES ST	11/09/20	$80,000	WD	WARRANTY DEED	$80,000	$46,000	$34,000	$60,000	0.567	00099
57 025 094 00	77 E CENTER ST	08/19/19	$80,000	WD	CONVENTIONAL WD	$80,000	$23,000	$57,000	$88,000	0.648	00099
		Totals:	**$446,150**			**$446,150**		**$302,550**	**$482,900**		
									E.C.F. =>	**0.627**	
									Ave. E.C.F. =>	**0.638**	

Due to lack of sales in this ECF Neighborhood, sales from outside the township were incorporated to develop and ECF for this nieghborhood. Sales that represent the types of buildings and age of buildings were used in this analysis. The final ECF used for 2022 is 0.627.

Prorerty Use	Other Parcels in Sale	Land Table	Property Class
OFFICE BUILDINGS		COMMERCIAL	201
BARBER/ SALON		COMMERCIAL	201
AUTO		COMMERCIAL & INDUSTRIAL	201
GAR SERVICE		COMMERCIAL	201

Parcel Number: 5841 010 041 20 Jurisdiction: ASH TOWNSHIP County: Monroe Printed on 11/08/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BBLT INC	ZIMMERMAN ROBERT C	250,000	06/06/2021	WD	16-LC PAYOFF	2021R17766	DEED	0.0
B B L T INC	ZIMMERMAN ROBERT C	250,000	09/30/2019	LC	03-ARM'S LENGTH	2019R16940	DEED	100.0

Property Address
12753 GRAFTON RD

Owner's Name/Address
ZIMMERMAN ROBERT C
12753 GRAFTON RD
CARLETON MI 48117

Class: COMMERCIAL-IMPROV Zoning: C-1 V
School: AIRPORT COMMUNITY SCH DIST
P.R.E. 0%
MAP #:
2022 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	10/28/2019	B19-9988	CLOSED

X Improved Vacant

Land Value Estimates for Land Table 00086.086 COMM GRAFTON RD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
450/FF	106.00	195.00	1.0000	1.0000	350	100		37,100
106 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	37,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
ASPHALT	1.30	11900	0	0
MUNICIPAL CONNECT	1,300.00	1	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
CITY SEWER	3,000.00	1	80	2,400
CITY WATER	2,500.00	1	80	2,000
Total Estimated Land Improvements True Cash Value =				4,400

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- 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
1049-569 VILLAGE OF CARLETO SEC 17 T5S R9E .474 AC COM AT A PT IN W LI OF GRAFTON S 0 DEG 19'W 106.4 F5T FR INT OF S LI OF ASH ST WITH W LI OF GRAFTON RD TH S 0 DEG 19'E 106 FT TH W 195 FT TH N 0 DEG 19'W 106 FT TH E 195 FT TO POB

Comments/Influences
KEY REALTY THE CARLETON TEAM (11/2/2020 2021 ROLL- BUSINESS IN NEW NAME (KEY REALTY THE CARLETON TEAM)

Work Description for Permit B19-9988, Issued 10/28/2019: CHECK FOR NEW BUSINESS? SOLD END OF SEPTEMBER 2019

Who	When	What
DR	11/02/2020	INSPECTED
CR	06/17/2019	INSPECTED
	07/18/1991	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2022	Tentative	Tentative	Tentative			Tentative
2021	23,900	124,900	148,800			142,669C
2020	21,200	119,500	140,700			140,700S
2019	19,900	123,500	143,400			133,729C

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

Desc. of Bldg/Section:
Calculator Occupancy: Office Buildings

Class: D
Floor Area: 2,176
Gross Bldg Area: 2,176
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght : 8

Depr. Table : 2.25%
Effective Age : 22
Physical %Good: 60
Func. %Good : 100
Economic %Good: 100

Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 2176
Ave. Perimeter: 200
Has Elevators:

*** Basement Info ***
Area: 2176
Perimeter: 200
Type: Storage Basement
Heat:

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 12 Perimeter: 200

Base Rate for Upper Floors = 128.03
Storage Basement Basement, Base Rate for Basement = 41.31
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.60 100%
Bsmnt Heating system: Electric, Cable or Baseboard Cost/SqFt: 14.45
Adjusted Square Foot Cost for Upper Floors = 153.63
Adjusted Square Foot Cost for Basement = 55.76

Total Floor Area: 2,176 Base Cost New of Upper Floors = 334,299
Basement Area: 2,176 Base Cost New of Basement = 121,334

Reproduction/Replacement Cost = 455,633
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 273,380

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
ASPHALT PAVING	1.75	9600	51	8,568
CITY WATER	2500.00	1	60	1,500
CITY SEWER	5000.00	1	60	3,000

ECF (086 COMM GRAFTON RD) 0.880 => TCV of Bldg: 1 = 252,074
Replacement Cost/Floor Area= 215.40 Est. TCV/Floor Area= 115.84

(1) Excavation/Site Prep:

(2) Foundation: | | Footings
X Poured Conc | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

