6

Whiteford Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Use Code
02 035 010 30	200 ENTERPRISE	12/20/20	$3,463,473	COV	$3,463,473	$302,000	$3,161,473	$6,315,000	0.501	IND LIGHT
03 006 091 00	14850 TELEGRAPH RD	07/02/19	$400,000	LC	$400,000	$80,000	$320,000	$290,000	1.103	IND LIGHT
02 101 031 00	6333 S DIXIE	04/11/19	$750,000	WD	$750,000	$121,000	$629,000	$495,300	1.270	IND LIGHT
		Totals:	**$4,613,473**		**$4,613,473**		**$4,110,473**	**$7,100,300**		
								E.C.F. =>	**0.579**	
								Ave. E.C.F. =>	**0.958**	

Due to a lack of improved 301 sales, parcels that sold in adjacent and similar township/uses used in this analysis. Final ECF used for the 301 class in 2022 is 0.580.

Parcel Number: 58 02 101 031 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.
STORER DEVELOPMENT LLC	HERC RENTALS INC	750,000	04/11/2019	WD	03-ARM'S LENGTH	2019R06160	PROPERTY TRANSFER	100.0
STORER TERRENCE & TIMOTHY	STORER DEVELOPMENT LLC	0	03/25/2004	WD	21-NOT USED	2701/457	DEED	0.0
STORER GERTRUDE M TRUST	STORER TERRENCE L & TIMOTH	100	11/24/2003	WD	09-FAMILY SALE	2635/325	DEED	100.0
STORER FRANK JR & GERTRUD	STORER GERTRUDE M TRUST	0	08/23/1999	QC	21-NOT USED	1846/0921	DEED	0.0

Property Address

6333 S DIXIE

Class: INDUSTRIAL-IMPROVE Zoning: I-3

School: MASON CONS SCHOOL DISTRICT

P.R.E. 0%

MAP #: SEC 101 NE 1/4

2022 Est TCV 646,636 TCV/TFA: 64.50

Building Permit(s)	Date	Number	Status
SIGN	03/22/2017	PB170081	OPEN
COMMERCIAL BLDG	08/07/1998	98-0466	CLOSED
SIGN	08/05/1997	97-0388	CLOSED
SIGN	08/05/1997	97-0387	CLOSED

Owner's Name/Address

HERC RENTALS INC
27500 RIVERVIEW CENTER BL
BONITA SPRINGS FL 34134

X Improved | Vacant

Land Value Estimates for Land Table 00008.INDUSTRIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
INDUSTRIAL			2.805 Acres		16,021	100		44,940
			2.81 Total Acres		Total Est. Land Value =			44,940

Tax Description

SEC 1 FRL T9S R7E 2.804 ACRES COM @ PT IN C/L OF DIXIE HWY 1177.76 FT N 23D 35M E FROM INTER OF C/L OF DIXIE HWY WITH MI-OH STATE LI TH N 66D 25M W 254.49 FT TH N 19D 24M 10S E 390.58 FT TH S 89D 59M 54S E 308.75 FT TH S 23D 35M W 513.05 FT TO POB

Comments/Influences

2019
COST MANUAL 2014 COST MANUAL

Public Improvements

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.79	30000	61	51,057
D/W/P: 3.5 Concrete	5.93	300	61	1,085
Fencing: Wire Mesh, #9	3.42	8634	61	18,012

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 = 70,154

Work Description for Permit PB170081, Issued 03/22/2017: REMOVE EXSISTING WALL AND INSTALL NEW SIGN "HERC RENTALS" REPLACE EXSISTIING FACES IN PYLON SIGNS
Work Description for Permit 98-0466, Issued 08/07/1998: COMMERCIAL ACCESSORY BUILDING *** HERTZ EQUIPMENT RENTAL ***
Work Description for Permit 97-0388, Issued 08/05/1997: 81.8 SQ FT WALL SIGN COMM
Work Description for Permit 97-0387, Issued 08/05/1997: 91 SQ FT PERM SIGN COMM

Who	When	What
CE	10/10/2019	2020 %
ERG	12/22/1997	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2022	22,500	300,800	323,300			309,168C
2021	22,500	293,900	316,400			309,168C
2020	36,000	268,900	304,900			304,900S
2019	39,300	243,900	283,200			283,200S

