

14A

Dexter Township Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.
L-12-17-105-020	727 W ELLSWORTH RD	12/13/2021	\$673,000	PTA
L-12-01-200-018	2045 HOGBACK RD	12/13/2022	\$650,000	LC
L-12-17-105-026	727 W ELLSWORTH RD	12/09/2021	\$690,000	CD
L-12-07-115-010	3015 LOHR RD	05/13/2022	\$1,325,000	CD
L-12-23-115-003	3901 BESTECH DR STE 300	05/12/2021	\$185,250	WD
L-12-27-100-018	6180 MICHIGAN AVE	02/17/2023	\$561,000	WD
L-12-01-200-017	2035 HOGBACK RD	01/19/2022	\$662,500	WD
06-06-12-477-002	515 S MAIN ST	08/26/21	\$279,732	WD
M-13-25-200-009	6139 ANN ARBOR SALINE	05/18/21	\$550,000	WD
M-13-24-360-022	5939 ANN ARBOR SALINE	01/31/23	\$500,000	WD
06-06-12-477-004	515 S MAIN ST	03/21/22	\$210,000	PTA
D-04-24-300-007	6100 DEXTER PINCKNEY RD	05/18/21	\$650,000	WD
<b>Totals:</b>			<b>\$6,936,482</b>	

Due to a lack of 201 sales in Dexter Township, sales from area Township's and Chelsea City were utilized in the development of the 2024 201 ECF. Style of buildings were chosen that most closely mirror styles of buildings in Dexter Township (gas stations, office buildings, warehouses, restaurants). Final 2024 Commercial ECF: 0.76.

Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$
19-MULTI PARCEL ARMIS LENGTH	\$349,960	\$216,500	32.17	\$469,248	\$175,985	\$173,975	\$315,336
03-ARMIS LENGTH	\$650,000	\$402,600	61.94	\$867,456	\$388,321	\$261,679	\$470,201
19-MULTI PARCEL ARMIS LENGTH	\$365,700	\$220,900	32.01	\$480,681	\$170,258	\$195,442	\$333,788
03-ARMIS LENGTH	\$1,325,000	\$935,900	70.63	\$1,938,337	\$873,656	\$451,344	\$762,119
03-ARMIS LENGTH	\$185,250	\$101,400	54.74	\$334,015	\$37,066	\$148,184	\$245,209
03-ARMIS LENGTH	\$561,000	\$313,800	55.94	\$658,669	\$367,026	\$193,974	\$286,205
03-ARMIS LENGTH	\$662,500	\$366,900	55.38	\$886,009	\$148,933	\$513,567	\$723,332
19-MULTI PARCEL ARMIS LENGTH	\$279,732	\$208,400	74.50	\$471,042	\$54,015	\$225,717	\$298,303
03-ARMIS LENGTH	\$550,000	\$272,500	49.55	\$544,929	\$108,398	\$441,602	\$458,541
03-ARMIS LENGTH	\$500,000	\$242,300	48.46	\$484,657	\$97,740	\$402,260	\$406,425
03-ARMIS LENGTH	\$210,000	\$119,300	56.81	\$266,430	\$52,063	\$157,937	\$153,338
03-ARMIS LENGTH	\$650,000	\$171,000	26.31	\$432,855	\$158,022	\$491,978	\$361,622
	<b>\$6,289,142</b>	<b>\$3,571,500</b>		<b>\$7,834,328</b>		<b>\$3,657,659</b>	<b>\$4,814,420</b>
		<b>Sale. Ratio =&gt;</b>	<b>56.79</b>				
						<b>E.C.F. =&gt;</b>	
						<b>Ave. E.C.F. =&gt;</b>	

E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value	Property Class
0.552	7,742	\$22.47	Warehouses - Distribution	\$161,482	201
0.557	6,316	\$41.43	Office Buildings	\$331,280	201
0.586	7,546	\$25.90	Warehouses - Distribution	\$156,038	201
0.592	6,988	\$64.59	Restaurants	\$722,654	201
0.604	2,340	\$63.33	Warehouses - Distribution	\$29,282	201
0.678	1,780	\$108.97	Medical - Office Buildings	\$322,054	201
0.710	5,400	\$95.11	Office Buildings	\$115,668	201
0.757	2,328	\$96.96	Medical - Office Buildings	\$50,000	201
0.963	5,848	\$75.51	Gas Station	\$65,800	201
0.990	7,102	\$56.64	Day Care Facility	\$69,560	201
1.030	1,197	\$131.94	Medical Office	\$50,000	201
1.360	1,566	\$314.16	Gas Station	\$121,186	201
			<b>\$91.42</b>		
<b>0.760</b>					
<b>0.781</b>					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Percent Trans.	
ARNOLD FRED L	GREAT ARBOR PROPERTIES INC	662,500	01/19/2022	WD	03-ARM'S LENGTH	5468/341	DEED	100	
ARNOLD PATRICIA	ARNOLD FRED L	0	01/31/1995	PTA	21-NOT USED/OTHER	3078/704	PROPERTY TRANSFER		
Property Address		Class: COMMERCIAL-IMPROV Zoning: BD		Building Permit(s)		Date	Number	Status	
2035 HOGBACK RD		School: ANN ARBOR PUBLIC SCHOOLS		SIGN		04/24/2017	PS17-0029		
Owner's Name/Address		P.R.E. 0%		SIGNS		06/15/2016	PE16-0204		
GREAT ARBOR PROPERTIES INC 2911 CARPENTER RD ANN ARBOR, MI 48108-1163		MAP #:		SIGN		06/14/2016	PS16-0026		
Tax Description		2024 Est TCY Tentative		Commercial, Add/Alter/Repair		06/10/2016	PS16-0169		
PI 1-8C-1 (005) 5/89 L 2319 P 622 MEM L/C COM NW COR OF SEC, TH S 0-11 W 212.94 FT TO POB, TH S 89-49 E 33 FT, TH N 39-38 E 26.3 FT, TH N 89-18 E 166.92 FT, TH S 0- 42 E 120 FT, TH S 89-18 W 218.49 FT, TH N 0-11 E 100.47 FT TO POB PART NW 1/4 SEC 1 T3S R6E 0.55 AC		X Improved    Vacant		Land Value Estimates for Land Table WCOM2.COMM-WASHTENAW AVE		* Factors *			
Comments/Influences		Public Improvements		Description		Frontage		Depth	
		Dirt Road		WASHTENAW AVE		00.510 Acres		226,800	
		Gravel Road		WASHTENAW AVE		00.040 Acres		226,800	
		Storm Sewer		0.55 Total Acres		Total Est. Land Value =		115,668	
		Sidewalk		Land Improvement Cost Estimates		Rate		Size % Good	
		Water		Description		3.45		10795	
		Sewer		D/W/P: Asphalt Paving		7.76		900	
		Electric		D/W/P: 4in Concrete		Rate		Size % Good	
		Gas		Commercial Local Cost Land Improvements		1,470.00		57	
		Curb		Description		940.00		57	
		Street Lights		LIGHT PL24' URPL1P2		2		100	
		Standard Utilities		LIGHTS MER URPL1P2		2		100	
		Underground Utilis.		Total Estimated Land Improvements True Cash Value =		33,653			
		Topography of Site		Year		Land Value		Building Value	
		Level		2024		Tentative		Tentative	
		Rolling		2023		57,800		371,900	
		Low		2022		62,400		347,500	
		High		2021		64,100		302,800	
		Landscaped		Year		Land Value		Building Value	
		Swamp		2024		Tentative		Tentative	
		Wooded		2023		57,800		371,900	
		Pond		2022		62,400		347,500	
		Waterfront		2021		64,100		302,800	
		Ravine		Year		Land Value		Building Value	
		Wetland		2024		Tentative		Tentative	
		Flood Plain		2023		57,800		371,900	
				2022		62,400		347,500	
				2021		64,100		302,800	
		Who		When		What		Year	
		BB		09/20/2023		MTT		2024	
		RB		02/08/2022		TRANSFER		2023	
		JR		10/15/2002		FIELD REV1		2022	

2023/09/12

Desc. of Bldg/Section Office Buildings  
 Calculator Occupancy Office Buildings  
 Class: D  
 Quality: Good  
 Story Height: 9  
 Perimeter: 240

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1972  
 Costs are taken from the Office Buildings cost schedules.  
 Class: D  
 Story Height: 9  
 Perimeter: 240

Base Rate for Upper Floors = 201.90  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 28.70 100%  
 Adjusted Square Foot Cost for Upper Floors = 230.60  
 Total Floor Area: 5,400 Base Cost New of Upper Floors = 1,245,240

ECF (COMM - OFFICE, R&D, LAB) 1.019 => TCV of Bldg: 1 = 735,962  
 Replacement Cost/Floor Area= 230.60 Est. TCV/Floor Area= 136.29

Reproduction/Replacement Cost = 1,245,240  
 Overall %Good: 58 /100/100/100/58.0  
 Total Depreciated Cost = 722,239

1972 Year Built  
 1990 Remodeled  
 Type: Finished  
 Heat: No Heating or Cooling

Area: Mezzanine Info \*  
 Type: Good  
 Area: \* Sprinkler Info \*

Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

(1) Excavation/Site Prep:  
 Type: Good

(2) Foundation:  
 Fa Brick/Stone Fa Block  
 Fa Above Ave. Fa Average Fa None  
 Total Fixtures  
 3-piece Baths  
 2-piece Baths  
 Shower Stalls  
 Toilets  
 Wash Bowls  
 Water Heaters  
 Wash Fountains  
 Water Softeners

(3) Frame:  
 Fa Rigid Conduit Fa Incandescent  
 Fa Armored Cable Fa Fluorescent  
 Fa Non-Metallic Fa Mercury  
 Fa Bus Duct Fa Sodium Vapor Transformer

(4) Floor Structure:  
 (9) Sprinklers:  
 (10) Heating and Cooling:  
 Fa Gas Fa Coal Fa Hand Fired  
 Fa Oil Fa Stoker Fa Boiler

(5) Floor Cover:  
 (13) Roof Structure: Slope=

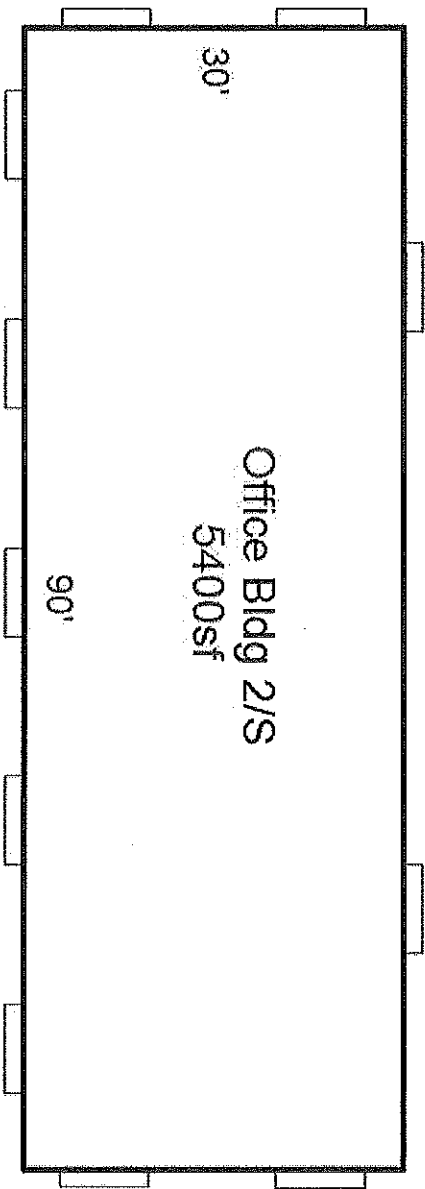
(6) Ceiling:  
 (14) Roof Cover:

(7) Interior:  
 (8) Plumbing:  
 (9) Sprinklers:  
 (10) Heating and Cooling:  
 (11) Electric and Lighting:  
 Outlets:  
 Fixtures:

(12) Miscellaneous:  
 (13) Roof Structure: Slope=  
 (14) Roof Cover:

(15) Exterior Wall:  
 Thickness Bsmnt Insul.

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



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

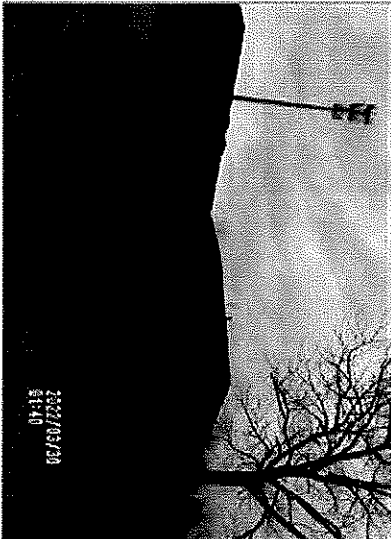
Parcel Number: L-12-01-200-018

Jurisdiction: PITTSFIELD CHARTER TOWNSHIP County: Washtenaw

Printed on

12/20/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
S&M C LLC	BMLG HOLDINGS LLC	650,000	12/13/2022	LC	03-ARM'S LENGTH	5505/516	DEED	100
HART TRUST	S&M C LLC	1	01/04/1995	WD	03-ARM'S LENGTH	3530/818	DEED	
Property Address	Class: COMMERCIAL-IMPROV		Zoning: BD	Building Permitt(s)		Date	Number	Status
2045 HOGBACK RD	School: ANN ARBOR PUBLIC SCHOOLS							
Owner's Name/Address	P.R.E. 0%		Map #:		2024 Est TCV Tentative			
BMLG HOLDINGS LLC 2045 HOGBACK RD ANN ARBOR, MI 48105-9732	X Improved		Vacant		Land Value Estimates for Land Table WCOM2.COMM-WASHTENAW AVE			
Tax Description	Public Improvements		Gravel Road		Paved Road		Storm Sewer	
PI 1-8C-2 (005) 5/89 L 2319 P 622 MEM L/C	COM NW COR OF SEC, TH S 0-11 W 313.41 FT		TO POB, TH N 89-18 E 218.49 FT, TH N 0-42		W 120 FT, TH N 89-18 E 110 FT, TH S 0-42		E 280 FT, TH S 89-18 W 331.22 FT, TH N 0-11 E 159.59 FT TO POB. PART NW 1/4 SEC 1	
135 R&E 1.55 AC	Curb		Street Lights		Standard Utilities		Underground Utils.	
Comments/Influences	Topography of Site		Level		Rolling		Low	
	High		Landscaped		Swamp		Wooded	
	Pond		Waterfront		Ravine		Wetland	
	Flood Plain		Year		Land Value		Building Value	
	Who		When		What		Year	
	BB 12/15/2022		TRANSFER		2023		165,600	
	RAB 03/30/2022		FIELD REVI		2022		165,600	
	JR 07/22/1998		FIELD REVI		2021		165,000	



2023/09/28  
3:14:40



Desc. of Bldg/Section  
 Calculator Occupancy Office Buildings

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1956  
 Costs are taken from the office buildings cost schedules.  
 Calculator Cost Computations

Class: C Quality: Average >>>>>  
 Stories: 1 Story Height: 9 Perimeter: 520

Base Rate for Upper Floors = 145.66  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 27.47 100%  
 Adjusted Square Foot Cost for Upper Floors = 173.13

Total Floor Area: 6,316 Base Cost New of Upper Floors = 1,093,490  
 Eff. Age: 42 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 43/100/100/43.0  
 Reproduction/Replacement Cost = 1,093,490  
 Total Depreciated Cost = 470,201

ECF (COMM - OFFICE, R&D, LAB) 1.019 => TCV of Bldg: 1 = 479,135  
 Replacement Cost/Floor Area= 173.13 Est. TCV/Floor Area= 75.86

Construction Cost

Fa High	Fa Above Ave.	Fa/Ave.	Fa Low
**	**	**	**

Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Forced Air Furnace 0%

Ave. SqFt./Story: 6316  
 Ave. Perimeter: 520  
 Has Elevators: False

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: No Heating or Cooling

1956 Year Built  
 1986 Remodeled

0 Overall Bldg Height  
 \* Mezzanine Info \*  
 \* Sprinkler Info \*

Comments:  
 Area #1:  
 Area #2:  
 Type #2:

Area:  
 Type: Average

(1) Excavation/site Prep:

(7) Interior:

(11) Electric and Lighting:

(39) Miscellaneous:

(2) Foundation:  
 Fa Brick/Stone  
 Fa Block

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

Outlets:  
 Fa Few  
 Fa Average  
 Fa Many  
 Fa Unfinished  
 Fa Typical

(40) Exterior wall:  
 Thickness  
 Bsmnt Insul.