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

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

SKETCH/AREA TABLE ADDENDUM

Parcel No **41 010 041 20**

SUBJECT

Property Address **12753 GRAFTON RD**

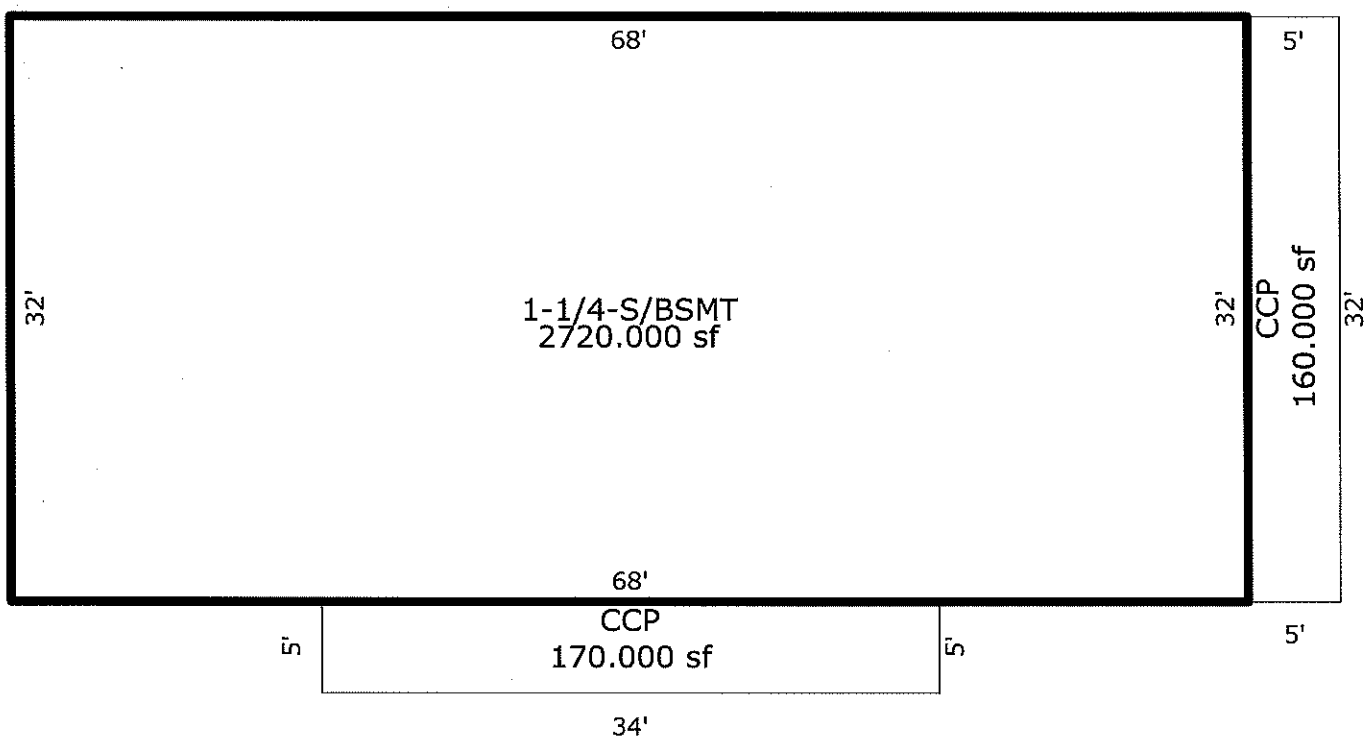
City **CARLETON** County **Monroe** State **MI** Zip **48117**

Owner **ZIMMERMAN ROBERT C**

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1" = 15'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA06	1-1/4-S/BSMT	1.25	2720.0000	200.000	2720.0000
P/P01	CCP	1.00	170.0000	78.000	
	CCP	1.00	160.0000	74.000	330.0000

Net LIVABLE Area (rounded w/ factors) 2720

Comment Table 1

Comment Table 2 | Comment Table 3

Parcel Number: 5841 010 090 00 Jurisdiction: ASH TOWNSHIP County: Monroe Printed on 11/08/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN NICOLE	CARLETON EXECUTIVE SUITE	36,150	10/04/2019	WD	03-ARM'S LENGTH	2019R17411	PROPERTY TRANSFER	100.0
MARTIN NICOLE & REISER JE	MARTIN NICOLE	0	02/09/2015	QC	21-NOT USED	2015R25153	DEED	0.0
POST GEORGE & ERIN	MARTIN NICOLE & REISER JE	55,000	09/16/2003	WD	03-ARM'S LENGTH	2598/0537	PROPERTY TRANSFER	100.0

Property Address

1125 MONROE ST

Owner's Name/Address

CARLETON EXECUTIVE SUITE LLC
1125 MONROE ST
CARLETON MI 48117

Class: COMMERCIAL-IMPROV Zoning: R-1 V
School: AIRPORT COMMUNITY SCH DIST
P.R.E. 0%
MAP #:
2022 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	01/09/2020	B20-0003	CLOSED
SIGN	11/25/2019	B19-0107	CLOSED
MISC	10/23/2019	B19-9991	CLOSED

X Improved | Vacant

Public Improvements

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

Topography of Site

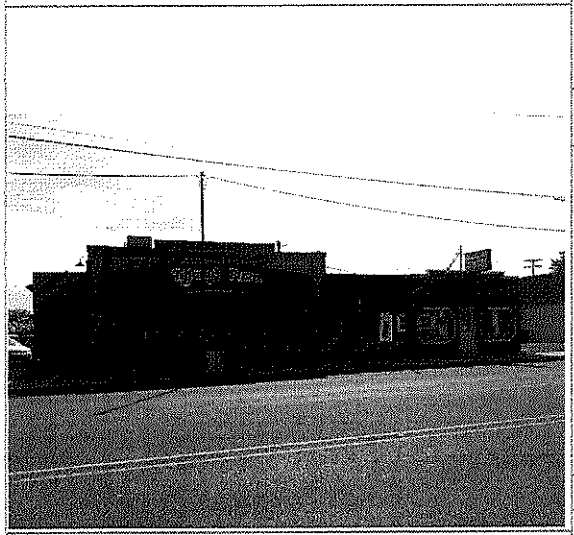
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
	07/12/1991	INSPECTED

Tax Description

887-966 & 967 CARLETON VILLAGE SEC 17-5-9 COMM 186.20 FT S 87 DEG 50' E FR IN- TERS OF S LI OF MONROE ST WITH CEN LI OF MATTHEWS ST TH S 87 DEG 50' E 14 FT TH S 3 DEG 25' W 69 FT TH N 87 DEG 53' W 14 FT TH N 3 DEG 25' E 69 FT TO PT OF BEG.