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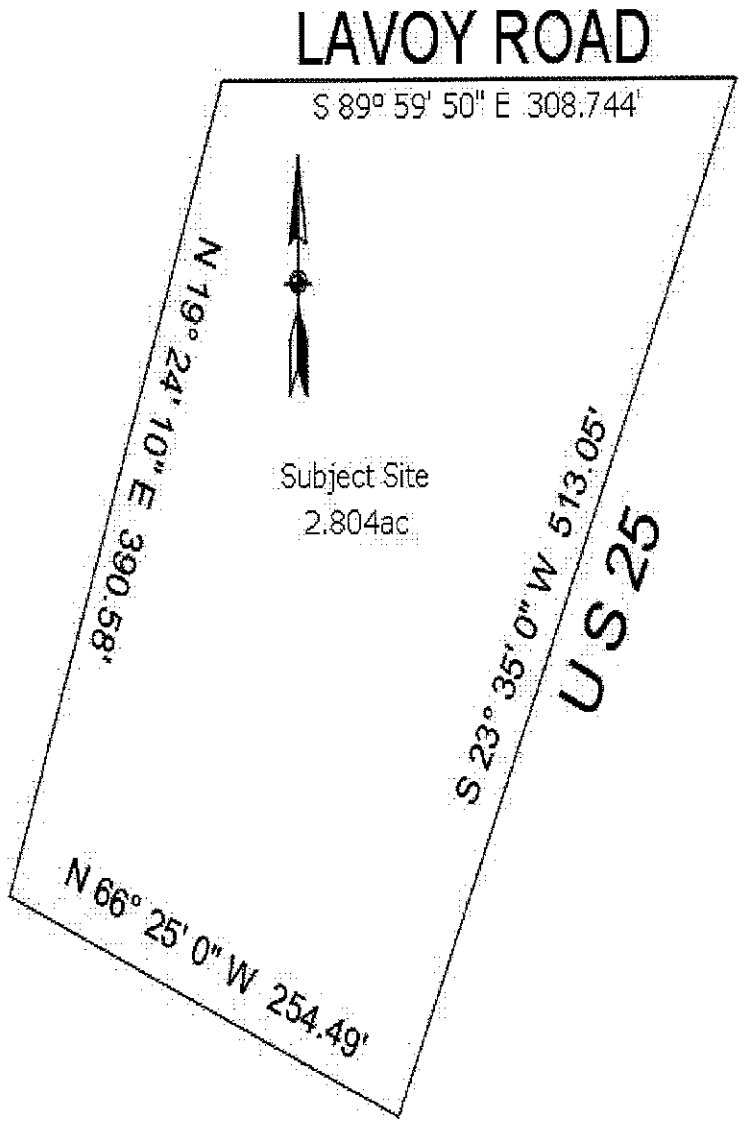
*** Information herein deemed reliable but not guaranteed***

Parcel Number: 58 02 101 031 00, Land Image

Printed on 11/08/2021



Sketch by Apex Medina™

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

 Parcel Number: 58 02 101 031 00 Printed on 11/08/2021

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

Class: S
Floor Area: 10,026
Gross Bldg Area: 10,026
Stories Above Grd: 1
Average Sty Hght : 20
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 20
Physical %Good: 54
Func. %Good : 100
Economic %Good: 100

1993	Year Built Remodeled
22	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: Space Heaters, Radiant 77%
Heat#2: Package Heating & Cooling 23%
Ave. SqFt/Story: 10026
Ave. Perimeter: 434
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Good 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: Good
Stories: 1 Story Height: 20 Perimeter: 434
Overall Building Height: 22

Base Rate for Upper Floors = 84.30

(10) Heating system: Space Heaters, Radiant Cost/SqFt: 5.39 77%
(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.54 23%
Combined Heating System adjustment: 8.41 100%
Adjusted Square Foot Cost for Upper Floors = 92.71

Total Floor Area: 10,026 Base Cost New of Upper Floors = 929,556

Reproduction/Replacement Cost = 929,556
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 501,960

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
CRANE WAY	53.21	270	1.00	58	8,333
WASH BAY 26*36	136.19	936	1.00	63	80,309

ECF (INDUSTRIAL) 0.900 => TCV of Bldg: 1 = 531,542
Replacement Cost/Floor Area= 106.86 Est. TCV/Floor Area= 53.02

(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:

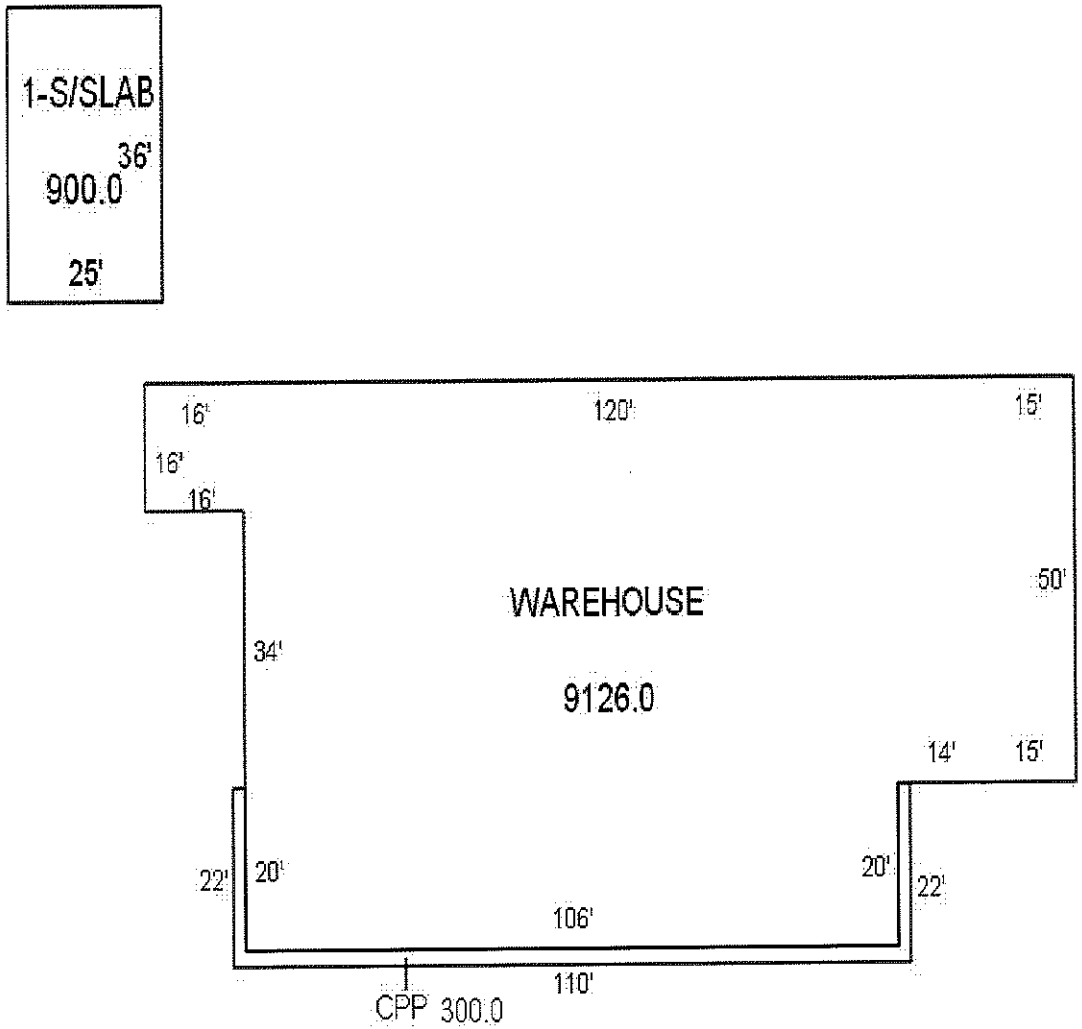
(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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