(3) Frame:

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

Fa Flex Conduit  
 Fa Rigid Conduit  
 Fa Armored Cable  
 Fa Non-Metallic  
 Fa Bus Duct  
 Fa Few  
 Fa Average  
 Fa Many  
 Fa Unfinished  
 Fa Typical

(40) Exterior wall:  
 Thickness  
 Bsmnt Insul.

(4) Floor Structure:

(9) Sprinklers:

Fa Fluorescent  
 Fa Mercury  
 Fa Sodium Vapor  
 Fa Transformer

(40) Exterior wall:  
 Thickness  
 Bsmnt Insul.

(5) Floor Cover:

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

(13) Roof Structure:  
 Slope=

(40) Exterior wall:  
 Thickness  
 Bsmnt Insul.

(6) Ceiling:

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

(14) Roof Cover:

(40) Exterior wall:  
 Thickness  
 Bsmnt Insul.



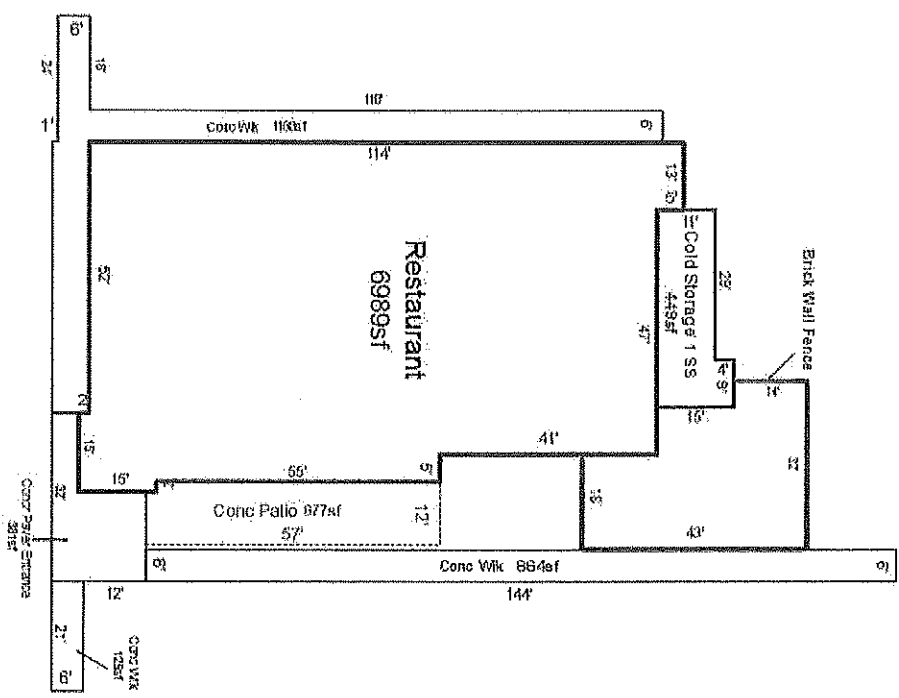
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pct. Trans.	
JK ANN ARBOR LLC	UPH PITTSFIELD LLC	2,000,000	03/17/2023	CD	03-ARM'S LENGTH	5515/955	DEED	100	
ARC CAFEHLD001 LLC	JK ANN ARBOR LLC	1,325,000	05/13/2022	CD	03-ARM'S LENGTH	5485/358	DEED	100.00	
GE CAPITAL FRANCHISE FINA	ARC CAFEHLD001 LLC	2,464,643	07/31/2013	CD	21-NOT USED/OTHER	5059/169	PROPERTY TRANSFER	100.00	
NORTHLAND INVESTMENT INC	GE CAPITAL FRANCHISE FINA	10	09/07/2006	WD	21-NOT USED/OTHER	4584/789	DEED	100.00	
Property Address      3015 LOHR RD      Class: COMMERCIAL-IMPROV      Zoning: FB      Building Permitt(s)      Date      Number      Status									
School: ANN ARBOR PUBLIC SCHOOLS      P.R.E.      0%      Signs      11/15/2023      PZ23-0258      ACTIVE									
MAP #:      2024 Est TCV Tentative      Plumbing      Interior Demo      10/08/2013      PP13-0426      11/03/2009      09-0389M									
UPH PITTSFIELD LLC      49169 ALPHA DRIVE      WIXOM, MI 48393      Land Value Estimates for Land Table WCOM5.COMM-ANN ARBOR-SALINE RD									
Tax Description      Public Improvements      Vacant      Land Value      Description      Frontage      Depth      * Factors *      Rate      Rate Adj.      Reason      Value									
ASSR REQUEST ***FROM 1207115005 01/27/97      Street Road      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
***FROM 1207115006 01/27/97      Gravel Road      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
1207100002 11/01/93      Storm Sewer      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
11/01/93      Sidewalk      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
CONDO      Water      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Comments/Influences      Sewer      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Electric      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Gas      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Curb      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Street Lights      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Standard Utilities      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Underground Utilities      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Topography of Site      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Level      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Rolling      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Low      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      High      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Landscaped      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Swamp      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Wooded      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Pond      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Waterfront      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Ravine      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Wetland      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Level      Flood Plain      1.71      ANN ARBOR-SALINE      01.710      Acres      353,342      100.000      Total Est. Land Value =      604,214									
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
BB	06/02/2023	PERMIT	2024	Tentative	Tentative	Tentative			Tentative
BB	04/11/2023	MTT	2023	361,300	588,800	950,100			950,100
BB	05/10/2022	FIELD REVI	2022	361,300	574,600	935,900	775,000T		775,000C
BB	05/10/2022	FIELD REVI	2021	361,300	592,900	954,200			883,120C



2022/05/10

Desc. of Bldg/Section Calculator Occupancy Restaurants		Construction Cost Fa High Fa Above Ave. Fa Ave. Fa Low *** Calculator Cost Data ***		Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1997 Costs are taken from the Restaurants cost schedules. Class: C Quality: Average Calculator Cost Computations Stories: 1 Story Height: 14 Perimeter: 366 Base Rate for upper Floors = 165.37 (10) Heating system: Complete H.V.A.C. Cost/SqFt: 29.11 100% Adjusted Square Foot Cost for upper Floors = 194.48 Total Floor Area: 6,988 Base Cost New of upper Floors = 1,359,026 6988 Sq. Ft. of sprinklers @ 5.77, Cost New = 40321 Eff. Age: 21 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 53/100/100/100/53.0 Local Cost Items Rate Quantity/Area COLD STOR+32 URIP12P9 86.00 449 ECF (COMM - RESTAURANTS) 1.397 => TCV of Bldg: 1 = 1,064,681 Replacement Cost/Floor Area= 200.25 Est. TCV/Floor Area= 152.36	
Class: C Floor Area: 6988 Gross Bldg Area: 6988 Stories Above Grd: 1 Average Sty Hght: 14 Bsmnt Wall Hght: 0 Depr. Table : 3% Effective Age : 21 Physical %Good : 53 Func. %Good : 100 Economic %Good : 100		Area: Perimeter: Type: Finished Heat: Forced Air Furnace *** Basement Info *** Ave. Perimeter: 366 Has Elevators: False		Area: 6988 Type: Average * Sprinkler Info *	
1997 Year Built 2007 Remodeled 0 Overall Bldg Height Comments:		Area #1: Type #1: Area #2: Type #2:		* Mezzanine Info *	
(1) Excavation/ Site Prep:		(7) Interior:		(11) Electric and Lighting:	
(2) Foundation:		(8) Plumbing:		(13) Roof Structure:	
F Poured Conc Fa Brick/Stone Fa Block		Fa Many Fa Above Ave. Fa Total Fixtures Fa 3-piece Baths Fa 2-piece Baths Fa Shower Stalls Fa Toilets		Fa Few Fa None Fa Average Fa Typical Fa Urinals Fa Wash Bowls Fa Water Heaters Fa Wash Fountains Fa Water Softeners	
(3) Frame:		(9) Sprinklers:		(14) Roof Cover:	
(4) Floor Structure:		(10) Heating and Cooling:		(13) Roof Structure:	
(5) Floor Cover:		F Gas F 011 Fa Coal Fa Stoker Fa Hand Fired Fa Botler		Slope=	
(6) Ceiling:		(11) Electric and Lighting:		(13) Roof Structure:	
(14) Roof Cover:		Outlets:		Fixtures:	
(40) Exterior wall:		Fa Flex Conduit Fa Rigid Conduit Fa Armored Cable Fa Non-Metallic Fa Bus Duct		Fa Few Fa Average Fa Many Fa Unfinished Fa Typical Fa Incandescent Fa Fluorescent Fa Mercury Fa Sodium Vapor Fa Transformer	
Thickness		Bsmnt Insul.		(39) Miscellaneous:	

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



LOHR RD

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

Parcel Number: L-12-17-105-020

Jurisdiction: PITTSFIELD CHARTER TOWNSHIP County: Washtenaw

Printed on

12/20/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OXFORD COMMERCE PARK ASSO	727 W ELLSWORTH STE 6 LLC	673,000	12/13/2021	PTA	19-MULTI PARCEL ARM'S LE	4480/413	PROPERTY TRANSFER	100
D B WAREHOUSE LTD	OXFORD COMMERCE PARK ASSO	0	05/04/2005	LC	21-NOT USED/OTHER		DEED	14.00
Property Address		Class: COMMERCIAL-IMPROV		Zoning: FB	Building Permits(s)	Date	Number	Status
727 W ELLSWORTH RD		School: ANN ARBOR PUBLIC SCHOOLS						
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV Tentative		
727 W ELLSWORTH STE 6 LLC 444 5TH ST ANN ARBOR, MI 48107-8200		X Improved		Vacant		Land Value Estimates for Land Table WCOMI.COMM-STATE ST		
Tax Description		Public Improvements		Dirt Road		Description Frontage Depth * Factors * STATE ST 00.364 Acres 137,200 100,000 3.64%-MD 0.36 Total Acres Total Est. Land Value = 49,941		
NEW PLAT L 4475 P514 UNIT 20, OXFORD COMMERCE PARK SPLIT ON 05/11/2005 FROM L-12-17-100-006;		Gravel Road		Paved Road		Land Improvement Cost Estimates		
Comments/Influences		Storm Sewer		Sewer		Description Rate Size % Good Cash Valu D/W/P: Asphalt Paving 3.43 3770 68 8,79 Sewer 9.89 600 68 4,03 Total Estimated Land Improvements True Cash Value = 12,82		
Gas		Electric		Curb		Street Lights Standard utilities Underground utils.		
Topography of Site		Leveling		Rolling		Low		
		High		Landscaped		Swamp		
		Wooded		Pond		Waterfront		
		Ravine		Wetland		Flood Plain		
Who		When		What		Year		
RB		01/11/2022		TRANSFER		2024		
		Tentative		Tentative		Tentative		
		41,300		143,600		184,900		
		2023		41,300		100,100		
		2022		42,600		69,400		
		2021		42,600		112,000		
		Tentative		Tentative		Tentative		
		148,470C		141,400U		81,906C		



Desc. of Bldg/Section  
 Calculator Occupancy Warehouses - Distribution  
 Warehouse - Distribution  
 Built 1980

Class: C  
 Floor Area: 4000  
 Gross Bldg Area: 4000  
 Stories Above Grd: 1  
 Average Sty Hght: 23  
 Bsmnt Wall Hght: 0

Construction Cost  
 Fa High Fa Above Ave. Fa Ave. Fa Low  
 \*\*\* Calculator Cost Data \*\*\*  
 Quality: Average  
 Heat#1: Package Heating & Cooling 50%  
 Heat#2: Space Heaters, Gas with Fan 50%

Depr. Table : 2.25%  
 Effective Age : 29  
 Physical %Good : 52  
 Func. %Good : 100  
 Economic %Good : 100

1980 Year Built  
 2005 Remodeled  
 Area: Perimeter:  
 Type: Heat: Hot Water, Radiant Floor

24 Overall Bldg Height  
 Area #1: Type #1:  
 Area #2: Type #2:  
 \* Mezzanine Info \*  
 \* Sprinkler Info \*

Comments:  
 Area: Average  
 Type: Average

(1) Excavation/ Site Prep:  
 (7) Interior:  
 (8) Plumbing:  
 (9) Sprinklers:  
 (10) Heating and Cooling:  
 (11) Electric and Lighting:  
 (13) Roof Structure:  
 (14) Roof Cover:

(2) Foundation:  
 F Poured Conc Fa Brick/Stone Fa Block  
 (3) Frame:  
 (4) Floor Structure:  
 (5) Floor Cover:  
 (6) Ceiling:

(10) Heating and Cooling:  
 F Gas Fa Coal Fa Oil Fa Stoker Fa Hand Fired  
 Fa Botler

(11) Electric and Lighting:  
 Outlets: Fixtures:  
 Fa Few Fa Average Fa Many Fa Typical Fa Unfinished Fa Typical

(13) Roof Structure:  
 Slope=  
 (14) Roof Cover:

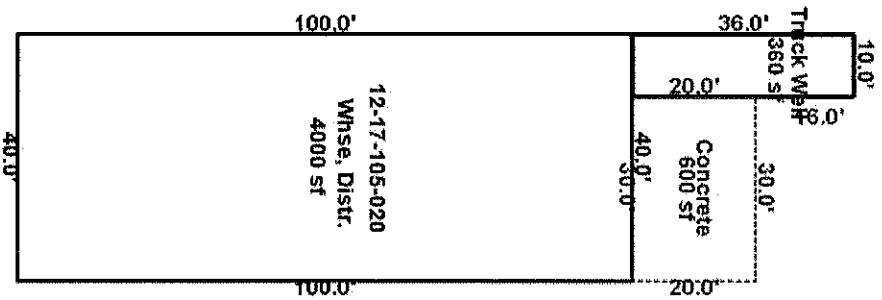
(39) Miscellaneous:  
 Thickness Bsmnt Insul.