Comments/Influences



Land Value Estimates for Land Table 00080.080 COMM MONROE ST

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
$440/FF	14.00	69.00	3.0000	0.8503	440	100		15,713
14 Actual Front Feet, 0.02 Total Acres							Total Est. Land Value =	15,713

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
CITY SEWER	3,000.00	1	82	2,460
CITY WATER	2,500.00	1	82	2,050
Total Estimated Land Improvements True Cash Value =				4,510

Work Description for Permit B20-0003, Issued 01/09/2020: DRYWALL REPAIR
Work Description for Permit B19-0107, Issued 11/25/2019: NEW SIGN
Work Description for Permit B19-9991, Issued 10/23/2019: CHECK FOR TYPE OF BUSINESS? JUST SOLD- TIFFANY PIZZA NOT ON THE PERSONAL RPROPERTY LIST

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2022	Tentative	Tentative	Tentative			Tentative
2021	8,000	18,200	26,200			25,350C
2020	7,100	17,900	25,000			25,000S
2019	6,700	16,200	22,900			21,176C

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

Desc. of Bldg/Section:
Calculator Occupancy: Barber/Beauty Salons

Class: C
Floor Area: 628
Gross Bldg Area: 628
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 37
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

High	Above Ave.	X Ave.	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 628
Ave. Perimeter: 123
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat:

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 10 Perimeter: 123

Base Rate for Upper Floors = 132.65

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.19 100%
Adjusted Square Foot Cost for Upper Floors = 155.84

Total Floor Area: 628 Base Cost New of Upper Floors = 97,867

Reproduction/Replacement Cost = 97,867
Eff.Age:37 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 34,253

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
CITY WATER	2500.00	1	77	1,925
CITY SEWER	5000.00	1	77	3,850

ECF (080 COMM MONROE ST) 0.811 => TCV of Bldg: 1 = 32,463
Replacement Cost/Floor Area= 165.04 Est. TCV/Floor Area= 51.69

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

(9) Sprinklers:

(10) Heating and Cooling:
X Gas / Oil | Coal / Stoker | Hand Fired / Boiler

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

(14) Roof Cover:

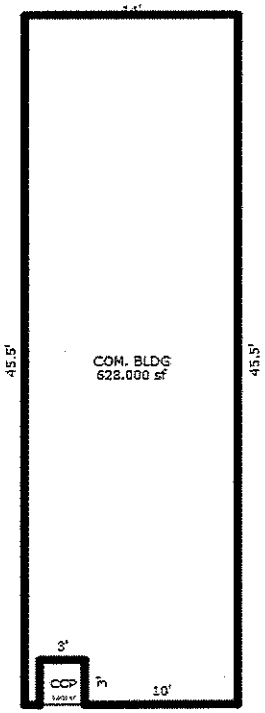
(39) Miscellaneous:

(40) Exterior Wall:
Thickness | Bsmnt Insul.

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

Parcel Number: 5841 010 090 00, Commercial/Industrial Building 1

Printed on 11/08/2021



Sketch by Apex Sketch

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

Parcel Number: 5841 030 011 00 Jurisdiction: ASH TOWNSHIP County: Monroe Printed on 11/08/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORELOCK MICHAEL & BRENDA	CARLETON COLLISION & AUTO	80,000	11/09/2020	WD	03-ARM'S LENGTH	2020R24871	PROPERTY TRANSFER	100.0
CARLETON CAR WASH	MORELOCK MICHAEL & BRENDA	575,000	12/09/1998	WD	03-ARM'S LENGTH	1756-0967	DEED	100.0

Property Address
12735 JONES ST

Owner's Name/Address
CARLETON COLLISION & AUTO SALES
12715 HAND ST
CARLETON MI 48117

Tax Description
1101-758 CARLETON VILLAGE BLOCK 1 THAT PART OF LOT 11 N OF D T & I R R R/W AND S 46 FT OF LOT 10.

Comments/Influences

Class: COMMERCIAL-IMPROV | Zoning: C-1 V
School: AIRPORT COMMUNITY SCH DIST
P.R.E. 0%
MAP #:
2022 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	08/15/2012	B12-1993	CLOSED

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X 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

Land Value Estimates for Land Table 00080.080 COMM MONROE ST

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
$440/FF	105.00	132.00	0.7059	1.0000	440	100		32,614
105 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =			32,614

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value

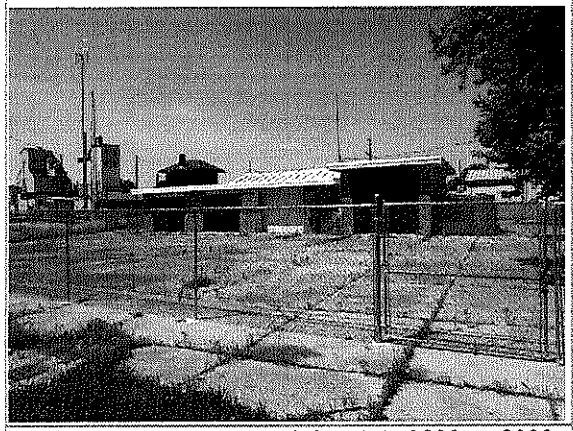
Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
Vil Conc Paving	2.75	8640	10		100	2,376
Total Estimated Land Improvements True Cash Value =						2,376

Work Description for Permit B12-1993, Issued 08/15/2012: 6' FENCE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2022	Tentative	Tentative	Tentative			Tentative
2021	16,700	15,800	32,500			32,500S
2020	14,800	16,300	31,100			30,264C
2019	13,900	15,800	29,700			29,700S

Who	When	What
CR	07/01/2019	INSPECTED
	07/18/1991	INSPECTED



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

Desc. of Bldg/Section:
Calculator Occupancy: Shed - Utility Light Commercial Building

Class: C
Floor Area
Gross Bldg Area: 2,160
Stories Above Grd
Average Sty Hght
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 17
Physical %Good: 50
Func. %Good : 100
Economic %Good: 100

Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

High	Above Ave.	X Ave.	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat:

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
ROOF/LIGHTING SQ/FT	15.26	1900	1.00	21	6,089
BAY WALLS/SQ FT	9.95	1900	1.00	21	3,970
EQUIP ROOM	40.54	108	1.00	21	919
EQUIP COST/BAY	5958.57	4	1.00	21	5,005
VAC	1523.43	2	1.00	20	609
CHANGE MACHINE	479.14	1	1.00	20	96
DEGREASES BRUSH/BAY	847.71	4	1.00	20	678