Parcel Number: 58 02 101 031 00, Commercial/Industrial Building 1

Printed on 11/08/2021



Sketch by Apex Medina™

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

Parcel Number: 5803 006 091 00 Jurisdiction: BERLIN CHARTER 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.
VANDERBUSH ANDREW & PHYLLI	STEINHAUSSER JOHN JR	400,000	07/02/2019	LC	04-BUYERS INTEREST IN A L	2019R11956	PROPERTY TRANSFER	100.0

Property Address
14850 TELEGRAPH RD

Class: COMMERCIAL-IMPROVE Zoning: AG (*)
School: FLAT ROCK COMMUNITY SCHOOLS
P.R.E. 0%
MAP #:
2022 Est TCV Tentative

Building Permit(s)	Date	Number	Status
	10/03/2019	PB190154	CLOSED
	10/03/2019	PB190155	CLOSED
COM, MISCELLANEOUS	08/30/2004	PB040234	CLOSED
BUILDING	06/09/1999	PB990160	CLOSED

Owner's Name/Address
STEINHAUSSER JOHN JR
14850 TELEGRAPH RD
FLAT ROCK MI 48134

X Improved | Vacant

Land Value Estimates for Land Table 25.COMMERCIAL TELEGRAPH

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ACREAGE TABLE 'A'			1.401 Acres		45,216	100		63,348
			1.40 Total Acres				Total Est. Land Value =	63,348

Land Improvement Cost Estimates

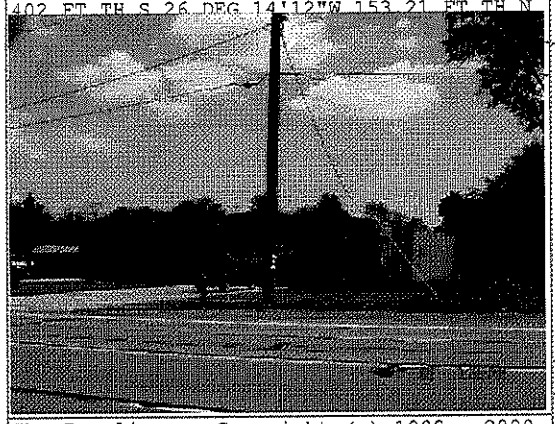
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.79	3000	76	6,361

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
CONCRETE DRIVEWAY	1.00	5000	100	5,000
CONCRETE DRIVEWAY	1.00	5000	100	5,000

Total Estimated Land Improvements True Cash Value = 16,361

Tax Description
1010-581 SEC 6 T5S R10E 1.401 AC COM AT THE CEN OF SEC 6 TH N 02 DG 46'52"E 512.76 FT TH N 53 DEG 59'24"W 1153.90 FT TH N 27 DEG 06'49"E 474.74 FT TH ON A CURVE TOTHE RT ARC DIST OF 172.27 FT RAD OF 3819.70 FT CEN ANG OF 02 DEG 35'03" AND CHORD BEARING N 28 DEG 24'20"E 172.26 FT TO A PT ON THE CL OF TELEGRAPH RD FOR A POB TH N 30 DEG 48'47"E 148.69 FT ONTHE CHORD OF A CURVE TO THE RT ARC LENGTH OF 148.70 FT RADIUS OF 3819.70 FT AND CEN ANG OF 02 DEG 13'50" TH S 54 DEG 39'30"E 402 FT TH S 26 DEG 14'12"W 153.21 FT TH N



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

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

Who	When	What
BAR	08/17/2012	INSPECTED
JW	08/16/2005	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2022	Tentative	Tentative	Tentative			Tentative
2021	31,700	131,800	163,500			163,500S
2020	34,600	176,500	211,100			211,100S
2019	72,800	157,400	230,200			178,446C

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County of Monroe, Michigan

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

Desc. of Bldg/Section: PRINT SHOP AND CANDLE MAKER
Calculator Occupancy: Industrial - Light Manufacturing