(40) Exterior Wall:  
 Thickness Bsmnt Insul.

Cost Estimates for Commercial/Industrial Building/Section: 1  
 Costs are taken from the Warehouses - Distribution cost schedules.  
 Class: C Quality: Average  
 Stories: 1 Story Height: 23  
 Overall Building Height: 24  
 Base Rate for upper floors = 94.47  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 27.04 50%  
 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 7.01 50%  
 Adjusted Square Foot Cost for upper floors = 111.495 Combined Heating System adjustment: 17.025 100%  
 Total Floor Area: 4,000 Base Cost New of Upper Floors = 445,980  
 Eff. Age: 29 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 52 /100/100/100/52.0  
 Local Cost Items Rate Quantity/Area %Good Depr. Cost  
 DOCK WELLS, CAL398 14.30 360 0 2,677  
 ECF (COMM-WHRS-FLEX-SHEDS) 1.211 => TCV of Bldg: 1 = 284,084  
 Replacement Cost/Floor Area= 111.50 Est. TCV/Floor Area= 71.02

Reproduction/Replacement Cost = 445,980  
 Total Depreciated Cost = 231,910

\*\*\* Informe r herein deemed reliable but not guaranteed\*\*\*



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



Parcel Number: L-12-17-105-026

Jurisdiction: PITTSFIELD CHARTER TOWNSHIP County: Washnehaw

Printed on

12/20/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Lib. & Page	Verified By	Pct. Trans.			
OXFORD COMMERCE PARK ASSO	THE ROADARMEL LIVING TRUS	690,000	12/09/2021	CD	19-MULTI PARCEL ARM'S LE	5464/009	DEED	100			
D B WAREHOUSE LTD	OXFORD COMMERCE PARK ASSO	0	05/04/2005	LC	21-NOT USED/OTHER	4480/413	DEED				
Property Address	Class: COMMERCIAL-IMPROV Zoning: FB Building Permit(s) Date Number Status										
727 W ELLSMORTH RD	School: ANN ARBOR PUBLIC SCHOOLS										
Owner's Name/Address	P.R.E. 0% MAP #:										
ROADARMEL LIVING TRUST THE ROADARMEL LIVING TRUST 3661 PIMLICO DRIVE PLEASANTON, CA 94588	2024 Est TCY Tentative										
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table WCOML.COMM-STATE ST								
NEW PLAT L 4475 P514 UNIT 26, OXFORD COMMERCE PARK SPLIT ON 05/11/2005 FROM L-12-17-100-006;	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
Comments/Influences	Dirt Road		STATE ST	0.35	Total Acres	00.347	Acres	137,200	100.000	3.47%-MD	47,608
	Gravel Road		* Factors *							47,608	
	Paved Road		Land Improvement Cost Estimates								
	Storm Sewer		Description	Rate	Size	% Good	Cash Valu				
	Sidewalk		D/W/P: Asphalt Paving	3.43	3594	68	8.38				
	Water		D/W/P: 5th Ren. Conc.	9.89	378	68	2.54				
	Sewer		Total Estimated Land Improvements				10,92				
	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			2024	Tentative	Tentative	Tentative			Tentative		
			2023	39,400	160,700	200,100			158,445C		
			2022	39,400	111,500	150,900			150,900U		
			2021	39,400	76,700	116,100			91,738C		

Desc. of Bldg/Section Warehouses - Distribution  
 Calculator Occupancy  
 Class: C  
 Floor Area: 4000  
 Gross Bldg Area: 4000  
 Stories Above Grd: 1  
 Average Sty Hght: 23  
 Bsmnt Wall Hght: 0

Construction Cost  
 Fa High Fa Above Ave. Fa Ave. Fa Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Package Heating & Cooling 57%  
 Heat#2: Forced Air Furnace 43%  
 Ave. SqFt/Story: 4000  
 Ave. Perimeter: 280  
 Has Elevators: False  
 \*\*\* Basement Info \*\*\*

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980  
 Costs are taken from the Warehouses - Distribution cost schedules.  
 <<<<<< Calculator cost computations >>>>>>  
 Class: C Quality: Average  
 Stories: 1 Story Height: 23 Perimeter: 280  
 Overall Building Height: 24  
 Base Rate for Upper Floors = 94.47  
 Mezzanine 1 Storage Base Rate = 31.11

Deprec. Table : 2.25%  
 Effective Age : 29  
 Physical %Good : 52  
 Func. %Good : 100  
 Economic %Good : 100  
 1980 Year Built  
 2005 Remodeled  
 24 Overall Bldg Height

Area: Perimeter:  
 Type: Heat: Hot Water, Radiant Floor  
 Area #1: 1520 \* Mezzanine Info \*  
 Area #2:  
 Type #2:  
 Area: \* Sprinkler Info \*  
 Type: Average

(1) Excavation/Site Prep:  
 (2) Foundation:  
 F Poured Conc Fa Brick/Stone Fa Block  
 Footings  
 (3) Frame:  
 (4) Floor Structure:  
 (5) Floor Cover:

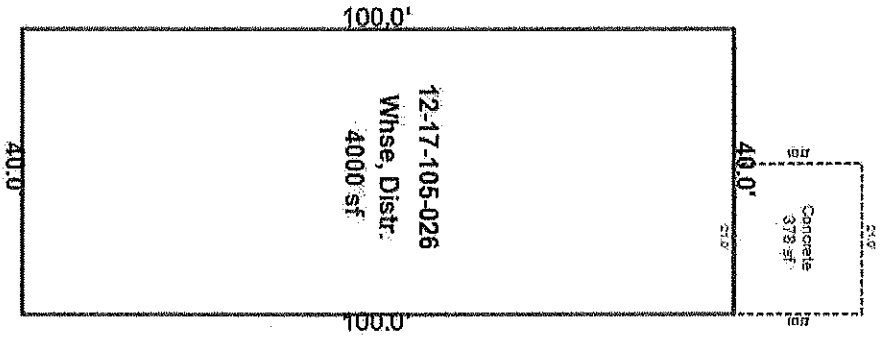
(8) Plumbing:  
 Fa Many Fa Above Ave. Fa Average Typical Fa Few None  
 Total Fixtures  
 3-piece Baths  
 2-piece Baths  
 Shower Stalls  
 Toilets  
 Urinals  
 Wash Bowls  
 Water Heaters  
 Wash Fountains  
 Water Softeners

(10) Heating and Cooling:  
 F Gas Fa Coal Fa Oil Fa Stoker Fa Hand Fired  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 27.04 57%  
 (10) Heating system: Forced Air Furnace Cost/SqFt: 13.89 43%  
 Adjusted square Foot Cost for Upper Floors = 115.8555 Combined Heating System adjustment: 21.3855 100%  
 Total Floor Area: 4,000 Base Cost New of Upper Floors = 463,422  
 Mezzanine 1 Area: 1520 Base Cost New of Mezzanine = 47287  
 Eff. Age: 29 phy.%good/abnr.phy./func./econ./overall %good: 52 /100/100/100/52.0  
 Reproduction/Replacement Cost = 510,709  
 ECF (COMM-WHRS-FLEX-SHEDS) Replacement Cost/Floor Area= 127.68 1.211 => TCV of Bldg: 1 = 321,604  
 Total Depreciated Cost = 265,569 Est. TCV/Floor Area= 80.40

(11) Electric and Lighting:  
 Fa Few Fa Average Fa Many Fa Unfinished Fa Typical Fa  
 Outlets:  
 Fixtures:  
 Fa Rigid Conduit Fa Fluorescent  
 Fa Armored Cable Fa Mercury  
 Fa Non-Metallic Fa Sodium Vapor  
 Fa Bus Duct Fa Transformer

(14) Roof Cover:  
 (13) Roof Structure: Slope=  
 (9) Sprinklers:  
 (7) Interior:  
 (39) Miscellaneous:  
 (40) Exterior wall:  
 Thickness Bsmnt Insul.

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libr & Page	Verified By	Prcnt. Trans.
LWP SOUTH LLC	MAPJ HOLDINGS LLC	185,250	05/12/2021	WD	03-ARM'S LENGTH	5428/292	DEED	100
MICHAEL FAMILY LLC	LWP SOUTH LLC	0	05/28/2019	QC	09-FAMILY	5306/331	DEED	
LWP LLC	MICHAEL FAMILY LLC	1	04/03/2009	QC	21-NOT USED/OTHER	4748/393	DEED	

Property Address: 3901 BESTECH DR STE 300

Class: COMMERCIAL-IMPROV Zoning: I Building Permitt(s):

School: ANN ARBOR PUBLIC SCHOOLS INT REMODEL Date: 03/21/2007 Number: 06-0563

P.R.E. 0%

Owner's Name/Address: MAPJ HOLDINGS LLC 28851 CREEK BEND DR FARMINGTON HILLS, MI 48331

Tax Description	2024 Est TCV	Land Value	Frontage	Depth	Front	Rate	Rate %adj.	Reason	Value
M.D. L4513 P980 UNIT 3, MIDWAY BUILDING CONDO SPLIT ON 10/31/2005 FROM L-12-23-110-008;			0.24	Total Acres	00.242	428,300	100,000		103,649
								Total Est. Land Value =	103,649

Comments/Influences	Level	Rolling	Rate	Size % Good	Arch	Mult	Cash Value
Public Improvements	Low		7.71	210	81		Cash Value 1,31
Dirt Road	High		288	0	100		Cash Value
Gravel Road	Landscaped		820	0	100		
Paved Road	Swamp		3	0	100		
Storm Sewer	Wooded		19	0	100		
Sidewalk	Pond						
Water	Waterfront						
Sewer	Ravine						
Electric	Wetland						
Gas	Flood Plain						
Curb							
Street lights							
Standard utilities							
Underground utils.							
Topography of Site							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
RB	08/24/2021	TRANSFER	2024	Tentative	Tentative	Tentative			Tentative
RB	04/09/2019	REVIEW/COR	2023	14,600	146,800	161,400			123,480C
RB	08/21/2018	FIELD REVI	2022	14,600	103,000	117,600			117,600U
			2021	12,600	88,800	101,400			68,664C



Desc. of Bldg/Section  
 Calculator Occupancy Warehouses - Distribution

Class: C  
 Floor Area: 2340  
 Gross Bldg Area: 2340  
 Stories Above Grd: 1  
 Average Sty Hght: 24  
 Bsmt Wall Hght: 0

Fa High Fa Above Ave. Fa/Ave. Fa Low  
 \*\*\* Calculator Cost Data \*\*\*

Quality: Good  
 Heat#1: Package Heating & Cooling 25%  
 Heat#2: Space Heaters, Gas with Fan 75%

Ave. SqFt/Story: 2340  
 Ave. Perimeter: 138  
 Has Elevators: False

\*\*\* Basement Info \*\*\*  
 Area:  
 Perimeter:

Type:  
 Heat: Hot Water, Radiant Floor

2005 Year Built  
 0: Remodeled

24 Overall Bldg Height  
 Area #1: 588  
 Type #1: Storage  
 Area #2:  
 Type #2:

Comments:  
 Area:  
 Type: Good  
 \* Sprinkler Info \*

(1) Excavation/Site Prep:

(7) Interior:

(8) Plumbing:

(9) Sprinklers:

(10) Heating and Cooling:

(11) Electric and Lighting:

(12) Roof Structure:

(13) Roof Structure:

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(3) Frame:

(2) Foundation:

F Poured Conc Fa Brick/Stone Fa Block

Fa Many Fa Above Ave. Fa Average Typical Fa Few None

Total Fixtures  
 3-piece Baths  
 2-piece Baths  
 Shower stalls  
 Toilets  
 Wash Bowls  
 Water Heaters  
 Wash Fountains  
 Water Softeners

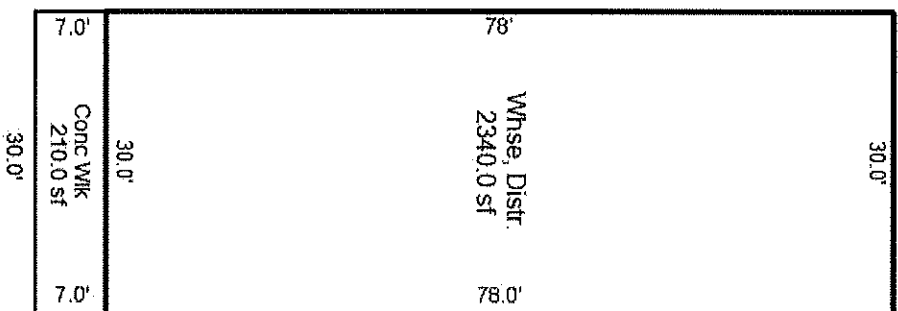
Fa Flex Conduit  
 Fa Rigid Conduit  
 Fa Armored Cable  
 Fa Non-Metallic  
 Fa Bus Duct  
 Fa Incandescent  
 Fa Fluorescent  
 Fa Mercury  
 Fa Sodium Vapor  
 Fa Transformer

F Gas Fa Oil Fa Coal Fa Stoker Fa Hand Fired

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

Reproduction/Replacement Cost = 360,602  
 ECF (COMM-WHRS-FLEX-SHEDS) Rep/Replacement Cost/Floor Area= 154.10 1.211 => TCV of Bldg: 1 = 296,949  
 Eff. Age: 19 phy. %Good/Abnr. phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0  
 Total Depreciated Cost = 245,210  
 Est. TCV/Floor Area= 126.90