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
CITY WATER	2500.00	1	34	850
CITY SEWER	5000.00	1	34	1,700

ECF (080 COMM MONROE ST) 0.811 => TCV of Bldg: 1 = 16,152

(1) Excavation/Site Prep:

(2) Foundation: Footings
X Poured Conc | Brick/Stone | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Many Above Ave.	Average Typical	Few None

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

(9) Sprinklers:

(10) Heating and Cooling:
X Gas Oil | Coal Stoker | Hand Fired Boiler

(11) Electric and Lighting:

Outlets:	Fixtures:
X Few	X Few
Average	Average
Many	Many
Unfinished	Unfinished
Typical	Typical

Flex Conduit	Incandescent
Rigid Conduit	Fluorescent
Armored Cable	Mercury
Non-Metalic	Sodium Vapor
Bus Duct	Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:
Thickness | Bsmnt Insul.

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

Desc. of Bldg/Section:
Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole
Floor Area: 2,160
Gross Bldg Area: 2,160
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 75
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

High	Above Ave.	X Ave.	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 2160
Ave. Perimeter: 180
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat:

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 180

Base Rate for Upper Floors = 19.95

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 19.95

Total Floor Area: 2,160 Base Cost New of Upper Floors = 43,092

Reproduction/Replacement Cost = 43,092
Eff.Age:75 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 15,082

ECF (080 COMM MONROE ST) 0.811 => TCV of Bldg: 2 = 12,232
Replacement Cost/Floor Area= 19.95 Est. TCV/Floor Area= 5.66

(1) Excavation/Site Prep:

(2) Foundation: | Footings

X Poured Conc	Brick/Stone	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Many Above Ave.	Average Typical	Few None

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

(9) Sprinklers:

(10) Heating and Cooling:

X Gas Oil	Coal Stoker	Hand Fired Boiler

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

Thickness	Bsmnt Insul.

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 41 030 011 00

SUBJECT

Property Address 12735 JONES ST

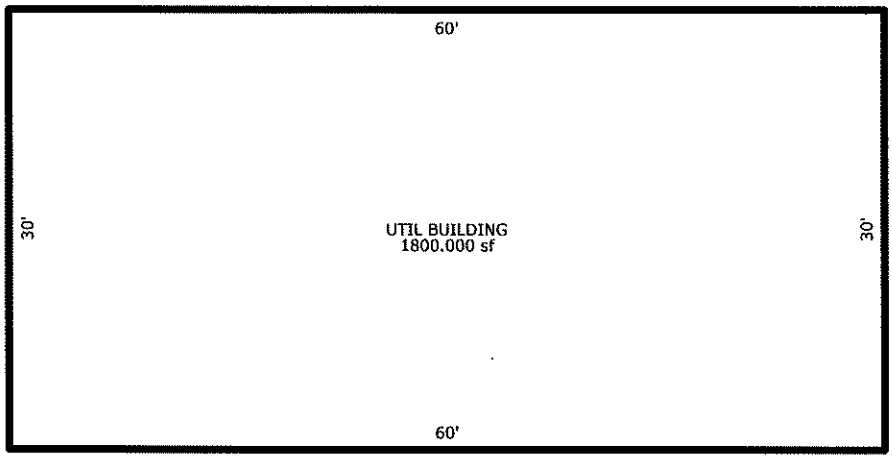
City CARLETON County Monroe State MI Zip 48117

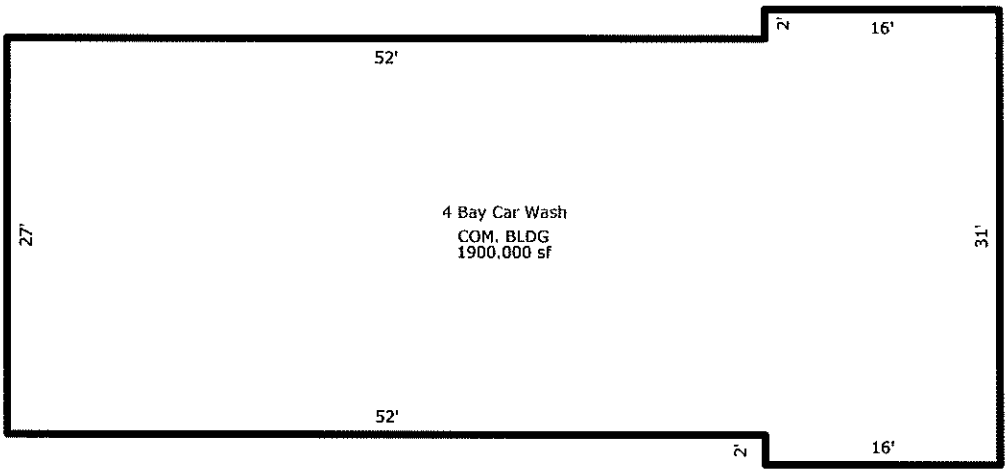
Owner CARLETON COLLISION & AUTO SALES

Client

Appraiser Name

IMPROVEMENTS SKETCH





Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GAR04	UTIL BUILDING	1.00	1800.0000	180.000	1800.0000
COMM2	COM. BLDG	1.00	1900.0000	198.000	1900.0000

Comment Table 1

Comment Table 2

Comment Table 3

Parcel Number: 5857 025 094 00 Jurisdiction: PETERSBURG County: MONROE Printed on 11/09/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHASTRI RAJ CORP	F & L PETERSBURG LLC	80,000	08/19/2019	WD	03-ARM'S LENGTH	2019R16029	PROPERTY TRANSFER	100.0
MONROE BANK & TRUST	SHASTRI RAJ CORP	25,000	02/22/2012	CD	03-ARM'S LENGTH	2012 R 03572	PROPERTY TRANSFER	100.0
DOYLE TIMOTHY C & LISA K	MONROE BANK & TRUST	1	09/25/2007	QC	21-NOT USED	2007 R 22080	DEED	0.0
GAERTNER OIL INC	DOYLE TIMOTHY C	80,576	12/14/2001	WD	03-ARM'S LENGTH	2150/980	DEED	100.0

Property Address

77 E CENTER ST

Owner's Name/Address

F & L PETERSBURG LLC
36510 GODDARD RD
ROMULUS MI 48174

Tax Description

CP-BLK-21 7B-9A
PLAT OF THE VILLAGE OF PETERSBURG
BLOCK 21
S 1/2 OF LOTS 7 & 8 &
W 33 FT OF N 66 FT OF LOT 8 &
E 3.40 FT OF LOT 9.