Class: S
Floor Area: 10,098
Gross Bldg Area: 11,074
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 35
Physical %Good: 49
Func. %Good : 100
Economic %Good: 100

1967 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 30%
Heat#2: Space Heaters, Gas with Fan 70%
Ave. SqFt/Story: 10098
Ave. Perimeter: 402
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Good 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: S Quality: Average
Stories: 1 Story Height: 14 Perimeter: 402

Base Rate for Upper Floors = 50.95

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.10 30%
(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.17 70%
Combined Heating System adjustment: 7.75 100%
Adjusted Square Foot Cost for Upper Floors = 58.70

Total Floor Area: 10,098 Base Cost New of Upper Floors = 592,738

Reproduction/Replacement Cost = 592,738
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 290,442

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
TRUCK WELL	9.98	1044	1.00	37	3,855
STL CNPY /SLAB	20.26	2664	1.00	37	19,970

ECF (COMMERCIAL TELEGRAPH) 0.750 => TCV of Bldg: 1 = 235,700
Replacement Cost/Floor Area= 65.08 Est. TCV/Floor Area= 23.34

(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:
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: 5803 006 091 00, Commercial/Industrial Building 1

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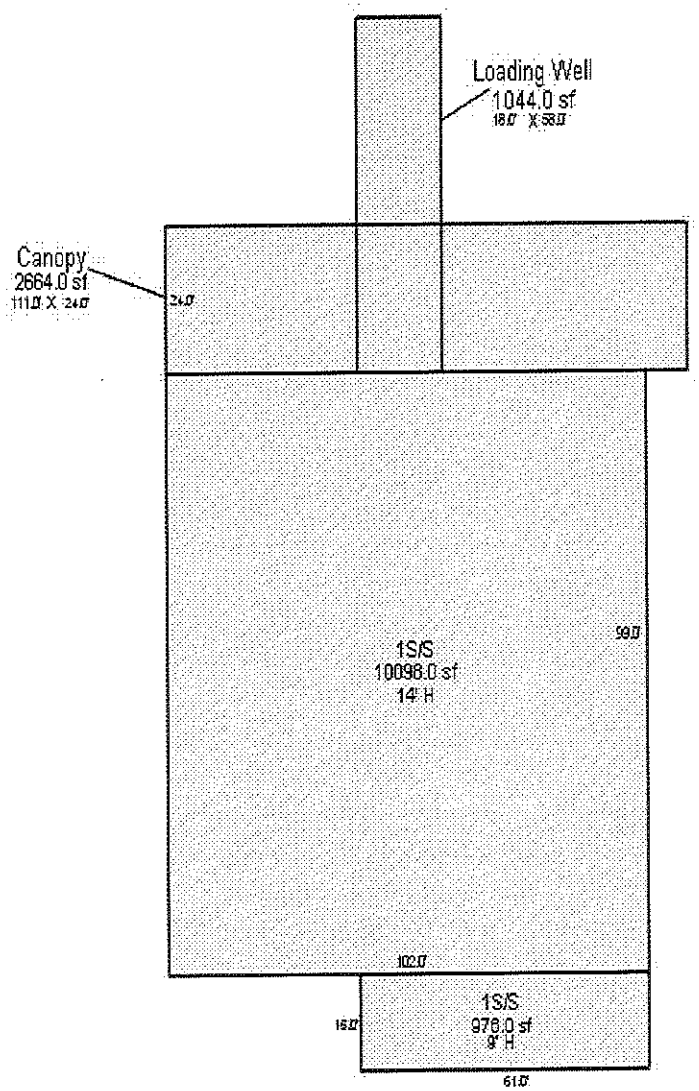

Sketch by Apex Medina™

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

Desc. of Bldg/Section: OFFICE
Calculator Occupancy: Shed - Office Structure

Class: S
Floor Area: 976
Gross Bldg Area: 11,074
Stories Above Grd: 1
Average Sty Hght : 9
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 35
Physical %Good: 49
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: No Heating or Cooling 0%
Ave. SqFt/Story: 976
Ave. Perimeter: 93
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: S Quality: Low Cost
Stories: 1 Story Height: 9 Perimeter: 93

Base Rate for Upper Floors = 46.41

(10) Heating system: Package Heating & Cooling Cost/SqFt: 11.69 100%
Adjusted Square Foot Cost for Upper Floors = 58.10

Total Floor Area: 976 Base Cost New of Upper Floors = 56,705

Reproduction/Replacement Cost = 56,705
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 27,785

ECF (COMMERCIAL TELEGRAPH) 0.750 => TCV of Bldg: 2 = 20,839
Replacement Cost/Floor Area= 58.10 Est. TCV/Floor Area= 21.35

(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 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: 58 02 035 010 31 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.
TEMPERANCE INVESTMENTS LTD	SUNRISE WINDOWS LLC	3,463,473	12/21/2020	CD	03-ARM'S LENGTH	2021R01934	OTHER	100.0
SUNRISE WINDOWS LLC	SUNRISE WINDOWS LLC	0	08/24/2020	QC	31-SPLIT IMPROVED	2020R18213	OTHER	0.0
SUNRISE WINDOWS LTD	SUNRISE WINDOWS LLC	0	03/25/2005	QC	21-NOT USED	2899/440	PROPERTY TRANSFER	100.0
TAN BARK LAND COMPANY	SUNRISE WINDOWS LTD	179,275	05/29/1997	WD	03-ARM'S LENGTH	1589/0537	NOT VERIFIED	100.0