\*\*\* Informa here in deemed reliable but not guaranteed\*\*\*



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Lib. & Page	Verified By	Prcnt. Trans.
DIVERSITY WIRELESS LLC	R KAUR LLC	561,000	02/17/2023	WD	03-ARM'S LENGTH	5511/727	DEED	100
FALK SAM & KIM	DIVERSITY WIRELESS LLC	0	10/06/2006	QC	21-NOT USED/OTHER	4587/231	DEED	
TCF BANK	FALK SAM	400,000	11/29/2005	WD	03-ARM'S LENGTH	4534/997	DEED	100.00

Property Address	Class	Zoning	Permit(s)	Date	Number	Status
6180 MICHIGAN AVE	SCHOOL	ANN ARBOR PUBLIC SCHOOLS		12/11/2023	PE23-0665	
	P.R.E.	0%	Alteration	12/05/2023	PM23-1299	
	MAP #:		Low Voltage Electrical	10/31/2023	PE23-0756	
		2024 Est	Tentative	Alteration	10/09/2023	PE23-0681

Owner's Name/Address	2024 Est	TCV	Tentative
R KAUR LLC 4248 ROLLING MEADOWS LN YPSILANTI, MI 48197	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	

Tax Description	Description	Frontage	Depth	Rate	Rate Adj.	Reason	Value
REWRITE W.D. L3052 P053 **FROM 1227100015	Land Improvement Cost Estimates						
05/08/91 PI 27-1C-2 ( 12-90 ) COM AT NE	Description			3.45		Size % Good	Cash Value
COR SEC 27, TH S 01-21-54 W 200.00 FT TO	D/W/P: Asphalt Paving	01.218	Acres	120,101	115,000	CORNER	168,225
POB, TH S 01-21-54 W 119.61 FT, TH 327.05	Commercial Local Cost Land Improvements	00.092	Acres	120,101	0,000	ROW	00
FT ALNG CURV LFT RAD=4533.75 FT CH=S 61-	Description			1,470.00		Size % Good Arch	Cash Value
54-17 W 326.94 FT, TH N 01-21-54 E 280.63	LIGHT PL24, URPIP2			940.00		5	0
FT, TH S 88-36-06 E 284.67 FT TO POB. PT	LIGHTS MER URPIP2					0	100
OF NE 1/4 SEC 27, T3S-R6E, 1.31 AC.	Ad-Hoc Unit-In-Place Items						
	Description						
	Cost per car space						
	Total Estimated Land Improvements			1,430.00		Size % Good	Cash Value
						24	24,02
						70	44,97

Comments/Influences	Level	Rolling	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Low		BB	03/06/2023	TRANSFER	2023	161,000	163,700	324,700			261,089C
	High		JR	07/18/2007	FIELD REV	2022	161,000	152,800	313,800			248,657C
	Landscaped		BB	12/13/2023	PERMIT	2021	162,300	136,000	298,300			240,714C
	Swamp											
	Wooded											
	Pond											
	Waterfront											
	Ravine											
	Wetland											
	Flood Plain											



2023/03/05

Desc. of Bldg/Section  
 Calculator Occupancy Medical - Office Buildings

PHYSICAL THERAPY  
 Medical - Office Buildings  
 BUILT 1980

Class: D  
 Floor Area: 1780  
 Gross Bldg Area: 1780  
 Stories Above Grd: 1  
 Average Sty Hght: 12  
 Bsmnt Wall Hght: 12

Cost Estimates for Commercial/Industrial Building/Section: 1  
 Description of Occupancy: PHYSICAL THERAPY

Depr. Table : 2%  
 Effective Age : 33  
 Physical %Good : 51  
 Func. %Good : 100  
 Economic %Good : 100

Costs are taken from the Medical - Office Buildings cost schedules.  
 <<<<<<  
 Class: D Quality: Average  
 Stories: 1 Story Height: 12  
 Base Rate for Upper Floors = 206.62  
 Storage Basement, Base Rate for Basement = 58.64  
 (Basement Fireproofing Rate = 0.00)

1980 Year Built  
 2007 Remodeled

Base Cost New of Upper Floors = 426,008  
 Base Cost New of Basement = 104,379  
 Reproduction/Replacement Cost = 530,387  
 Overall %Good: 51 /100/100/100/51.0  
 Total Depreciated Cost = 270,497

Overall Bldg Height  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

Local Cost Items  
 CANOPY/STILL URPL1 P1 Rate 27.50 Quantity/Area 1120 %Good 0  
 ECF (COMM - OFFICE, R&D, LAB) Replacement Cost/Floor Area= 297.97 1.019 => TCV of Bldg: 1 = 291,643  
 Est. TCV/Floor Area= 163.84

(1) Excavation/Site Prep:  
 Area:  
 Type: Average

(7) Interior:  
 \* Sprinkler Info \*

(2) Foundation:  
 Fa Brick/Stone  
 Fa Block

(8) Plumbing:  
 Fa Many  
 Fa Above Ave.  
 Fa Average Typical  
 Fa None  
 Total Fixtures  
 3-piece Baths  
 2-piece Baths  
 Shower Stalls  
 Toilets  
 Urinals  
 Wash Bowls  
 Water Heaters  
 Shower Stalls  
 Wash Fountains  
 Water Softeners

(3) Frame:

(11) Electric and Lighting:  
 Outlets:  
 Fa Few  
 Fa Average  
 Fa Many  
 Fa unfinished  
 Fa Typical  
 Fixtures:  
 Fa Few  
 Fa Average  
 Fa Many  
 Fa unfinished  
 Fa Typical

(4) Floor Structure:

(13) Roof Structure:  
 Slope=

(5) Floor Cover:

(14) Roof Cover:

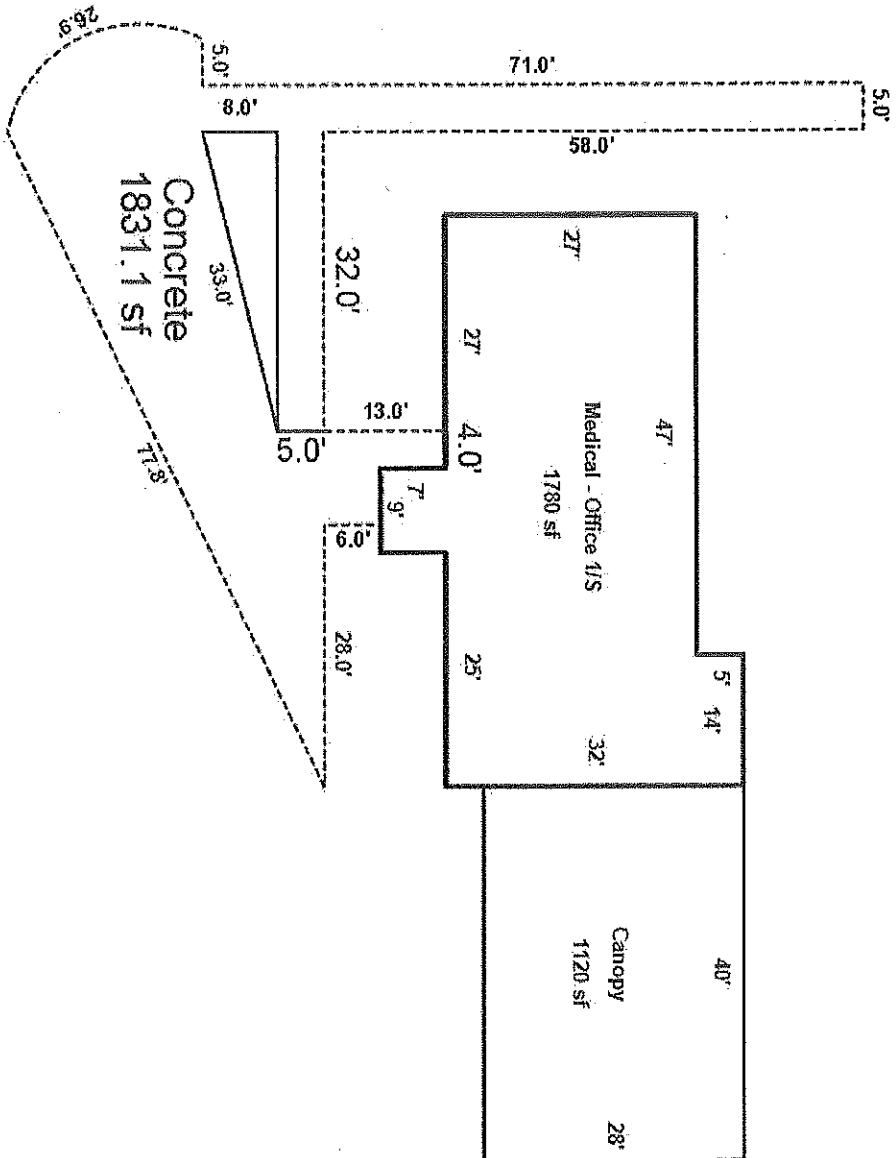
(6) Ceiling:  
 Fa Gas  
 Fa Oil  
 Fa Coal  
 Fa Stoker  
 Fa Hand Fired  
 Fa Boiler

(9) Sprinklers:  
 (10) Heating and Cooling:  
 Fa Gas  
 Fa Oil  
 Fa Coal  
 Fa Stoker  
 Fa Hand Fired  
 Fa Boiler

(39) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness  
 Bsmnt Insul.

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





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



12/20/2023  
11:23 AM

Valuation Report

AssessmentRoll Roll:  
PITTSFIELDTWP 2024

L -12-01-200-017	2024 Est. T.C.V.	GREAT ARBOR PROPERTIES INC
Property Class: 201		2035 HOGBACK RD
) #:	PITTSFIELD CHARTER TOWNSHIP	ANN ARBOR, MI 48105-9490

Land Value Estimates for Land Table WCOM2.COMM-WASHTENAW AVE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WASHTENAW AVE			00.510	Acres	226,800	100.000		115,668
WASHTENAW AVE			00.040	Acres	226,800	0.000	ROW	00
0.55 Total Acres							Total Est. Land Value =	115,668

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
D/W/P: Asphalt Paving	3.45	10795	70	26,070		
D/W/P: 4in Concrete	7.76	900	69	4,819		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
LIGHT PL24' UIP11P2	1,470.00	2	57	100		1,676
LIGHTS MER UIP11P2	940.00	2	57	100		1,072
Total Estimated Land Improvements True Cash Value =						33,637

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1972

Costs are taken from the Office Buildings cost schedules.

<<<< Calculator Cost Computations >>>>

Class: D Quality: Good  
 Stories: 2 Story Height: 9 Perimeter: 240

Base Rate for Upper Floors = 201.90

(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.70 100%  
 'justed Square Foot Cost for Upper Floors = 230.60

Total Floor Area: 5,400 Base Cost New of Upper Floors = 1,245,240

Reproduction/Replacement Cost = 1,245,240

Eff. Age: 27 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 58 /100/100/100/58.0  
 Total Depreciated Cost = 722,239

ECF (COMM - OFFICE, R&D, LAB) 1.019 => TCV of Bldg: 1 = 735,962  
 Replacement Cost/Floor Area= 230.60 Est. TCV/Floor Area= 136.29

2024 Est. T.C.V. L -12-01-200-017 = 885,267

Est. TCV/Total Floor Area = 163.94

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
429,700	429,700	429,700	349,000	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,934	0	0	-63250	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative



12/20/2023  
11:23 AM

Valuation Report

AssessmentRoll Roll:  
PITTSFIELDTWP 2024

L -12-07-115-010	2024 Est. T.C.V.	UPH PITTSFIELD LLC
Property Class: 201		3015 LOHR RD
Parcel #:	PITTSFIELD CHARTER TOWNSHIP	ANN ARBOR, MI 48108

Land Value Estimates for Land Table WCOM5.COMM-ANN ARBOR-SALINE RD

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
ANN ARBOR-SALINE			01.710 Acres		353,342 100.000	604,214
1.71 Total Acres					Total Est. Land Value =	604,214

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.43	40000	73	100,156
D/W/P: 4in Concrete	7.71	2539	73	14,290
D/W/P: 4in Concrete	7.71	677	73	3,811

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
TRASH ENCLOSURES/SF	22.00	900	0		100	0
CONC,CURB LF UIP11P2	10.30	975	73		100	7,331
LIGHT PL24' UIP11P2	1,470.00	5	73		100	5,365
LIGHTS MER UIP11P2	940.00	12	73		100	8,234
FENCE/WD LF UIP13P7	19.10	24	73		100	334

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
8" concrete block, reinforced (Ave.)	12.50	672	74	6,216
Spotlights or luminaires, decorative, ea.	325.00		30	54 5,265
Total Estimated Land Improvements True Cash Value =				151,002

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1997

Costs are taken from the Restaurants cost schedules.

<<< Calculator Cost Computations >>>>

Class: C Quality: Average

Stories: 1 Story Height: 14 Perimeter: 366

Base Rate for Upper Floors = 165.37

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 29.11 100%

Adjusted Square Foot Cost for Upper Floors = 194.48

Total Floor Area: 6,988 Base Cost New of Upper Floors = 1,359,026

6988 Sq.Ft. of Sprinklers @ 5.77, Cost New = 40321

Reproduction/Replacement Cost = 1,399,347

Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0

Total Depreciated Cost = 741,654

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
COLD STOR+32 UIP12P9	86.00	449	0	20,465

ECF (COMM - RESTAURANTS) 1.397 => TCV of Bldg: 1 = 1,064,681

Replacement Cost/Floor Area= 200.25 Est. TCV/Floor Area= 152.36

2024 Est. T.C.V. L -12-07-115-010 = 1,819,897

Est. TCV/Total Floor Area = 260.43

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
950,100	950,100	950,100	950,100	5.00	
2024 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-40,151	0	-40151	0	
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative



12/20/2023  
11:23 AM

Valuation Report

Assessment Roll Roll:  
PITTSFIELDTWP 2024

L -12-17-105-026	2024 Est. T.C.V.	ROADARMEL LIVING TRUST
Property Class: 201		727 W ELLSWORTH RD
p #:	PITTSFIELD CHARTER TOWNSHIP	ANN ARBOR, MI 48108-3320

Land Value Estimates for Land Table WCOM1.COMM-STATE ST

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STATE ST			00.347	Acres	137,200	100.000	3.47%-MD	47,608
0.35 Total Acres								Total Est. Land Value = 47,608

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.43	3594	68	8,382
D/W/P: 5in Ren. Conc.	9.89	378	68	2,542
Total Estimated Land Improvements True Cash Value =				10,924

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the warehouses - Distribution cost schedules.

