

Classification: Commercial

Appraisal Study List

FINAL
11-27-24

Issued under authority of Public Act 206 of 1893

| | | | | | | | |
|--------|------|---------------|-----|------------|------|-------------------|------|
| County | KENT | City/Township | ADA | Study Year | 2024 | Equalization Year | 2025 |
|--------|------|---------------|-----|------------|------|-------------------|------|

| Parcel Number | Owner Name | Class Code | Current Year Assessed Value | Appraised Value | Ratio |
|------------------|---------------------------|------------|-----------------------------|-----------------|-------|
| 41-15-14-400-001 | KENT COUNTY CONSERVATIO | 201 | 717,800 | 1,600,098 | 44.86 |
| 41-15-28-324-001 | FULTON PROPERTY INVESTM | 201 | 368,500 | 800,256 | 46.05 |
| 41-15-28-330-005 | 6751 FULTON ASSOCIATES LL | 201 | 1,389,300 | 2,840,196 | 48.92 |
| 41-15-28-479-006 | BUCCAL UP LLC | 201 | 618,100 | 1,049,486 | 58.90 |
| 41-15-28-479-008 | PDL VENTURES LLC | 202 | 154,600 | 319,098 | 48.45 |
| 41-15-29-420-005 | JLBD HOLDINGS 6060 LLC | 201 | 857,800 | 1,961,658 | 43.73 |
| 41-15-29-444-006 | WILDE AMS LLC | 201 | 335,300 | 535,607 | 62.60 |
| 41-15-30-300-019 | REED INVESTMENT GROUP L | 201 | 347,400 | 787,989 | 44.09 |
| 41-15-31-303-038 | F1 ENTERPRISES LLC | 201 | 432,900 | 778,844 | 55.58 |
| 41-15-31-305-031 | GREAT LAKES MI VENTURES | 201 | 994,500 | 1,711,880 | 58.09 |
| 41-15-31-326-021 | 5075 CASCADE HOLDINGS LL | 201 | 2,043,700 | 4,865,689 | 42.00 |
| 41-15-31-328-004 | AFC REAL ASSETS LLC | 201 | 694,600 | 1,249,735 | 55.58 |
| 41-15-31-359-002 | 4970 CASCADE LLC | 201 | 179,100 | 373,276 | 47.98 |
| 41-15-31-376-012 | JB 5070 CASCADE LLC | 201 | 2,120,500 | 3,520,641 | 60.23 |
| 41-15-31-376-018 | CWD 5200 CASCADE LLC | 201 | 3,113,500 | 6,056,997 | 51.40 |
| 41-15-31-451-004 | LAKE MICHIGAN CREDIT UNIC | 202 | 54,300 | 65,578 | 82.80 |

Appraisal Study List

Issued under authority of Public Act 206 of 1893

Classification:

County: City/Township: Study Year: Equalization Year:

| Parcel Number | Owner Name | Class Code | Current Year Assessed Value | Appraised Value | Ratio | |
|------------------|-------------------------|------------|-----------------------------|-------------------|-------------------|---------------|
| 41-15-31-460-073 | ADA TH LLC | 201 | 7,958,400 | 16,013,139 | 49.70 | |
| 41-15-31-460-074 | ADA TH LLC | 201 | 68,000 | 129,623 | 52.46 | |
| 41-15-34-101-048 | 545 ADA DRIVE LLC | 201 | 254,100 | 676,920 | 37.54 | |
| 41-15-34-103-007 | QUARTIER LLC | 201 | 389,300 | 681,491 | 57.12 | |
| 41-15-34-105-005 | COVERED BRIDGE PROPERTY | 201 | 264,000 | 435,381 | 60.64 | |
| 41-15-34-105-006 | COVERED BRIDGE PROPERTY | 201 | 278,700 | 497,868 | 55.98 | |
| 41-15-34-128-004 | 1411 ROBINSON LLC | 201 | 1,662,700 | 3,160,666 | 52.61 | |
| 41-15-34-179-001 | GEORGIE'S HOLDING GROUP | 201 | 75,600 | 139,434 | 54.22 | |
| 41-15-35-162-014 | DJS LLC | 201 | 40,900 | 71,579 | 57.14 | |
| | | | | | | |
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| | | | | | | |
| | | | | | | |
| | | | | | | |
| TOTALS: | | | 25 | 25,413,600 | 50,323,129 | 50.50% |

*** Statistics for this group (25 in sample) ***

Statistical Mean= 53.146 Median= 52.606 Maximum= 82.802 Minimum= 37.538

*** Statistics about Mean ***
Normalized Average Deviation = 0.12212 (Coefficient of Dispersion)
Average Squared Deviation = 80.22842 (Variance)
Square Root of Squared Deviation = 8.95703 (Standard Deviation)
Normalized Standard Deviation = 0.16853 (Covariance)
2 Standard Deviation Range (Low) = 35.23239 (High) = 71.06052

*** Statistics about Median ***
Normalized Average Deviation = 0.12296 (Coefficient of Dispersion)
Average Squared Deviation = 80.53269 (Variance)
Square Root of Squared Deviation = 8.97400 (Standard Deviation)
Normalized Standard Deviation = 0.17059 (Covariance)
2 Standard Deviation Range (Low) = 34.65800 (High) = 70.55400

Price Related Differential (PRD): 0.00000 PRD > 1 regressive, < 1 progressive.