Property Address

200 ENTERPRISE DR

Owner's Name/Address

SUNRISE WINDOWS LLC
200 ENTERPRISE DR
TEMPERANCE MI 48182

Class: INDUSTRIAL-IMPROVE Zoning: I-1
School: BEDFORD PUBLIC SCHOOLS
P.R.E. 0%
MAP #: SEC 35 SE 1/4
2022 Est TCV 3,038,816 TCV/TFA: 18.44

Building Permit(s)	Date	Number	Status
Commercial Interior Finish	09/11/2019	PB190437	CLOSED
MECHANICAL	08/23/2019	PM190415	CLOSED
MECHANICAL	01/08/2019	PM190028	CLOSED
ELECTRICAL	11/28/2018	PE180329	CLOSED

X Improved | Vacant

Land Value Estimates for Land Table 00008.INDUSTRIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
INDUSTRIAL			19.981 Acres		6,018	100		120,238
INDUSTRIAL ROW			0.05 Acres		0	100		0
			20.03 Total Acres		Total Est. Land Value =			120,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.60	97259	80	202,298
D/W/P: 5in Ren. Conc.	7.20	7550	80	43,488
D/W/P: Asphalt Paving	2.60	8482	97	21,391
D/W/P: Crushed Rock	1.97	7854	97	15,008

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

Total Estimated Land Improvements True Cash Value = 282,185

Tax Description

PART OF THE SE 1/4 SEC 35 T8S R7E COM AT THE E 1/4 OF SEC 35
TH S 02D 27M 55S E 390.53 FT TO POB
TH S 02D 27M 55S E 64.40 FT TH S 88D 19M 24S W 1306.20 FT TH S 88D 24M 24S W 1313.63 FT TH N 01D 47M 27S W 430.17 FT
TH N 88D 33M 23S E 1938.31 FT
TH S 01D 26M 43S E 358.59 FT TH N 88D 25M 28S E 682.95 FT TO THE POB
CONT 20.029 AC MOL

Comments/Influences

2020 - STC APPROVED IFE CERT 2018-083

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 PB190437, Issued 09/11/2019: INTERIOR OFFICE
Work Description for Permit PM190415, Issued 08/23/2019: FIRE SUPPRESSION SUNRISE WINDOWS
Work Description for Permit PM190028, Issued 01/08/2019: REPLACE COMMERICAL A/C AND FURNACE
Work Description for Permit PE180329, Issued 11/28/2018: ELECTRICAL WORK FOR

Who	When	What
TV	09/18/2020	2021 % IND
AM	01/17/2020	2020 IND %
TC	01/07/2020	2020 %

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2022	60,100	1,459,300	1,519,400			1,488,600C
2021	60,100	1,428,500	1,488,600			1,488,600S
2020	0	0	0			0
2019	0	0	0			0

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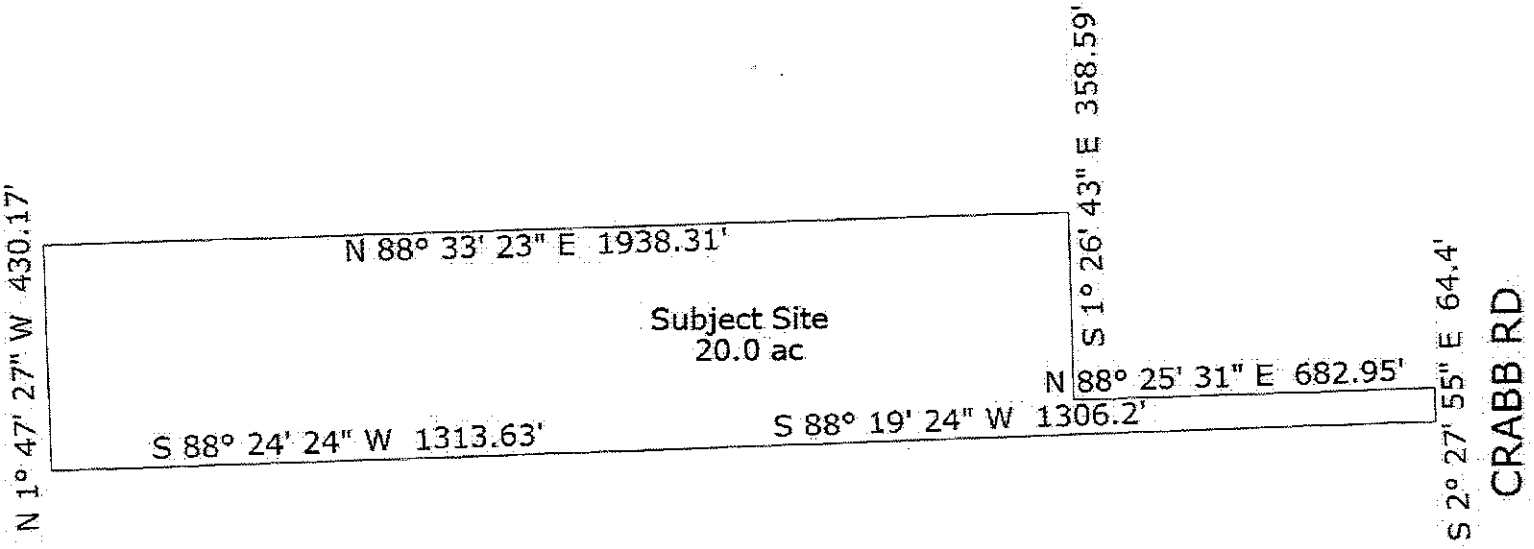
*** Information herein deemed reliable but not guaranteed***