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

Class: C Quality: Average  
 Stories: 1 Story Height: 23 Perimeter: 280  
 Overall Building Height: 24

Base Rate for Upper Floors = 94.47  
 Mezzanine 1 Storage Base Rate = 31.11

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.04 57%  
 (10) Heating system: Forced Air Furnace Cost/SqFt: 13.89 43%  
 Combined Heating System adjustment: 21.3855 100%  
 Adjusted Square Foot Cost for Upper Floors = 115.8555

tal Floor Area: 4,000 Base Cost New of Upper Floors = 463,422  
 Mezzanine 1 Area: 1520 Base Cost New of Mezzanine = 47287

Reproduction/Replacement Cost = 510,709  
 Eff.Age:29 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0  
 Total Depreciated Cost = 265,569

ECF (COMM-WHRS-FLEX-SHEDS) 1.211 => TCV of Bldg: 1 = 321,604  
 Replacement Cost/Floor Area= 127.68 Est. TCV/Floor Area= 80.40

2024 Est. T.C.V. L -12-17-105-026 = 380,136

Est. TCV/Total Floor Area = 95.03

2023 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
200,100	200,100	200,100	158,445	5.00	
2024 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-10,032	0	0	7922	0
2024 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative







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Parcel Number: 8104006-06-12-477-004 Jurisdiction: CHELSEA

County: WASHTEENAW

Printed on

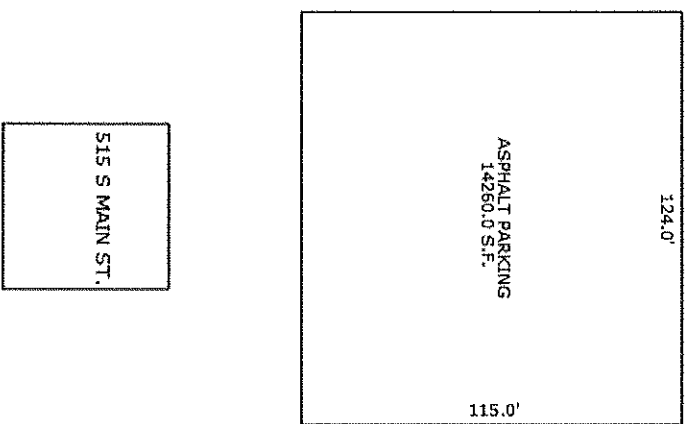
12/21/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prct. Trans.			
BIEDRON RONALD M DDS	MARNIE GRANT DDS PLLC	210,000	03/21/2022	PTA	03-ARM'S LENGTH			100.0			
VILLAGE PROFESSIONAL CENTRE	BIEDRON RONALD M DDS	0	03/13/2007	OTH	21-NOT USED/OTHER	4615/0945		0.0			
VILLAGE PROFESSIONAL CENTRE	BIEDRON RONALD M DDS	0	11/29/2006	WD	21-NOT USED/OTHER	4602/0124		100.0			
VILLAGE PROFESSIONAL CENTRE	VILLAGE PROFESSIONAL CENTRE	0	12/08/2005	QC	21-NOT USED/OTHER	4526/0965		0.0			
Class: COMMERCIAL-IMPROVEMENT Zoning: O1 OFF/Building Permit(s)											
School: CHELSEA SCHOOL DISTRICT											
P.R.E. 0%											
Owner's Name/Address											
MARNIE GRANT DDS PLLC											
515 S MAIN ST STE 4											
CHELSEA MI 48118											
Tax Description											
NEW CONDOMINIUM MD L4590 E523 UNIT 4, VILLAGE PROFESSIONAL CENTER SPLIT ON 01/04/2007 FROM 06-06-12-475-014;											
Comments/Influences											
VILLAGE PROF CENTER UNIT 4 15.93%											
11/11/06: 06-06-12-475-014 IS GO CONDO WITH 4 UNITS SPLIT ON 01/04/2007 INTO 06-06-12-477-001, 06-06-12-477-002, 06-06-12-477-003, 06-06-12-477-004;											
Public Improvements											
X	Improved	2024 Est	TCV Tentative	Land Value Estimates for Land Table 50050.50050 MAIN ST COM							
X	Vacant			* Factors *							
X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	Adj. Reason	Value
X	Gravel Road			FRONT FOOT	22.44	264.00	1.0000	1.1489	1742	100	44,912
X	Paved Road			22 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value = 44,912
X	Storm Sewer			Land Improvement Cost Estimates							
X	Sidewalk			Description							
X	Water			Ad-Hoc Unit-In-Place Items							
X	Sewer			Description							
X	Electric			/C116/SUBDC/RESSI/STR1/PAVACSA							
X	Gas			Total Estimated Land Improvements True Cash Value =							
X	Curb			Rate							
X	Street Lights			Rate							
X	Standard Utilities			Size % Good							
X	Underground Utilis.			Cash Value							
Topography of Site											
X	Level			Rate							
X	Rolling			Size % Good							
X	Low			Cash Value							
X	High			Rate							
X	Landscaped			Size % Good							
X	Swamp			Cash Value							
X	Wooded			Rate							
X	Pond			Size % Good							
X	Waterfront			Cash Value							
X	Ravine			Rate							
X	Wetland			Size % Good							
X	Flood Plain			Cash Value							
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
PH2	11/11/2006	INSPECTED	2023	25,000	104,400	129,400			129,400S		
GP2	10/04/2006	DATA ENTER	2022	25,000	102,900	127,900			82,244C		
IMP	05/23/1991	INSPECTED	2021	25,000	94,300	119,300			79,617C		



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



Sketch by Apev Sketch  
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: VILLAGE PRO CTR - UNIT 1  
 Calculator Occupancy: Medical - Office Buildings  
 Class: D  
 Floor Area: 7,511  
 Gross Bldg Area: 7,511  
 Stories Above Grd: 1  
 Average Sty Hght: 9  
 Bsmnt Wall Hght: 12

Construction Cost

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

<<<<<<  
 Class: D Quality: Average  
 Stories: 1 Story Height: 9  
 Overall Building Height: 9  
 Base Rate for Upper Floors = 164.28  
 Storage Basement Basement, Base Rate for Basement = 57.95  
 (Basement Fireproofing Rate = 0.00)

Dep. Table : 1.75%  
 Effective Age : 26  
 Physical %Good: 63  
 Func. %Good : 100  
 Economic %Good: 100

1985 Year Built  
 2007 Remodeled  
 9 Overall Bldg Height

Area: 1702  
 Perimeter: 379  
 Heat: No Heating or Cooling  
 Area #1: \* Mezzanine Info \*  
 Type #1:  
 Area #2:  
 Type #2:  
 Area: \* Sprinkler Info \*  
 Type: Average

Area: 1702  
 Perimeter: 379  
 Heat: No Heating or Cooling  
 Area #1: \* Mezzanine Info \*  
 Type #1:  
 Area #2:  
 Type #2:  
 Area: \* Sprinkler Info \*  
 Type: Average

Area: 1702  
 Perimeter: 379  
 Heat: No Heating or Cooling  
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 Type #2:  
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 Type: Average

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 Type #1:  
 Area #2:  
 Type #2:  
 Area: \* Sprinkler Info \*  
 Type: Average

Area: 1702  
 Perimeter: 379  
 Heat: No Heating or Cooling  
 Area #1: \* Mezzanine Info \*  
 Type #1:  
 Area #2:  
 Type #2:  
 Area: \* Sprinkler Info \*  
 Type: Average

Area: 1702  
 Perimeter: 379  
 Heat: No Heating or Cooling  
 Area #1: \* Mezzanine Info \*  
 Type #1:  
 Area #2:  
 Type #2:  
 Area: \* Sprinkler Info \*  
 Type: Average

Calculator Cost Computations

Base Cost New of Upper Floors = 1,429,268  
 Base Cost New of Basement = 98,631

Reproduction/Replacement Cost = 1,527,899  
 Total Depreciated Cost = 962,576  
 Contribution to Total Building Cost = 153,338

ECF (50011 COMMERCIAL B) 1.398 => TCV of Bldg: 1 = 214,367  
 Replacement Cost/Floor Area = 203.42 Est. TCV/Floor Area = 28.54

Weighting Factor (%): 15.93

Eff. Age: 26 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 63 /100/100/100/63.0

Base Rate for Upper Floors = 164.28

Storage Basement Basement, Base Rate for Basement = 57.95

(Basement Fireproofing Rate = 0.00)

Adjusted Square Foot Cost for Upper Floors = 190.29

Adjusted Square Foot Cost for Basement = 57.95

Total Floor Area: 7,511

Basement Area: 1,702

Perimeter: 379

Cost/SqFt: 26.01 100%

Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 190.29

Adjusted Square Foot Cost for Basement = 57.95

Base Cost New of Upper Floors = 1,429,268

Base Cost New of Basement = 98,631

Reproduction/Replacement Cost = 1,527,899

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(Basement Fireproofing Rate = 0.00)

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Adjusted Square Foot Cost for Basement = 57.95

Total Floor Area: 7,511

Basement Area: 1,702

Perimeter: 379

Cost/SqFt: 26.01 100%

Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 190.29

Adjusted Square Foot Cost for Basement = 57.95

Base Cost New of Upper Floors = 1,429,268

Base Cost New of Basement = 98,631

Reproduction/Replacement Cost = 1,527,899

Total Depreciated Cost = 962,576

Contribution to Total Building Cost = 153,338

ECF (50011 COMMERCIAL B) 1.398 => TCV of Bldg: 1 = 214,367

(1) Excavation/Site Prep: Footings

(2) Foundation: Brick/Stone Block

(3) Frame: Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets

(4) Floor Structure: Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(5) Floor Cover: (9) Sprinklers:

(6) Ceiling: (10) Heating and Cooling: Gas Oil Coal Stoker Hand Fired Boiler

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

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

(9) Sprinklers: Outlets: Few Average Many Unfinished Typical

(10) Heating and Cooling: Fixtures: Few Average Many Unfinished Typical

(11) Electric and Lighting: Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct

(12) Roof Structure: Incandescent Fluorescent Mercury Sodium Vapor Transformer

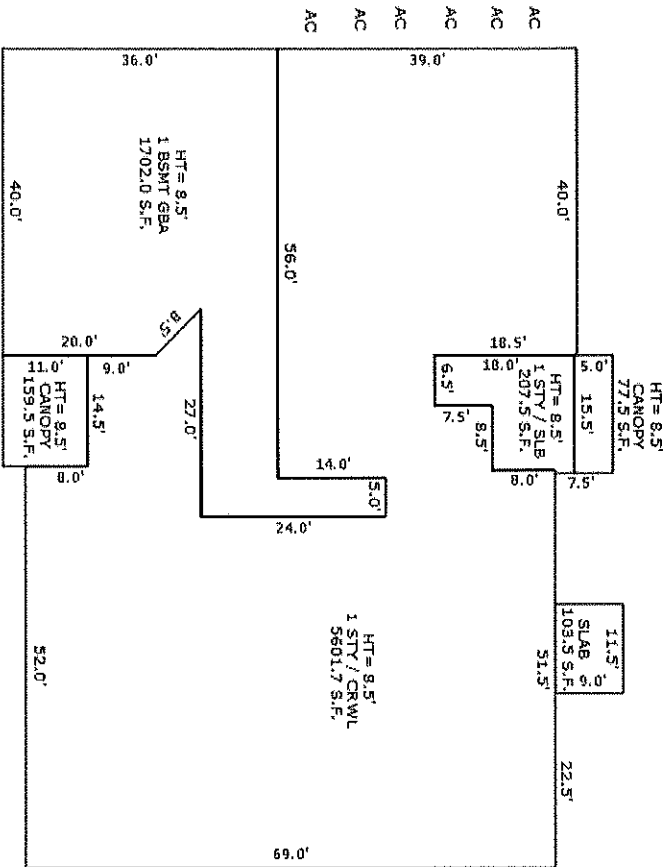
(13) Roof Structure: Slope=0

(14) Roof Cover: (40) Exterior Wall: Thickness Bsmnt Insul.

(39) Miscellaneous:

(40) Exterior Wall: Thickness Bsmnt Insul.

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



Sketch by Apex Sketch  
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Parcel Number: 8104006-06-12-477-002 Jurisdiction: CHELSEA