Comments/Influences

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Licensed To: City of Petersburg, County of Monroe, Michigan

Class: COMMERCIAL-IMPROVE Zoning: C-1
School: SUMMERFIELD SCHOOL DISTRICT
P.R.E. 0%
MAP #: COMPUTER DAVE'S & GAS STA
2022 Est TCV Tentative

Building Permit(s)	Date	Number	Status
RENOVATIONS	04/11/2014	14-01564	COMPLETE

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
LJS	08/05/2016	PHOTO'S AN

Land Value Estimates for Land Table 00099.COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
INFO ONLY	99.00	66.00	1.0000	0.0000	150	100*		0
INFO ONLY	36.40	132.00	1.0000	0.0000	150	100*		0
PSF 001 Comm		11,338.800 Sq Ft			1.52	100		17,193

* denotes lines that do not contribute to the total acreage calculation.
135 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 17,193

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.37	5471	49	17,076
Total Estimated Land Improvements True Cash Value =				17,076

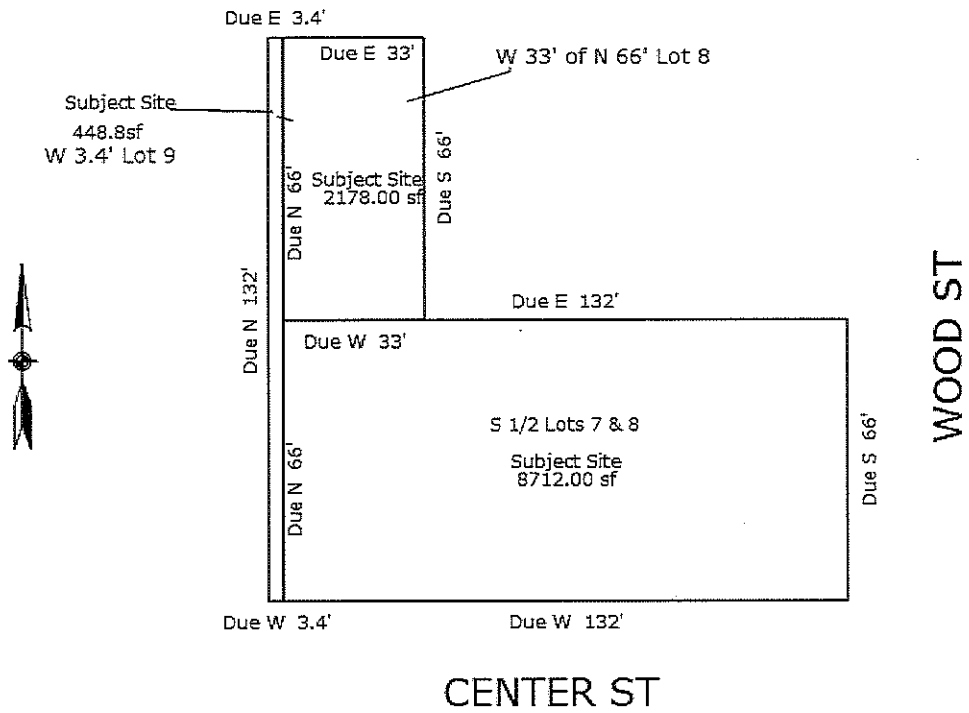
Work Description for Permit 14-01564, Issued 04/11/2014: PARTITIONS & INTERIOR FINISH

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2022	Tentative	Tentative	Tentative			Tentative
2021	8,500	46,300	54,800			54,800S
2020	7,500	50,700	58,200			58,200S
2019	7,100	49,500	56,600			55,546C

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

Parcel Number: 5857 025 094 00, Land Image

Printed on 11/09/2021



TOTAL LOT SF
11338.8 sf
.26 acres

Sketch by Apex Sketch

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

Desc. of Bldg/Section:
Calculator Occupancy: Markets - Convenience

Class: D
Floor Area: 2,856
Gross Bldg Area: 2,856
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 51
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1939 Year Built
1950 Remodeled

14 Overall Bldg Height

Comments:
FUNC CHGD 60 TO 80%, WAS VAC 5 YEARS; ADDED 7 X 24 WALK IN REACH-IN COOLER (PP) PART AREA FOR COMPUTER DAVE'S

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 2856
Ave. Perimeter: 230
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
Stories: 1 Story Height: 14 Perimeter: 230
Overall Building Height: 14

Base Rate for Upper Floors = 91.01

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.35 100%
Adjusted Square Foot Cost for Upper Floors = 95.36

Total Floor Area: 2,856 Base Cost New of Upper Floors = 272,349

Reproduction/Replacement Cost = 272,349
Eff.Age:51 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 95,322

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI11/UNDFS/FIB/SINW/F4000	10012.85	1	1.00	50	5,006
/CI11/UNDFS/FIB/SINW/H6000	13207.15	1	1.00	50	6,604
/CI11/UNDFS/FIB/SINW/I8000	14712.14	1	1.00	50	7,356
/CI5/DOO/COMAI/OVEDAFEOEA	1750.71	2	1.00	50	1,751

ECF (COMMERCIAL) 0.700 => TCV of Bldg: 1 = 81,227
Replacement Cost/Floor Area= 109.87 Est. TCV/Floor Area= 28.44