Parcel Number: 58 02 035 010 31, Land Image

Printed on 11/08/2021



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

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

Class: S
Floor Area: 61,621
Gross Bldg Area: 164,762
Stories Above Grd: 1
Average Sty Hght : 20
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 22
Physical %Good: 51
Func. %Good : 100
Economic %Good: 100

1997	Year Built Remodeled
20	Overall Bldg Height

Comments:
WAS IFT 900-038-20 EAST PORTION OF BLDG BUILT IN 1997 EXPIRES IN 2010

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 96%
Heat#2: Complete H.V.A.C. 4%
Ave. SqFt/Story: 61621
Ave. Perimeter: 1100
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Good 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: 20 Perimeter: 1100
Overall Building Height: 20

Base Rate for Upper Floors = 52.19

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.28 96%
(10) Heating system: Complete H.V.A.C. Cost/SqFt: 38.06 4%
Combined Heating System adjustment: 5.63 100%
Adjusted Square Foot Cost for Upper Floors = 57.82

Total Floor Area: 61,621 Base Cost New of Upper Floors = 3,563,006

Reproduction/Replacement Cost = 3,563,006
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
Total Depreciated Cost = 1,817,133

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(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 02 035 010 31, Commercial/Industrial Building 1

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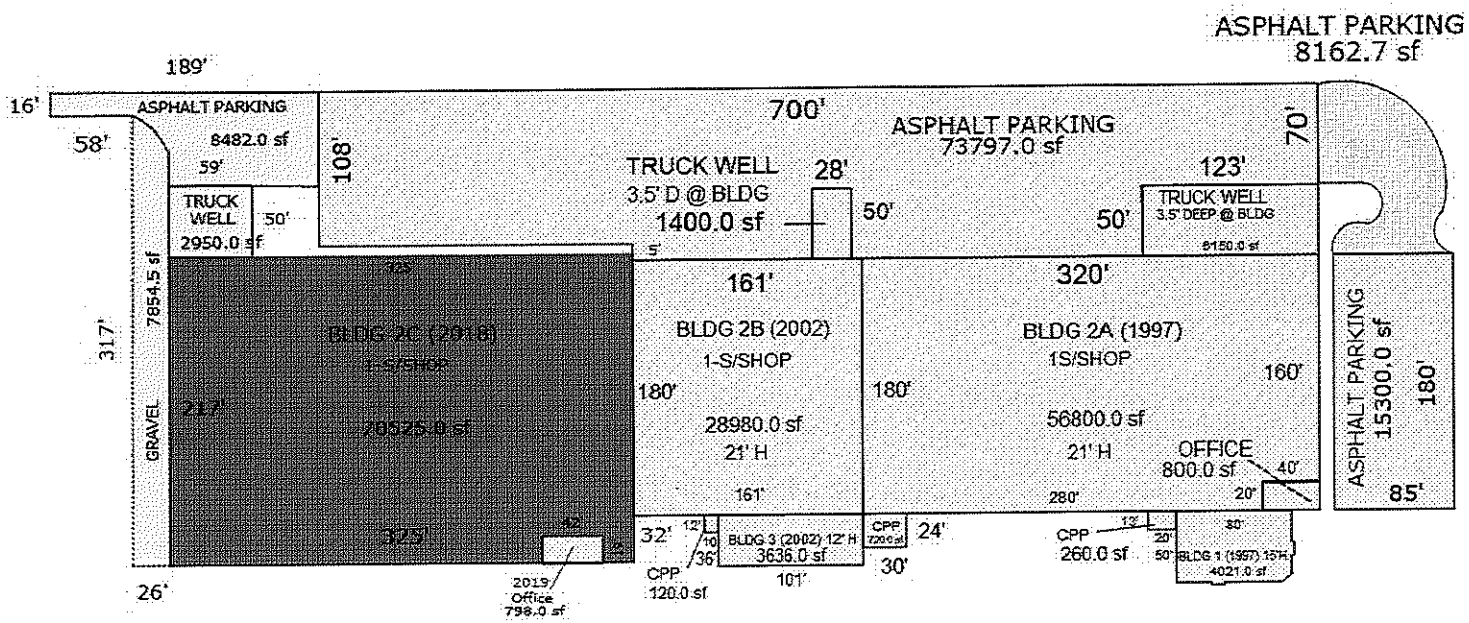


Sketch by Apex Sketch

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

Desc. of Bldg/Section: WAS IFT 2002-008
Calculator Occupancy: Industrial - Light Manufacturing

Class: S
Floor Area: 32,616
Gross Bldg Area: 164,762
Stories Above Grd: 1
Average Sty Hght : 20
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 20
Physical %Good: 54
Func. %Good : 100
Economic %Good: 100

2002 Year Built Remodeled

20 Overall Bldg Height

Comments:
IFT 900-038-50 WEST
PORTION OF BLDG BUILT
IN 2002 EXPIRES IN 2014

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: 32616
Ave. Perimeter: 1054
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: S Quality: Average
Stories: 1 Story Height: 20 Perimeter: 1054
Overall Building Height: 20