County: WASHTEENAW

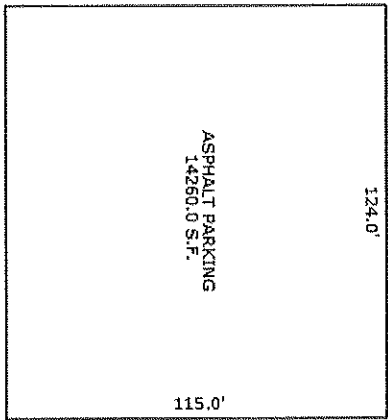
Printed on 12/21/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.	
LUTCHKA-USITALO REAL ESTATE	CURTIS RENTALS LLC	279,732	08/26/2021	WD	19-MULTI PARCEL ARM'S LEN	5445/606	DEED	100.0	
VILLAGE PROFESSIONAL CENTRE	LUTCHKA-USITALO REAL ESTATE	0	02/22/2007	WD	21-NOT USED/OTHER	4614/0963	PROPERTY TRANSFER	0.0	
VILLAGE PROFESSIONAL CENTRE	VILLAGE PROFESSIONAL CENTRE	0	12/08/2005	QC	21-NOT USED/OTHER	4526/0965	PROPERTY TRANSFER	0.0	
Property Address	Class: COMMERCIAL-IMPROV Zoning: 01 OFF/Building Permit(s)								
515 S MAIN ST STE 2	School: CHELSEA SCHOOL DISTRICT		P.R.E. 0%		Mechanical		Date	Number	Status
Owner's Name/Address	CURTIS RENTALS LLC 1235 WINIFRED STREET JACKSON MI 49202		2024 Est TCV Tentative		Mechanical-A/C		08/15/2007	07-18905	CLOSED
Tax Description	NEW CONDOMINIUM MD E4590 P523 UNIT 2, VILLAGE PROFESSIONAL CENTER SPLIT ON 01/04/2007 FROM 06-06-12-475-014;		Land Value Estimates for Land Table 50050.50050 MAIN ST COM		Plumbing		07/16/2007	07-18733	CLOSED
Comments/Influences	VILLAGE PROF CENTER UNIT 2 30.99% 11/11/06: 06-06-12-475-014 IS GO CONDO WITH 4 UNITS SPLIT ON 01/04/2007 INTO 06-06-12-477-001, 06-06-12-477-002, 06-06-12-477-003, 06-06-12-477-004;		Description Frontage Depth Front Depth Rate %Adj. Reason FRONT FOOT 47.52 264.00 1.0000 1.1489 1742 100 48 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 95,107		Electrical		07/09/2007	07-18668	CLOSED
	X Improved		* Factors *		Mechanical		06/26/2007	07-18624	CLOSED
	X Vacant		Land Improvement Cost Estimates		Public Improvements				
			Description Frontage Depth Front Depth Rate %Adj. Reason FRONT FOOT 47.52 264.00 1.0000 1.1489 1742 100 48 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 95,107		Dirt Road				
			Ad-Hoc Unit-In-Place Items		Gravel Road				
			Description /CIBL/SUBDC/RESSI/STRI/PAVACSA Total Estimated Land Improvements True Cash Value = 4,015		Paved Road				
			Work Description for Permit 07-18905, Issued 08/15/2007: REPLACE TWO FURNACES REPLACE TWO A/C'S		Storm Sewer				
			Work Description for Permit 07-18733, Issued 07/16/2007: REMODEL FLOOR SPACE TWO ROUGH AND ONE FINAL PLUMBING INSPECTION		Water				
			Work Description for Permit 07-18668, Issued 07/09/2007: REDO LIGHTS AND PLUGS 3 ROUGH AND 3 FINAL INSPECTIONS		Sewer				
			Work Description for Permit 07-18624, Issued 06/26/2007: A/C INSTALLATION DR USITALO'S OFFICE		Electric				
			Work Description for Permit 07-18294, Issued 04/26/2007: REMODEL OFFICE AND ADD TWO BATHROOMS PER APPROVED PLANS		Curb				
			Work Description for Permit 07-18268, Issued 04/20/2007: HVAC WORK ON REMODEL INCLUDING FURNACE REPLACEMENT		Street Lights				
			Work Description for Permit 07-18199, Issued 04/05/2007: ROUGH AND FINAL		Standard Utilities				
					Underground Utilis.				
					Topography of Site				
					Level Rolling				
					Low				
					High				
					Landscaped				
					Swamp				
					Wooded				
					Pond				
					Waterfront				
					Ravine				
					Wetland				
					Flood Plain				
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	PH2	11/11/2006 INSPECTED	2024	25,000	203,000	228,000			228,000S
	GF2	10/04/2006 DATA ENTER	2023	25,000	200,200	225,200			225,200S
	IMP	05/23/1991 INSPECTED	2022	25,000	183,400	208,400			225,200S
			2021	25,000	183,400	208,400			147,156C



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



Sketch by Apen Sketch

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



Desc. of Bldg/Section: VILLAGE PRO CTR - UNIT 1  
 Calculator Occupancy: Medical - Office Buildings  
 Class: D  
 Floor Area: 7,511  
 Gross Bldg Area: 7,511  
 Stories Above Grd: 1  
 Average Stly Hght: 9  
 Bsmnt Wall Hght: 12

Construction Cost  
 High Above Ave. Ave. X Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Package Heating & Cooling 100%  
 Heat#2: Zoned A.C. Warm & Cooled Air 0%  
 Ave. SqFt./Story: 7511  
 Ave. Perimeter: 379  
 Has Elevators:

Deprec. Table : 1.75%  
 Effective Age : 26  
 Physical %Good: 63  
 Func. %Good : 100  
 Economic %Good: 100

1985 Year Built  
 2007 Remodeled  
 9 Overall Bldg Height  
 Area: 1702  
 Perimeter:  
 Type: Storage Basement  
 Heat: No Heating or Cooling

Area #1:  
 Type #1:  
 Area #2:  
 Type #2:  
 \* Sprinkler Info \*  
 Area:  
 Type: Average

(1) Excavation/Site Prep:  
 (2) Foundation:  
 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: Few Average Many Unfinished Typical  
 Fixtures: Few Average Many Unfinished Typical  
 Flex Conduit  
 Rigid Conduit  
 Armored Cable  
 Non-Metallic Bus Duct  
 Slope=0

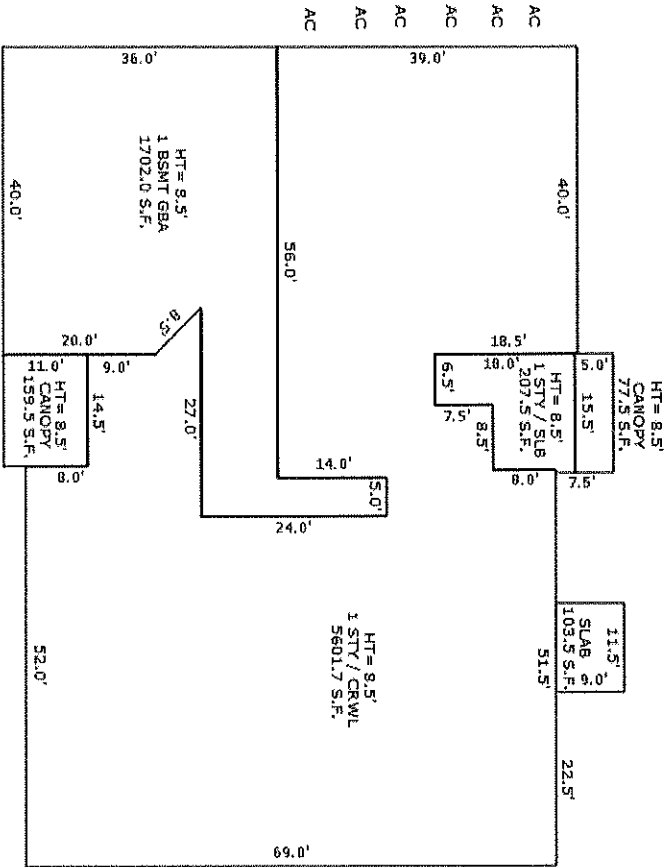
(13) Roof Structure:  
 (14) Roof Cover:

(39) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

<<<<<<  
 Class: D Quality: Average  
 Stories: 1 Story Height: 9  
 Overall Building Height: 9  
 Base Rate for Upper Floors = 164.28  
 Storage Basement Basement, Base Rate for Basement = 57.95  
 (Basement Fireproofing Rate = 0.00)  
 Perimeter: 379  
 Reproduction/Replacement Cost = 1,527,899  
 Total Depreciated Cost = 962,576  
 Contribution to Total Building Cost = 298,302  
 ECF (50011 COMMERCIAL B) 1.398 => TCV of Bldg: 1 = 417,027  
 Replacement Cost/Floor Area= 203.42 Est. TCV/Floor Area= 55.52  
 Total Floor Area: 7,511 Base Cost New of Upper Floors = 1,429,268  
 Basement Area: 1,702 Base Cost New of Basement = 98,631  
 Eff. Age: 26 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 63 /100/100/63.0  
 Weighting Factor (%): 30.99 Contribution to Total Building Cost = 298,302  
 Base Cost New of Upper Floors = 1,429,268  
 Base Cost New of Basement = 98,631

>>>>>>

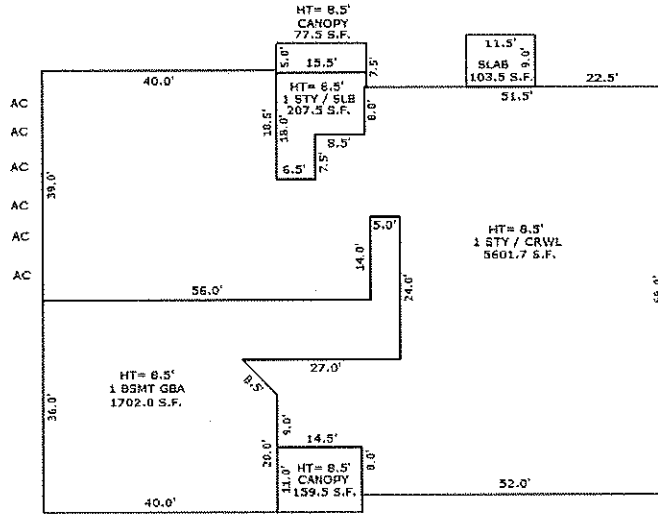
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex Sketch  
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Parcel Number: 8104006-06-12-477-002, Commercial/Industrial Buid

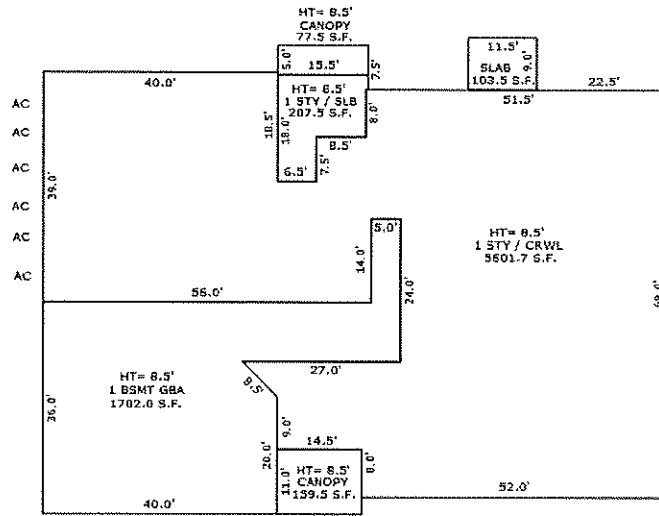


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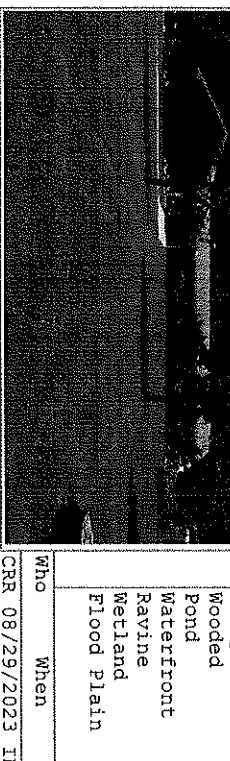
Parcel Number: 8104006-06-12-477-004, Commercial/Industrial Bui



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.			
CHILDREN'S CREATIVE LEARN	CCIC HOLDINGS, LLC	500,000	01/31/2023	WD	03-ARM'S LENGTH	5510/679	PROPERTY TRANSFER	100.0			
SALINE EARLY CHILDHOOD CEN	CHILDREN'S CREATIVE LEARN	450,000	09/04/2008	WD	03-ARM'S LENGTH	4698/495	OTHER	100.0			
MICHIGAN BAPTIST CONVENTIO	SALINE EARLY CHILDHOOD CEN	425,000	06/10/2003	WD	03-ARM'S LENGTH	4286/103	OTHER	100.0			
Property Address	Class: COMMERCIAL-IMPROVE	Zoning: R-1	Building Permitt(s)	Date	Number	Status					
5939 ANN ARBOR SALINE RD	School: SALINE AREA SCHOOL DISTRICT	P.R.E. 0%	MAP #:	08/27/2010	10-00456						
Owner's Name/Address	2024 Est TCV Tentative		Land Value Estimates for Land Table ZZ.COMMERCIAL								
CCIC HOLDINGS, LLC 5939 ANN ARBOR SALINE RD SALINE MI 48176	X Improved	Vacant	Description Frontage Depth Front Depth Rate %adj. Reason Value								
Tax Description	Public Improvements	Dirt Road		COMMERCIAL LAND	2.956 Acres	22,686	100	67,060			
LO 24-88-1 (013) 5/89 L 2323 P 071 W/D	Gravel Road	Paved Road		COMMERCIAL ROW	0.60 Acres	0	100	0			
COM SW COR OF SEC, TH N 0-33 E 293.04 FT	Storm Sewer	Sidewalk		* Factors *							
TO POB, TH N 0-33 E 332.46 FT, TH S 89-25	Water	Sewer		Land Improvement Cost Estimates							
E 464.46 FT, TH S 0-16 W 332.46 FT, TH N	Electric	Curb		Description	Rate	Size % Good	Cash Value				
89-25 W 464.46 FT TO POB PART SW 1/4 SEC	Gas	Street Lights		D/W/P: Asphalt Paving	3.43	16200	36	20,004			
24 T3S R5E 3.56 AC	Standard Utilities	Underground Utilis.		D/W/P: 4in Concrete	7.71	1000	36	2,776			
Comments/Influences	Topography of Site	Level		Ad-Hoc Unit-In-Place Items	Rate	Size % Good	Cash Value				
2024 ROLL- REPRICED HOUSE AS DAYCARE	Level	Rolling		Description	10.00	600	90	5,400			
CENTER 201 BUILDING	Rolling	Low		20X30 CANOPY PLAY AREA	10.00	600	90	28,180			
	Low	High		Total Estimated Land Improvements True Cash Value. =							
	High	Landscaped									
	Landscaped	Swamp									
	Swamp	Wooded									
	Wooded	Pond									
	Pond	Waterfront									
	Waterfront	Ravine									
	Ravine	Wetland									
	Wetland	Flood Plain									
	Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		CRR 08/29/2023	INSPECTED		2024	Tentative	Tentative	Tentative			Tentative
		JR 10/24/2008	TRANSFER		2023	39,800	220,200	260,000			231,798C
					2022	50,000	187,200	237,200			220,760C
					2021	55,000	175,700	230,700			213,708C