(1) Excavation/Site Prep:
2856 SqFt Site Prep

(2) Foundation: | | Footings
X Poured Conc. | | Brick/Stone | | Block
2856 SqFt, Class C, Non-Bearing

(3) Frame:

(4) Floor Structure:
2856 SqFt, Concrete, On Ground

(5) Floor Cover:
570 SqFt, Asphalt Tile

(6) Ceiling:
570 SqFt, Gypsum Board, Taped and Pai

(7) Interior:
2856 SqFt, Frame, Garages, Service, Low

(8) Plumbing:
Many Above Ave. | Average Typical | Few None

2	Total Fixtures		Urinals
	3-Piece Baths	1	Wash Bowls
	2-Piece Baths	1	Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

2856 SqFt, Typical, Garages, Service, L

(9) Sprinklers:

(10) Heating and Cooling:
X Gas Oil | Coal Stoker | Hand Fired Boiler
2856 SqFt, Space Heaters, Gas, with Fan

(11) Electric and Lighting:
2856 SqFt, Typical, Garages, Servic

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

(13) Roof Structure: Slope=0
2856 SqFt, Wood Joists, Wood or Com

(14) Roof Cover:
2856 SqFt, Built-Up Composite

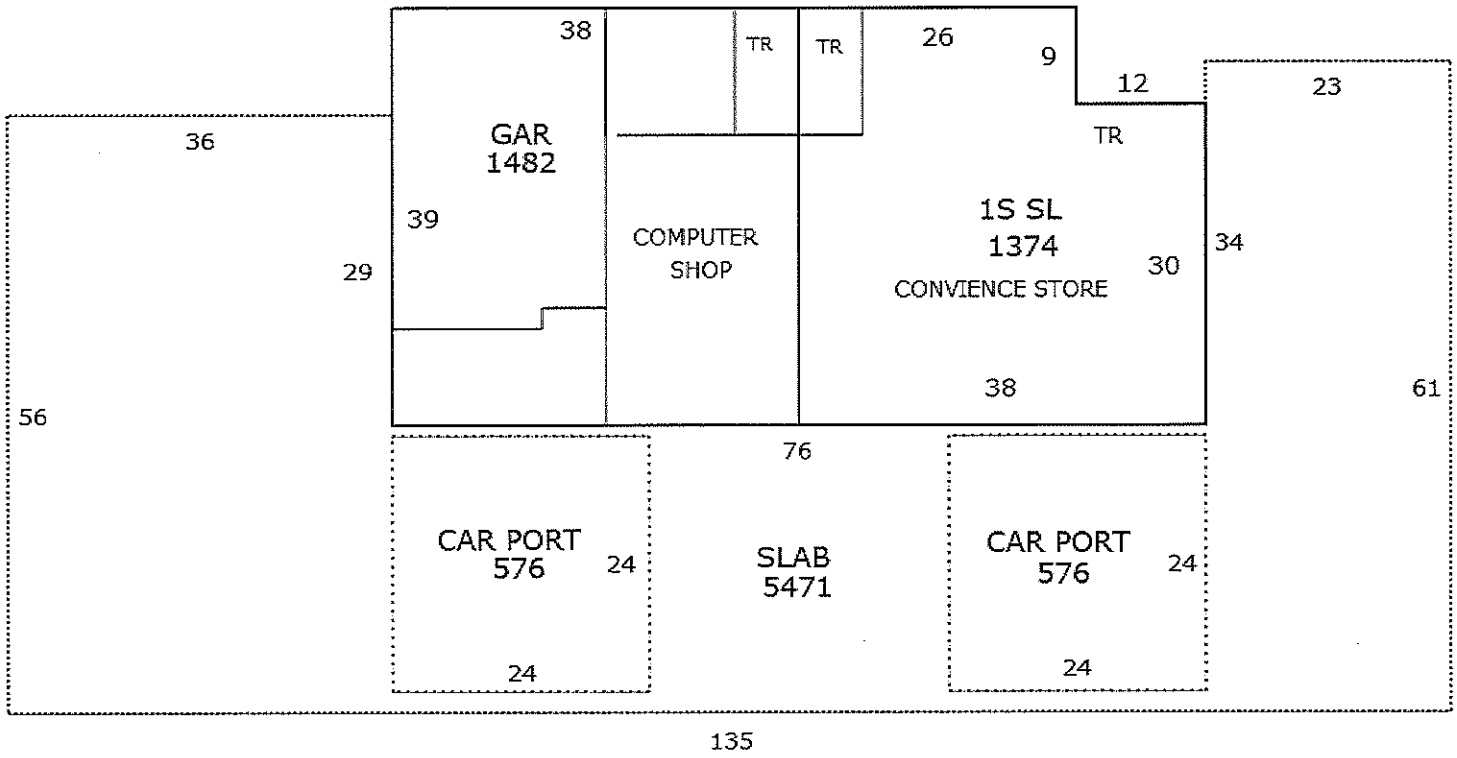
(39) Miscellaneous:
1152 Steel Frame
104 Cold Storage, Insulation Board

(40) Exterior Wall:
8 Thickness | | Bsmnt Insul.
2300 SqFt, Block, Concrete, 8"

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

Parcel Number: 5857 025 094 00, Commercial/Industrial Building 1

Printed on 11/09/2021



2856 SF

Sketch by Apex Sketch

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

2022 Whiteford Township Land Value Study
Commercial/Industrial Vacant Land 1/1/2018 to 3/31/2021

Parcel Number	Date of Sale	Sale Price	Acres	Frontage	Cost Per Acre	Cost/FF	
15-036-007-00	6/11/2021	$110,000	4.20		$26,190.48		
15-026-002-00	8/1/2019	$125,000.00	22.42		$5,575.38		Was 101 Purchased by Stoneco
15-034-002-04	8/23/2018	$845,000	49.62		$17,029.42		
15-026-018-00	1/31/2019	$1,093,000	54.99		$19,876.34		Was 101 Purchased by Stoneco