Base Rate for Upper Floors = 55.81

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.57 100%
Adjusted Square Foot Cost for Upper Floors = 60.38

Total Floor Area: 32,616 Base Cost New of Upper Floors = 1,969,354

Reproduction/Replacement Cost = 1,969,354
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 1,063,451

ECF (INDUSTRIAL) 0.900 => TCV of Bldg: 2 = 957,106
Replacement Cost/Floor Area= 60.38 Est. TCV/Floor Area= 29.34

(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: 2018 ADDITION
Calculator Occupancy: Industrial - Light Manufacturing

Class: C
Floor Area: 70,525
Gross Bldg Area: 164,762
Stories Above Grd: 1
Average Sty Hght : 20
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 4
Physical %Good: 90
Func. %Good
Economic %Good: 100

2018	Year Built Remodeled
	Overall Bldg Height

Comments:
IFE 2018-083 APPROVED 12-31-2020 & ENDING 12-30-2032
REPORTED UNDER PARCEL 900-055-20

Construction Cost

High	Above Ave.	Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 70525
Ave. Perimeter: 1084
Has Elevators:

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

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

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 20 Perimeter: 1084

Base Rate for Upper Floors = 59.20

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.29 100%
Adjusted Square Foot Cost for Upper Floors = 63.49

Total Floor Area: 70,525 Base Cost New of Upper Floors = 4,477,632

Reproduction/Replacement Cost = 4,477,632
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/0 /100/0.0
Total Depreciated Cost = 0

(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 05 030 027 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.
TEMPERANCE SOLAR LLC	EEV LAND HOLDINGS TEMPERAN	2,474,670	11/23/2020	WD	ARMS-LENGTH	2020R25462	PTA	0.0
LAC REAL ESTATE CORPORATIO	TEMPERANCE SOLAR LLC	2,474,670	10/30/2019	WD	MULTI PARCEL SALE	2019R19081		100.0
LAC REAL ESTATE CORP	SBA PROPERTIES, LLC	415,000	09/05/2019	PTA	ARMS-LENGTH	2019R15398	PTA	57.4

Property Address

820 STERNS ROAD

Class: INDUSTRIAL Zoning: I-1=LT

School: MASON CONS SCHOOL DISTRICT

P.R.E. 0% Qual. Ag.

MAP #: 30-5-2 1245 BENORE

2021 Est TCV 1,834,399

Building Permit(s)	Date	Number	Status
ELECTRIC	11/02/2020	PE200046	
ELECTRIC	04/30/2020	PE200017	
TEMPORARY STRUCTURE	04/20/2020	PB200014	
ELECTRIC	03/03/2020	PE200012	

Owner's Name/Address

EEV LAND HOLDINGS TEMPERANCE, LLC
8400 NORMANDALE BLVD, SUITE 1200
BLOOMINGTON MN 55437

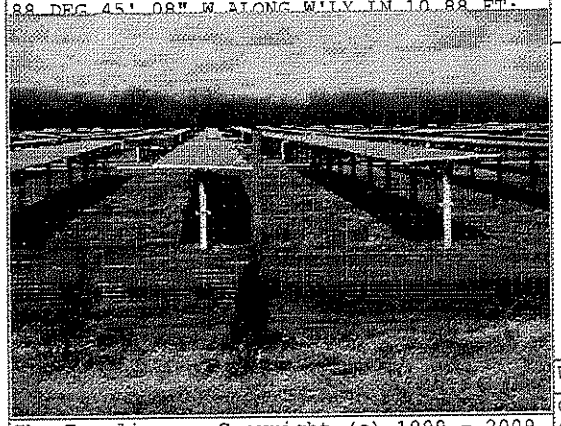
	Improved	X	Vacant

Land Value Estimates for Land Table 00099.COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	136.36	0.00	1.0000	1.0000	0	100		0
RATE TABLE ROW		237838 SqFt		0.00000		100		0
RATE TABLE LOW		3262644 SqFt		0.48000		100		1,566,069
RATE TABLE AG		2439360 SqFt		0.11000		100		268,330
136 Actual Front Feet, 136.36 Total Acres							Total Est. Land Value =	1,834,399

Tax Description

THAT PART OF THE S 1/2 OF SEC 30, T8S, R8E, MONROE CO, MI, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF S 1/2; TH N 02 DEG 12 ' 50" W, ALONG W LN OF S 1/2 829.52 FT TO LN 450 FT E'LY OF & PARALLEL TO ORIGINAL E'LY ROW LN OF PERE MARQUETTE RR; TH N 22 DEG 10' 27" E, ALONG LN 2013.48 FT TO N LN OF S1/2; TH N 88 DEG 38' 30"SEC E, ALONG N LN 2455.95 FT TO W'LY ROW LN OF OLD D.U.R. RR; TH S 22 DEG 00' 08" W, ALONG W'LY LN 1931.62 FT; TH S 88 DEG 45' 08" W ALONG W'LY LN 10.88 FT;



Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
	Sewer
X	Electric
X	Gas
	Curb
	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
CR	10/27/2016	REVIEWED
CR	10/27/2016	
CRR	10/24/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2021	917,200	0	917,200			917,200S
2020	917,200	14,400	931,600			931,600S
2019	295,800	19,800	315,600			179,580C
2018	276,200	20,800	297,000			175,372C