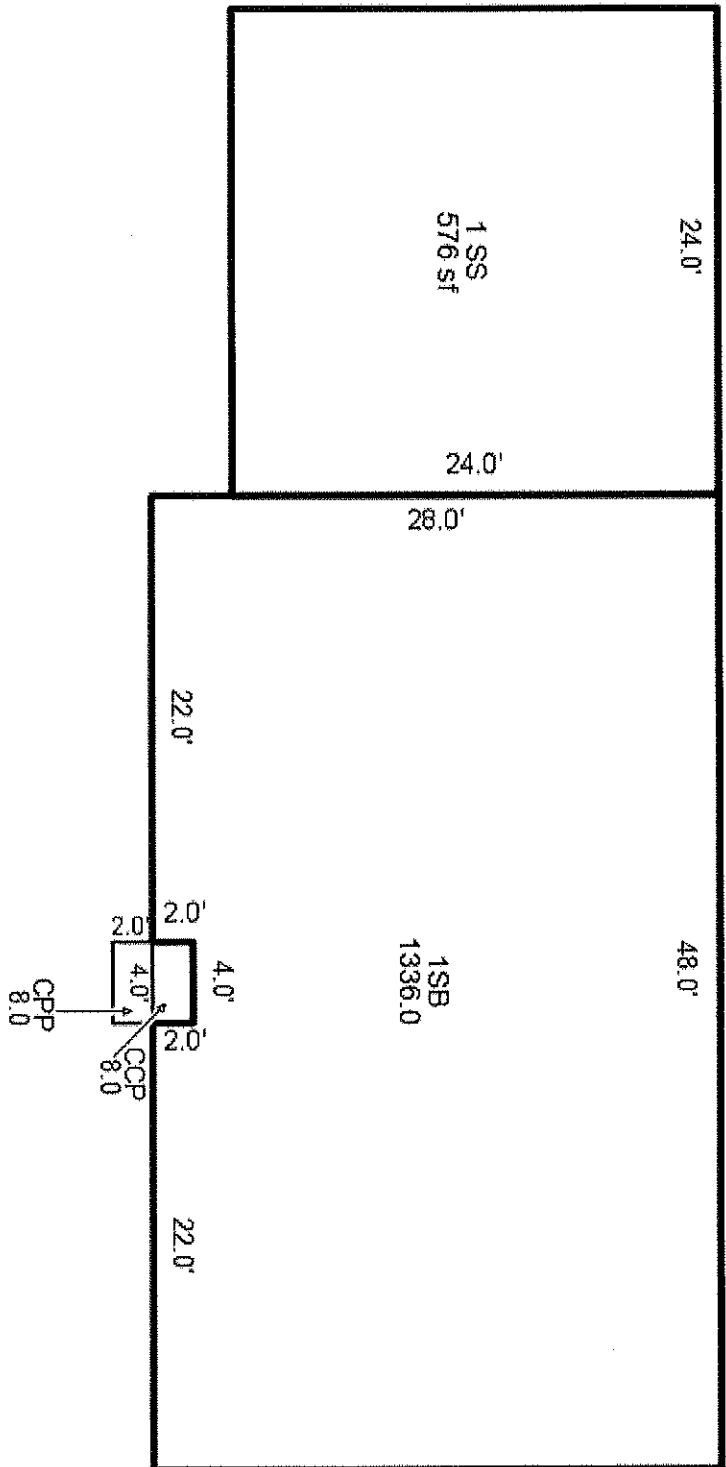
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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Oil Elec. Steam	Appliance Allow. Cook Top 1 Dishwasher 1 Garbage Disposal Bath Heater Vent Fan Hot Tub	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type 16 CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmt Garage: Carpport Area: Roof:	
X Wood Frame	(4) Interior Drywall Plaster Paneled Wood T&G Trim & Decoration	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Cell. Radiant Radiant (In-Floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Class: C +10 Effec. Age: 40 Floor Area: 1,912 Total Base New: 343,387 Total Depr Cost: 0 Estimated T.C.V: 0	E.C.F. X 0.976		
Building Style: 1 STY	Size of Closets Lg X Ord Small	Central Air Wood Furnace					
Yr Built 1990	Ex X Ord Min	(12) Electric 0 Amps Service					
Condition: Good	Doors: Solid X H.C.	No./Qual. of Fixtures X Ex. Ord. Min					
Room List	(5) Floors	No. of Elec. Outlets					
Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:	(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink	Other Additions/Adjustments Exterior Brick Veneer Plumbing 2 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 200 Feet Built-Ins Dishwasher Garbage Disposal Porches CCP (1 Story)	Foundation Basement Slab Total:	Size 1,336 576 Total:	Cost New 7,116 3,351 1,466 5,244 11,581 840 282 868 343,387	Depr. Cost 0 0 0 0 0 0 0 0 0 0
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic					
(2) Windows Many Avg. Few	(7) Excavation Basement: 1336 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0	(15) Fireplaces					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(16) Porches/Decks					
(3) Roof Gable Hip Flat	(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(17) Garage					
X Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr. Sup.						
Chimney: Brick							

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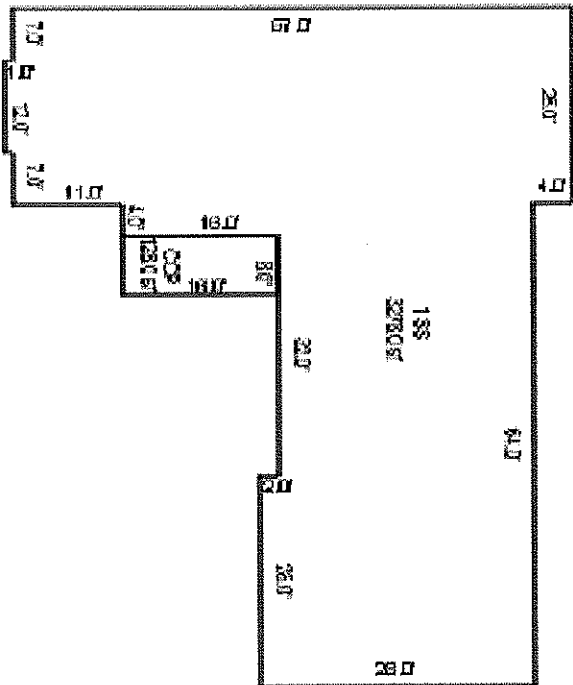




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Day Care Centers		Construction Cost		<<<<<< Class: C    Quality: Average Stories: 0    Story Height: 8    Perimeter: 300		Calculator Cost Computations		>>>>>>	
Class: C Floor Area: 3,278 Gross Bldg Area: 5,190 Stories Above Grd Average Sty Hght : 8 Bsmnt Wall Hght		High    Above Ave.    Ave.    X    Low ** ** Calculator Cost Data ** **		Base Rate for Upper Floors = 171.09		(10) Heating system: Package Heating & Cooling    Cost/SqFt: 23.99    100% Adjusted Square Foot Cost for Upper Floors = 195.08		Total Floor Area: 3,278    Base Cost New of Upper Floors = 639,472	
Depr. Table : 2% Effective Age : 53 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100		Area: Perimeter: Heat: Hot Water, Radiant Floor Type:		Local Cost Items    Rate    Quantity/Area COVERED PORCH    16.00    128		Reproduction/Replacement Cost = 639,472 Eff. Age: 53    Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 255,789		0.976 => TCV of Bldg: 1 = 250,449 Est. TCV/Floor Area= 76.40	
1970 Year Built Remodeled		Area: Perimeter: Heat: Hot Water, Radiant Floor Type:		ECF (COMMERCIAL) Replacement Cost/Floor Area= 195.33		%Good    Depr. Cost 40    819		(39) Miscellaneous:	
Overall Bldg Height		* Mezzanine Info *		* Sprinkler Info *		(11) Electric and Lighting:		(40) Exterior Wall:	
Comments:		Area #1: Type #1: Area #2: Type #2:		Outlets:    Fixtures:		Thickness    Bsmnt Insul.		Thickness    Bsmnt Insul.	
(1) Excavation/Site Prep:		Area: Average Type: Average		(7) Interior:		(13) Roof Structure: Slope=0		(14) Roof Cover:	
(2) Foundation:		Footings Brick/Stone    Block		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:	
X Poured Conc.    Brick/Stone    Block		Many Above Ave.    Average Typical    Few None		Total Fixtures 3-Piece Baths    Urinals    Wash Bowls 2-Piece Baths    Water Heaters Shower Stalls    Wash Fountains Toilets    Water Softeners		Few Average    Many Unfinished Typical    Few Average    Many Unfinished Typical Flex Conduit    Rigid Conduit    Armored Cable    Non-Metallic    Bus Duct Incandescent    Fluorescent    Mercury Vapor    Sodium Vapor    Transformer		Gas    Coal    Hand Fired Oil    Stoker    Boiler	
(3) Frame:		(4) Floor Structure:		(5) Floor Cover:		(6) Ceiling:		(7) Miscellaneous:	

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



Sketch by Apex Media™

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

Desc. of Bldg/Section: Day Care Centers  
 Calculator Occupancy: Day Care Centers  
 Class: D  
 Floor Area: 1,912  
 Gross Bldg Area: 5,190  
 Stories Above Grd: 1  
 Average Sty Hght: 8  
 Bsmnt Wall Hght

Construction Cost  
 High Above Ave. Ave. X Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Package Heating & Cooling 100%  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 1912  
 Ave. Perimeter: 204  
 Has Elevators:  
 \*\*\* Basement Info \*\*\*

Area: Perimeter:  
 Type: Heat: Package Heating & Cooling  
 Overall Bldg Height  
 Comments: \* Mezzanine Info \*  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:  
 Area: \* Sprinkler Info \*  
 Type: Average

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

(9) Sprinklers:  
 (10) Heating and Cooling:  
 Gas Coal Hand Fired  
 Oil Stoker Boiler

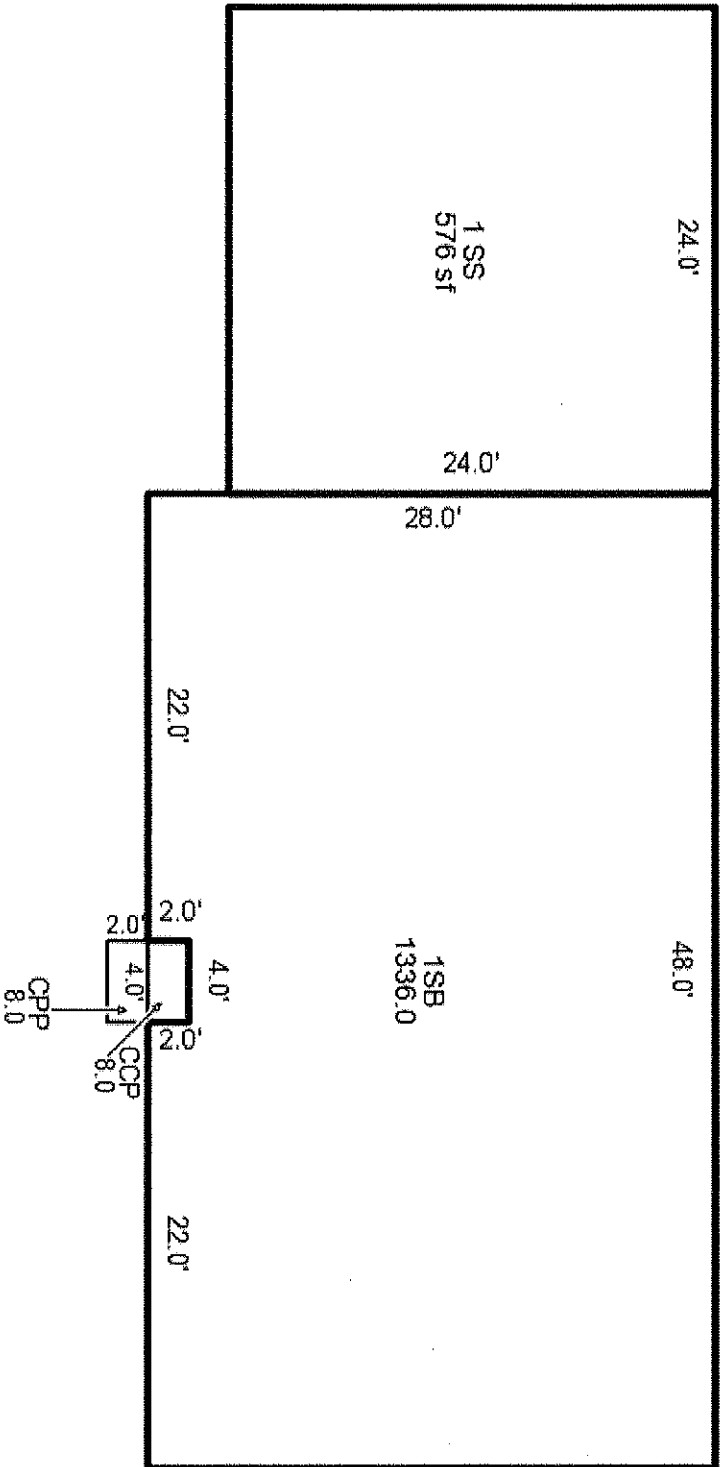
(11) Electric and Lighting:  
 Outlets: Few Average Many Unfinished Typical  
 Fixtures: Few Average Many Unfinished Typical  
 (13) Roof Structure: Slope=0  
 (14) Roof Cover:

(39) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

<<<<<<  
 Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 204  
 Base Rate for Upper Floors = 170.75  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 25.14 100%  
 Adjusted Square Foot Cost for Upper Floors = 195.89  
 Total Floor Area: 1,912 Base Cost New of Upper Floors = 374,542  
 Effic. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 40 /100/100/100/40.0  
 Reproduction/Replacement Cost = 374,542  
 ECF (COMMERCIAL) Replacement Cost/Floor Area= 195.89 0.976 => TCV of Bldg: 2 = 146,221  
 Total Depreciated Cost = 149,817  
 Est. TCV/Floor Area= 76.48

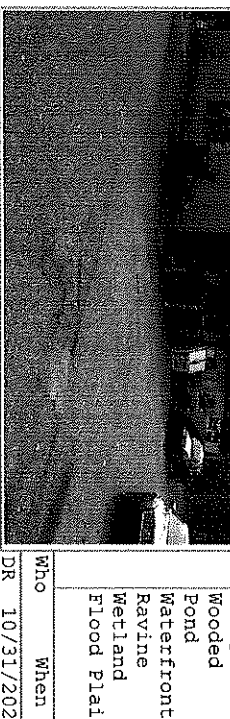
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.		
EXPRESS STOP REAL ESTATE HGBM SOUTHEAST, LLC	EXPRESS STOP REAL ESTATE H	550,000	05/18/2021	WD	03-ARM'S LENGTH	5427/468	PROPERTY TRANSFER	100.0		
MRP, LLC	EXPRESS STOP REAL ESTATE H	787,902	03/30/2018	OTH	03-ARM'S LENGTH	5253/54	PROPERTY TRANSFER	0.0		
OPTIMA OIL ENTERPRISES, INMRP, LLC	OPTIMA OIL ENTERPRISES, IN	1,000,000	09/27/2007	WD	03-ARM'S LENGTH		OTHER	100.0		
F & D ASSOCIATES	OPTIMA OIL ENTERPRISES, IN	500,000	08/30/2005	WD	03-ARM'S LENGTH	4508/60	OTHER	100.0		
Property Address	Class: COMMERCIAL-IMPROVE Zoning: R-1 Building Permits (s)									
6139 ANN ARBOR SALINE RD	School: SALINE AREA SCHOOL DISTRICT									
Owner's Name/Address	P.R.E. 0%									
GPM SOUTHEAST, LLC	MAP #:									
8565 MAGELLAN PARKWAY STE 400	2024 Est TCV Tentative									
RICHMOND VA 23227	Land Value Estimates for Land Table 22.COMMERCIAL									
Tax Description	X Improved	Vacant	* Factors *						Value	
*OID SID - M 13-025-007-00 LO 25-2C-2 COM	Public Improvements		Description	Frontage	Depth	Front Depth	Rate Adj.	Reason		
AT NW COR OF SEC, TH E 14.65 FT ALONG N	Dirt Road		COMMERCIAL LAND	2.58	2.58	24,535	100	Land Value =		
LINE OF SEC, TH S 2 DEG 22' E 685.63 FT TO	Gravel Road							63,300		
PL OF BEG, TH S 2 DEG 22' E 160.0 FT, TH	Paved Road							63,300		
S 88 DEG 38' E 312 FT, TH S 2 DEG 22' E	Storm Sewer									
82.64 FT, TH S 88 DEG 38' E 275.95 FT, TH	Sidewalk									
N 0 DEG 3' W 241.70 FT, TH N 88 DEG 38' W	Water									
597.51 FT TO PL OF BEG, BEING PART OF NW	Sewer									
1/4 SEC 25 T3S-R5E 2.70 AC.	Electric									
2024 ROLL- REMOVED BUILDING #2	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utilis.									
	Topography of Site		Work Description for Permit 23-0063, Issued 01/17/2023: DEMO OF BUILDING BEHIND EXPRESS STOP							
	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
	DR	10/31/2023	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
	JR	06/15/1998	FIELD REVI	2023	37,900	287,000	324,900			313,320C
	JR	09/19/2005	TRANSFER	2022	47,900	250,500	298,400			298,400S
	JR			2021	52,900	237,200	290,100			266,831C