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/07/2021 10:10 AM

Parcel:	15 036 007 00	**Current Class:**	202.COMMERCIAL-VACANT
Owner's Name:	KINDRED & KEMPA LLC	**Previous Class:**	202.COMMERCIAL-VACANT
Property Address:	WHITEFORD CENTER RD LAMBERTVILLE, MI 48144	**Taxable Status**	TAXABLE
		Prev. Taxable Status	TAXABLE
		Gov. Unit:	15 WHITEFORD TOWNSHIP
		MAP #	
Liber/Page:	2021R18415 **Created:** / /	**School:**	58110 WHITEFORD AGR SCHOOL DIST
Split:	/ / **Active:** Active	**Neighborhood:**	COMM COMMERCIAL
Public Impr.:	None		
Topography:	None		

Mailing Address:

KINDRED & KEMPA LLC
4159 CLEGG RD
LAMBERTVILLE MI 48144

Description:

984-683 & 684 SEC 36 T8S R6E 4.20 AC TH PT OF N 250 FT OF W 1500 FT OF NE 1/4 OF SEC 36 LYING ON E SIDE OF WHITEFORD-CENTER RD.

Most Recent Sale Information

Sold on 06/11/2021 for 110,000 by RANVILLE MICHELLE R.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2021R18415

Most Recent Permit Information

None Found

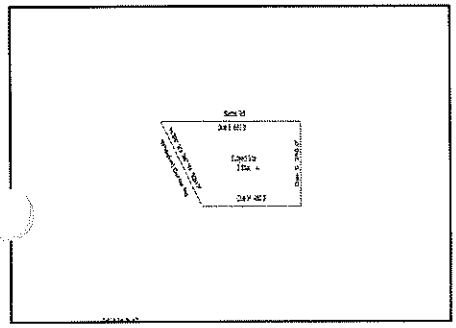
Physical Property Characteristics

2022 S.E.V.:	Tentative	**2022 Taxable:**	Tentative	**Lot Dimensions:**	
2021 S.E.V.:	27,800	**2021 Taxable:**	27,800	**Acreage:**	4.20
Zoning:	B-2	**Land Value:**	Tentative	**Frontage:**	0.0
PRE:	0.000	**Land Impr. Value:**	Tentative	**Average Depth:**	0.0

Improvement Data

None

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/07/2021 10:10 AM

Parcel:	15 026 002 00	**Current Class:**	302.INDUSTRIAL-VACANT
Owner's Name:	MICHIGAN MATERIALS & AGGREGATES	**Previous Class:**	302.INDUSTRIAL-VACANT
Property Address:	JEFFS DOTY RD OTTAWA LAKE, MI 49267	**Taxable Status**	TAXABLE
		Prev. Taxable Status	TAXABLE
		Gov. Unit:	15 WHITEFORD TOWNSHIP
		MAP #	
Liber/Page:	2019R13186 **Created:** / /	**School:**	58110 WHITEFORD AGR SCHOOL DIST
Split:	/ / **Active:** Active	**Neighborhood:**	INDUS INDUSTRIAL
Public Impr.:	Paved Road, Electric, Gas		
Topography:	Level		

Mailing Address:

MICHIGAN MATERIALS & AGGREGATES CO
2575 S HAGGERTY RD STE 100
CANTON MI 48188

Description:

897-99 & 100 1180-568 & 569 SEC 26 T8S R6E 22.42 AC COM 403.10 FT N 89 DEG 57'E FR NE COR OF SEC 26 TH S 33 DEG 05'E 515.84 FT TH S 56 DEG 55'W 380.89 FT TH S 0 DEG W 388.57 FT TH N 89 DEG 58'W 286.78 FT TH S 0 DEG E 300 FT TH N 89 DEG 58'W 599 FT TH N 0 DEG 01'W 950.93 FT TH N 89 DEG 07'E 600 FT TH N 0 DEG 01'W 363 FT TH N 89 DEG 07'E 323.83 FT TO POB

Most Recent Sale Information

Sold on 08/01/2019 for 125,000 by HEINEY ROSALIE (LL).

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2019R13186

Most Recent Permit Information

None Found

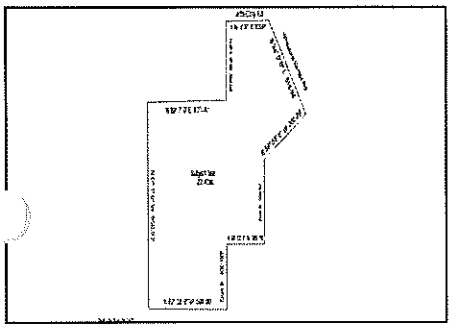
Physical Property Characteristics

2022 S.E.V.:	Tentative	**2022 Taxable:**	Tentative	**Lot Dimensions:**	
2021 S.E.V.:	73,500	**2021 Taxable:**	51,511	**Acreage:**	22.42
Zoning:	AG	**Land Value:**	Tentative	**Frontage:**	0.0
PRE:	0.000	**Land Impr. Value:**	Tentative	**Average Depth:**	0.0

Improvement Data

None

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/07/2021 10:10 AM

Parcel:	15 034 002 04	**Current Class:**	202.COMMERCIAL-VACANT
Owner's Name:	GREEN BEAR HOLDINGS LLC	**Previous Class:**	202.COMMERCIAL-VACANT
Property Address:	SCHNIPKE DR OTTAWA LAKE, MI 49267	**Taxable Status**	TAXABLE
		Prev. Taxable Status	TAXABLE
		Gov. Unit:	15 WHITEFORD TOWNSHIP
		MAP #	
Liber/Page:	2018R15251 **Created:** 01/05/2018	**School:**	58110 WHITEFORD AGR SCHOOL DIST
Split:	03/20/2017 **Active:** Active	**Neighborhood:**	COMM COMMERCIAL

Public Impr.: Paved Road, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities
Topography: Level, Landscaped

Mailing Address:

GREEN BEAR HOLDINGS LLC
7325 DOUGLAS RD
LAMBERTVILLE MI 48144

Description:

A PARCEL BEING PART OF THE NE 1/4 OF SEC 34 T8S R6E DES AS COM AT THE N 1/4 COR OF SEC 34; TH N 84 DEG 46' 31" E 1794.79 FT TO POB; TH N 84 DEG 46' 31" E 78.83 FT; TH S 42 DEG 54' 53" E 166.76 FT; TH S 35 DEG 50' 53" E 79.55 FT; TH S 64 DEG 30' 53" E 46.21 FT; TH S 71 DEG 31' 53" E 177.16 FT; TH S 82 DEG 06' 53" E 83.32 FT; TH N 86 DEG 11' 07" E 68.25 FT; TH S 43 DEG 59' 00" E 349.46 FT; TH S 01 DEG 41' 14" E 883.74 FT; TH S 88 DEG 29' 00" W 779.12 FT; TH S 19 DEG 29' 29"E 100.03 FT; TH A DIST 292.28 FT ON AN ARC OF A CURVE TO THE RIGHT HAVING A CEN ANGLE OF 08 DEG 46' 04" A RADIUS OF 1910.00 WITH A CHORD BEARING S 15 DEG 06' 27" E CHORD DISTANCE OF 291.99 FT; TH S 86 DEG 31' 29" W 1630.64; TH N'LY ON THE E'LY ROW LINE OF US 23 A DIST OF 156.85 FT ON A ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEG 21' 29" RADIUS OF 5604.65 FT WITH A CHORD BEARING DIST N 02 DEG 41' 15" W 132.85 FT; TH N 02 DEG 00' 18" W 686.96 FT; TH N 84 DEG 46' 32" E 1387.64 FT; TH N 19 DEG 29' 29" W 25.70 FT; TH N 70 DEG 30' 31" E 290.00 FT; TH N 19 DEG 29' 29" W 248.16 FT; TH N 12 DEG 21' 27" W 402.37 FT; TH N 05 DEG 13' 25" W 200.05 FT TO POB.

Most Recent Sale Information

Sold on 08/23/2018 for 845,000 by WHITEFORD GATEWAY POINTE, LLC.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2018R15251

Most Recent Permit Information

None Found

Physical Property Characteristics

2022 S.E.V.:	Tentative	**2022 Taxable:**	Tentative	**Lot Dimensions:**	
2021 S.E.V.:	424,500	**2021 Taxable:**	424,500	**Acreage:**	50.93
Zoning:	M-2	**Land Value:**	Tentative	**Frontage:**	0.0
PRE:	100.000 (Qual. Ag.)	**Land Impr. Value:**	Tentative	**Average Depth:**	0.0

Improvement Data

None

Sketch

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/07/2021 10:11 AM

Parcel:	15 026 018 00	**Current Class:**	302.INDUSTRIAL-VACANT
Owner's Name:	MICHIGAN MATERIALS & AGGREGATES	**Previous Class:**	302.INDUSTRIAL-VACANT
Property Address:	JEFFS DOTY RD OTTAWA LAKE, MI 49267	**Taxable Status**	TAXABLE
		Prev. Taxable Status	TAXABLE
		Gov. Unit:	15 WHITEFORD TOWNSHIP
		MAP #	
Liber/Page:	2019R01837 **Created:** / /	**School:**	58110 WHITEFORD AGR SCHOOL DIST
Split:	/ / **Active:** Active	**Neighborhood:**	INDUS INDUSTRIAL
Public Impr.:	Paved Road, Electric, Gas		
Topography:	Level		

Mailing Address:

MICHIGAN MATERIALS & AGGREGATES CO
2575 S HAGGERTY RD
CANTON MI 48188

Description:

1181-925 SEC 26 T8S R6E 54.99 AC NW 1/4 OF THE NW 1/4 & THE W 1/2 OF NE 1/4 OF NW 1/4 EXC PAR COM 440 FT S 01 DEG 25'32"E FR THE NW 1/4 OF SEC 18 TH N 89 DEG 54'50"E 496 FT TH S 01 DEG 25'32"E 440 FT TH S 89 DEG 54'50"W 496 FT TH N 01 DEG 25'32"W 440 FT TO THE POB.

Most Recent Sale Information

Sold on 01/31/2019 for 1,093,000 by COUSINO LOWELL & ELIZABETH.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2019R01837

Most Recent Permit Information

None Found

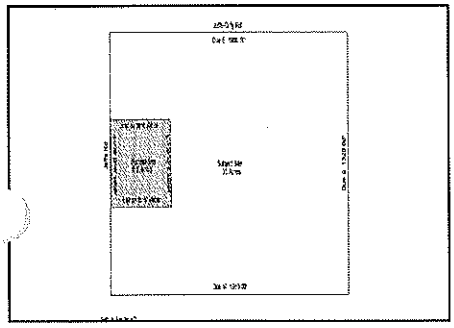
Physical Property Characteristics

2022 S.E.V.:	Tentative	**2022 Taxable:**	Tentative	**Lot Dimensions:**	
2021 S.E.V.:	179,000	**2021 Taxable:**	108,193	**Acreage:**	54.99
Zoning:	EX	**Land Value:**	Tentative	**Frontage:**	0.0
PRE:	0.000	**Land Impr. Value:**	Tentative	**Average Depth:**	0.0

Improvement Data

None

Sketch



Commercial Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale $	Land Residual	Net Acres
15 019 048 00	8464 BROWN ST	05/31/19	$100,000	WD	$100,000	$26,950	1.00
15-034-002-04	STERNS/SCHNIPKE DR	08/23/18	$845,000	WD	$845,000	$845,000	49.26
15 025 042 00	4750 STERNS RD	07/15/20	$1,200,000	WD	$1,200,000	$154,000	37.38
		Totals:	**$2,145,000**		**$2,145,000**	**$1,025,950**	**87.64**
							Average per Net Acre

Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Front Foot	Price/FF
1.00	$26,950	$0.62	2019R09344	184	$146.47
49.26	$17,154	$0.39	2018R15251		
37.38	$4,120	$0.09	2020R13794		
87.64					
	Average				
11,706.55	**per SqFt=>**	**$0.27**			