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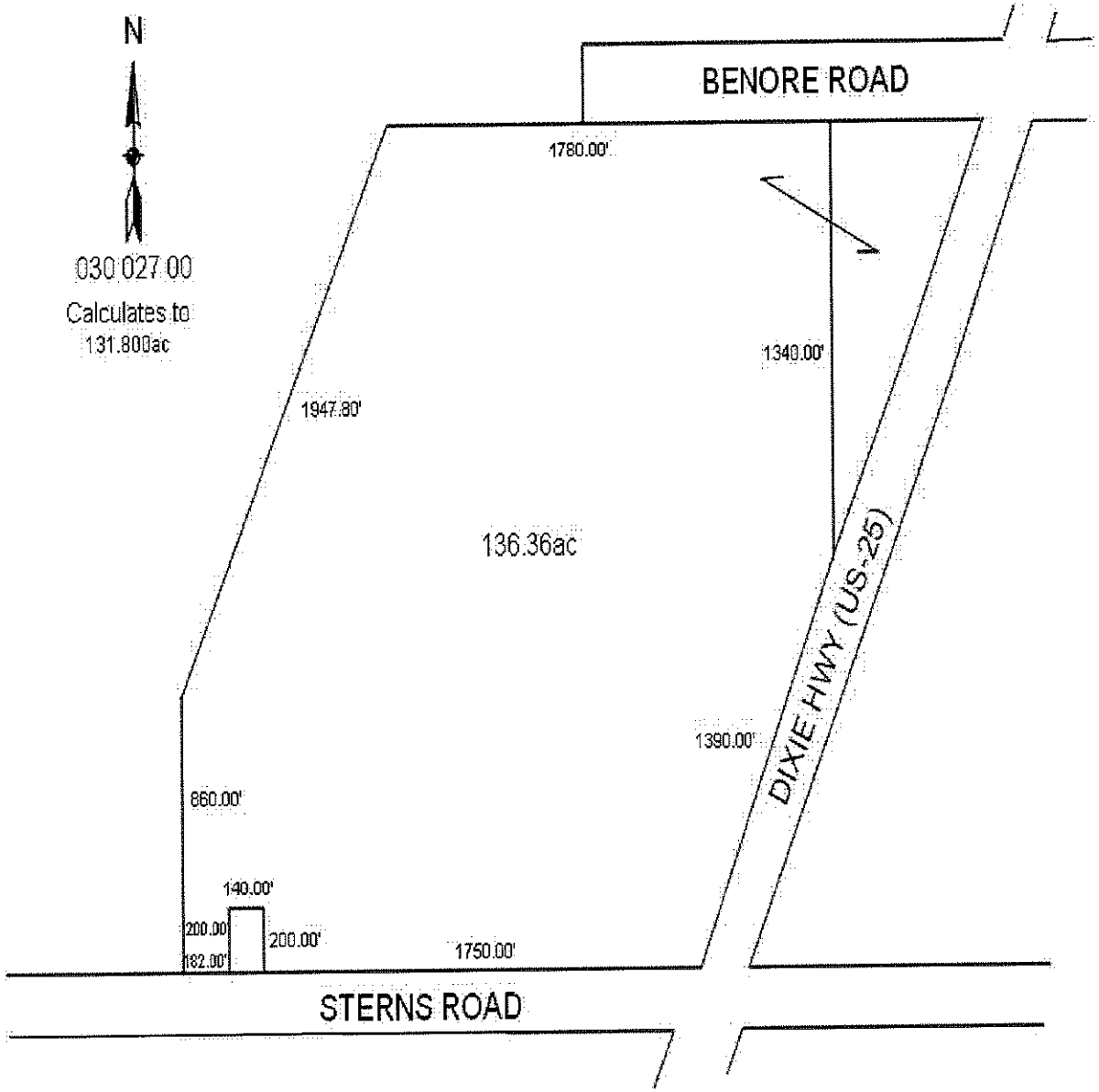
*** Information herein deemed reliable but not guaranteed***

Parcel Number: 58 05 030 027 00, Land Image

Printed on 11/08/2021



Sketch by Apex Medina™

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

Industrial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Land Residual	Net Acres
15 026 004 00	5219 JEFFS DOTY RD	07/27/19	$370,000	WD	$370,000	$158,000	5.00
15 026 016 00	5501 JEFFS DOTY RD	12/18/19	$317,500	WD	$317,500	$212,500	14.50
15 026 017 00	5523 JEFFS DOTY RD	08/15/19	$380,000	WD	$380,000	$215,000	20.00
15 026 002 00	JEFFS DOTY RD	08/01/19	$125,000	WD	$125,000	$125,000	22.42
15 026 018 00	JEFFS DOTY RD	01/31/19	$1,093,000	WD	$1,093,000	$1,093,000	54.99
		Totals:	**$2,285,500**		**$2,285,500**	**$1,803,500**	**116.91**
							Average per Net Acre=>

Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	
5.00	$31,600	$0.73	2019R14062	QUARRY
14.50	$14,655	$0.34	2019R22118	QUARRY
20.00	$10,750	$0.25	2019R14375	QUARRY
22.42	$5,575	$0.13	2019R13186	QUARRY
54.99	$19,876	$0.46	2019R01837	QUARRY
116.91				
	Average			
15,426.40	**per SqFt=>**	**$0.35**		