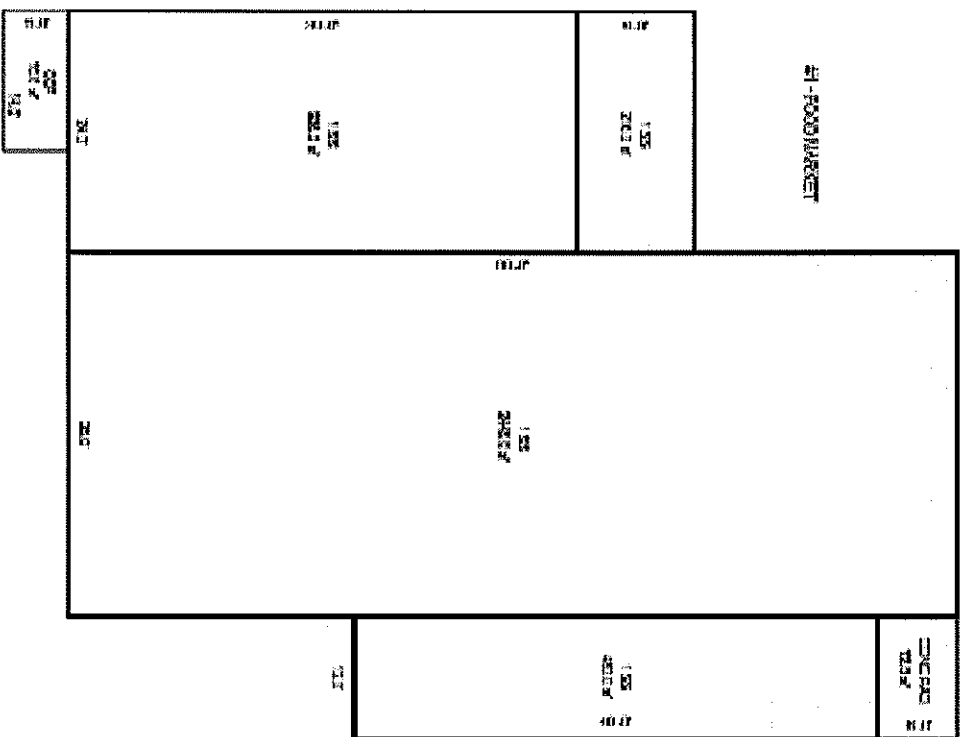


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Markets - Mini-Mart Convenience Stores Class: C Floor Area: 4,088 Gross Bldg Area: 5,848 Stories Above Grd: 1 Average Sty Hght: 9 Bsmnt Wall Hght		Construction Cost High Above Ave. X Ave. Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 4088 Ave. Perimeter: 280 Has Elevators:		<<<<<< Class: C Quality: Average Stories: 1 Story Height: 9 Perimeter: 280 Base Rate for Upper Floors = 200.72 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 24.33 100% Adjusted Square Foot Cost for Upper Floors = 225.05 Total Floor Area: 4,088 Base Cost New of Upper Floors = 920,005 Eff. Age: 55 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 42 /100/100/100/42.0 Total Depreciated Cost = 386,402 Reproduction/Replacement Cost = 920,005 Overall %Good: 42 /100/100/100/42.0 Total Depreciated Cost = 386,402			
1930 Year Built 2009 Remodeled Overall Bldg Height Comments:		Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling * Mezzanine Info * Area #1: Office (No Rates) Area #2: Office (No Rates) Type #2: Office * Sprinkler Info *		Local Cost Items COVERED PORCH 16.00 Rate Quantity/Area 70 UG TANKS DBLE/AVG. 2.20 35000 ECF (COMMERCIAL) 0.976 => TCV of Bldg: 1 = 444,451 Replacement Cost/Floor Area= 241.92 Est. TCV/Floor Area= 108.72			
(1) Excavation/Site Prep: Type: Average		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation: X Poured Conc. Brick/Stone Block		(8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures 3-Piece Baths Urinals Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners		Outlets: X Few Average Many Unfinished Typical Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct Fixtures: X Few Average Many Unfinished Typical Incandescent Fluorescent Mercury Vapor Sodium Vapor Transformer		(40) Exterior Wall: Thickness Bsmnt Insul.	
(3) Frame:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(14) Roof Cover:	
(4) Floor Structure:		(10) Heating and Cooling: X Gas Coal Oil Hand Fired Oil Stoker Boiler		(13) Roof Structure: Slope=0		(14) Roof Cover:	
(5) Floor Cover:		(10) Heating and Cooling: X Gas Coal Oil Hand Fired Oil Stoker Boiler		(13) Roof Structure: Slope=0		(14) Roof Cover:	
(6) Ceiling:		(10) Heating and Cooling: X Gas Coal Oil Hand Fired Oil Stoker Boiler		(13) Roof Structure: Slope=0		(14) Roof Cover:	

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



Sketch by Apex Media™

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



Desc. of Bldg/Section: DEMO 2023 Calculator Occupancy: Office Buildings  
 Class: D  
 Floor Area: 1,760  
 Gross Bldg Area: 5,848  
 Stories Above Grd: 2  
 Average Sty Hght: 8  
 Bsmnt Wall Hght

Construction Cost  
 High Above Ave. X Ave. Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Low Cost  
 Heat#1: Forced Air Furnace  
 Heat#2: Wall or Floor Furnace  
 Ave. SqFt./Story: 880  
 Ave. Perimeter: 124  
 Has Elevators:  
 \*\*\* Basement Info \*\*\*

<<<<<<  
 Class: D Quality: Low Cost  
 Stories: 2 Story Height: 8  
 Base Rate for Upper Floors = 111.87  
 (10) Heating system: Forced Air Furnace Cost/SqFt: 22.15 100%  
 Adjusted Square Foot Cost for Upper Floors = 134.02  
 Total Floor Area: 1,760  
 Base Cost New of Upper Floors = 235,875  
 Eff. Age: 38 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 56 /100/95 /0 /0.0  
 Reproduction/Replacement Cost = 235,875  
 Total Depreciated Cost = 0

1981 Year Built  
 Remodeled  
 Overall Bldg Height  
 Area:  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling  
 \* Mezzanine Info \*  
 \* Sprinkler Info \*  
 Area:  
 Type: Low

Comments:  
 STORAGE LOFT ON 2ND FL  
 Area #1: Office (No Rates)  
 Type #1: Office  
 Area #2: Office (No Rates)  
 Type #2: Office  
 \* Sprinkler Info \*  
 Area:  
 Type: Low

(1) Excavation/Site Prep:  
 (2) Foundation:  
 X Poured Conc. Brick/Stone Block  
 (3) Frame:  
 (4) Floor Structure:  
 (5) Floor Cover:

(7) Interior:  
 (8) Plumbing:  
 Many Above Ave. Average Typical Few None  
 Total Fixtures  
 3-Piece Baths Urinals  
 2-Piece Baths Wash Bowls  
 Shower Stalls Water Heaters  
 Toilets Wash Fountains  
 Water Softeners

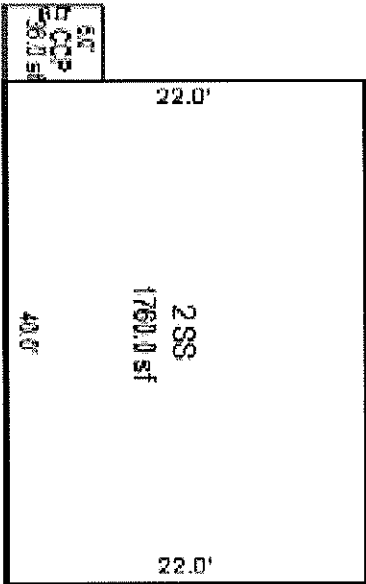
(11) Electric and Lighting:  
 Outlets:  
 X Few Average Many Unfinished Typical  
 Fixtures:  
 X Few Average Many Unfinished Typical  
 Flex Conduit Incandescent  
 Rigid Conduit Fluorescent  
 Armored Cable Mercury  
 Non-Metallic Sodium Vapor  
 Bus Duct Transformer  
 (13) Roof Structure: Slope=0

(10) Heating and Cooling:  
 X Gas Coal Hand Fired  
 Oil Stoker Boiler  
 (14) Roof Cover:

(39) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

ECF (COMMERCIAL)  
 Replacement Cost/Floor Area= 137.05  
 0.976 => TCV of Bldg: 2 = 3,085  
 Est. TCV/Floor Area= 1.75

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



Sketch by Ager Medina™

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

Dexter Township Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
M-13-13-300-002	4548 ANN ARBOR SALL	10/14/22	\$525,000	WD	03-ARM'S LENGTH
M-13-24-360-022	5939 ANN ARBOR SALL	01/31/23	\$500,000	WD	03-ARM'S LENGTH
M-13-25-200-009	6139 ANN ARBOR SALL	05/18/21	\$550,000	WD	03-ARM'S LENGTH
D-04-24-300-007	6100 DEXTER PINCKNE	05/18/21	\$650,000	WD	03-ARM'S LENGTH
<b>Totals:</b>			<b>\$1,575,000</b>		

North Territorial: \$1.00/SF  
 Dester Pinckney: \$1.50/SF  
 McGregor/Dexter: \$2.50/SF  
 Misc. Areas: \$0.75/SF  
 Golf Courses/Res \$0.50/SF

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$525,000	\$124,400	23.70	\$248,791	\$322,684	\$46,475
\$500,000	\$271,600	54.32	\$543,166	\$36,394	\$79,560
\$550,000	\$337,200	61.31	\$674,391	(\$48,591)	\$75,800
\$650,000	\$171,000	26.31	\$436,894	\$338,331	\$125,225
\$1,575,000	\$733,200		\$1,466,348	\$310,487	\$201,835
	Sale. Ratio =>	46.55			
	Std. Dev. =>	20.01			

Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
1.03	1.03	\$313,285	\$7.19	ZZ 5500/916	
3.55	3.56	\$10,252	\$0.24	ZZ 5510/679	
2.58	2.58	(\$18,834)	(\$0.43)	ZZ 5427/468	
2.00	2.00	\$168,997	\$3.88	00201 5427/0506	
7.16	7.17				
Average		Average			
per Net Acre=>		43,364.11	per SqFt=>		\$1.00

**Other Parcels in Sale      Land Table      Class**

M-99-10-006-600      COMMERCIAL      201

COMMERCIAL      201

COMMERCIAL      201

DEXTER COMMERCIAL 201

Portage Lake Land Analysis For Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-181-001	9677 PORTAGE LAKE AVE	03/30/22	\$382,960	WD	03-ARMI'S LENGTH	\$382,960	\$153,800	40.16
D-04-01-300-054	9034 DEXTER PINCKNEY RD	08/25/21	\$450,000	WD	03-ARMI'S LENGTH	\$450,000	\$192,200	42.71
D-04-01-484-009	8851 MCGREGOR LN	10/21/22	\$826,000	WD	03-ARMI'S LENGTH	\$826,000	\$329,300	39.87
D-04-02-400-023	9451 DEXTER PINCKNEY RD	08/30/21	\$535,000	WD	03-ARMI'S LENGTH	\$535,000	\$293,200	54.80
<b>Totals:</b>			<b>\$2,193,960</b>			<b>\$2,193,960</b>		<b>\$968,500</b>
							<b>Sale. Ratio =&gt;</b>	<b>44.14</b>
							<b>Std. Dev. =&gt;</b>	<b>7.06</b>

Canal Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-182-001	9585 PORTAGE LAKE AVE	07/20/22	\$690,000	WD	03-ARMI'S LENGTH	\$690,000	\$244,300	35.41
D-04-01-182-011	9509 PORTAGE LAKE AVE	03/23/23	\$250,000	WD	03-ARMI'S LENGTH	\$250,000	\$95,700	38.28
D-04-01-406-010	9487 HURON	04/26/22	\$365,000	WD	03-ARMI'S LENGTH	\$365,000	\$141,300	38.71
D-04-01-406-012	9473 HURON	09/23/21	\$340,000	WD	03-ARMI'S LENGTH	\$340,000	\$137,100	40.32
D-04-02-400-016	9405 LINCK DR	08/27/21	\$250,000	WD	03-ARMI'S LENGTH	\$250,000	\$78,400	31.36
<b>Totals:</b>			<b>\$1,895,000</b>			<b>\$1,895,000</b>		<b>\$696,800</b>
							<b>Sale. Ratio =&gt;</b>	<b>36.77</b>
							<b>Std. Dev. =&gt;</b>	<b>13.50</b>





Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
41.00	00020	5477/0404		PORTAGELAKE	401	D' FRONTAGE
72.00	00020	5450/0495		PORTAGELAKE	401	C' FRONTAGE
58.00	00020	55010584		PORTAGELAKE	401	D' FRONTAGE
72.00	00020	5444/0775		PORTAGELAKE	401	A' FRONTAGE

Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
42.00	00020	5492/0088		PORTAGELAKE	401	PORTAGE CANAL
40.00	00020	5515/0854		PORTAGELAKE	401	PORTAGE CANAL
44.00	00020	5480/0630		PORTAGELAKE	401	PORTAGE CANAL
36.00	00020	5449/0137		PORTAGELAKE	401	PORTAGE CANAL
45.00	00020	5444/0678		PORTAGELAKE	401	CANAL LIL PORTA