Unit: 11 - ADA TOWNSHIP

Rates/Values for Neighborhood XCM-2.COMMERCIAL/INDUST FLEX/FULTON, Last Edited: 10/31/2023

Rates for Rate Table 'COMMERCIAL BUSINESS', (SqFt)

| | |
|------------------|---------|
| FULTON W OF RIV: | 2.50 |
| FULTON E OF RIV: | 3.40 |
| LOW WET | : 0.10 |
| SPALDG/CAS | : 11.25 |
| ADA LANDINGS | : 2.50 |
| RURAL | : 2.50 |
| ROW | : 0.00 |
| FLOOD PLAIN/WET: | 1.15 |
| CONSV EASMT | : 0.00 |
| RIVER | : 1.15 |

Unit: -

Rates/Values for Neighborhood -----., Last Edited: / /

BEFORE

Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4050C.ENVISION ADA COMMERCIAL, Last Edited: 10/31/2023

Rates for Rate Table 'ENVISION ADA', (SqFt)

| | |
|------------------|--------|
| NEW VIL >2A | : 0.00 |
| WETLAND/FLD | : 1.15 |
| ROW | : 0.00 |
| ESMT | : 0.00 |
| ENV HEADLEY <.2: | 47.00 |
| ENV HEADLEY >.2: | 47.00 |
| ENV ADA NEW VIL: | 47.00 |
| ENV ADA OLD VIL: | 25.00 |

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

BEFORE

TOWNSHIP OF ADA

| Unit of Comparison | Actual | Target | Actual | Target | Actual | Target | Actual | Target | Actual | Target | Actual | Target | Actual | Target | Actual | Target | Actual | Target | |
|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--|
| | | | | | | | | | | | | | | | | | | | |
| Average Sale Price Per Unit | | | | | | | | | | | | | | | | | | | |
| Coefficient of Dispersion | | | | | | | | | | | | | | | | | | | |
| Estimated Sale Price Per Unit | | | | | | | | | | | | | | | | | | | |

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

Actual: \$197,000
Target: \$197,000

Coefficient of Dispersion: 0.0000

Estimated Sale Price Per Unit: \$197,000

TIME ADJUSTMENT

Difference: \$27,000
Difference in Months: \$27,000

Notable discrepancy: \$2,500 in 1st year, \$2,500 in 2nd year
Conclusion: \$1,250

| Inventory | | Inventory | | Inventory | | Inventory | | Inventory | |
|-----------|---------|-----------|---------|-----------|---------|-----------|---------|-----------|---------|
| 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 |
| 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 |
| 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 |

| TOTAL ADJUSTMENTS: | |
|--------------------|---------|
| Inventory | 1000000 |
| Inventory | 1000000 |
| Inventory | 1000000 |
| Inventory | 1000000 |
| Inventory | 1000000 |
| Inventory | 1000000 |
| Inventory | 1000000 |
| Inventory | 1000000 |
| Inventory | 1000000 |
| Inventory | 1000000 |
| Inventory | 1000000 |

At 100% shown 100% 100% 100% 100% 100% 100% 100% 100% 100%

1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000

| SHEET DEPTH | | SHEET DEPTH | | SHEET DEPTH | |
|-------------|---------|-------------|---------|-------------|---------|
| 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 |
| 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 |
| 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 |
| 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 |
| 1000000 | 1000000 | 1000000 | 1000000 | 1000000 | 1000000 |

At 100% shown 100% 100% 100% 100% 100% 100% 100% 100% 100%

1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000

| Township of ADA | Date of Completion: | Date of Estimate: | Contractor: | Contract No.: | Contract Description: | Contract Value: | Contract Start Date: | Contract End Date: | Contract Status: | Bidding Information | | Contract Information | | Financial Information | | |
|-----------------|---------------------|-------------------|-------------|---------------|-----------------------|-----------------|----------------------|--------------------|------------------|--------------------------|------------------------|----------------------|------------------|-----------------------|-----------------|--|
| | | | | | | | | | | Number of Bids Received: | Number of Bids Opened: | Contract Value: | Contract Status: | Actual Cost: | Actual Revenue: | |
| Township of ADA | | | | | | | | | | | | | | | | |

No other bids received.
 Contract awarded to:
 Contract Value:
 Contract Start Date:
 Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

No other bids received.
 Contract awarded to:
 Contract Value:
 Contract Start Date:
 Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

Estimated Contract Value:
 Estimated Contract Start Date:
 Estimated Contract End Date:

Unit: 11 - ADA TOWNSHIP

Rates/Values for Neighborhood XCM-2.COMMERCIAL/INDUST FLEX/FULTON, Last Edited: 12/03/2024

Rates for Rate Table 'COMMERCIAL BUSINESS', (SqFt)

| | |
|------------------|---------|
| FULTON W OF RIV: | 7.00 |
| FULTON E OF RIV: | 5.00 |
| LOW WET | : 0.10 |
| SPALDG/CAS | : 11.61 |
| ADA LANDINGS | : 2.50 |
| RURAL | : 2.50 |
| ROW | : 0.00 |
| FLOOD PLAIN/WET: | 1.15 |
| CONSV EASMT | : 0.00 |
| RIVER | : 1.15 |

Unit: -

Rates/Values for Neighborhood -----., Last Edited: / /

AFTER

Unit: 11 - ADA TOWNSHIP

s/Values for Neighborhood 4050C.ENVISION ADA COMMERCIAL, Last Edited: 12/03/2024

Rates for Rate Table 'ENVISION ADA', (SqFt)

| | |
|------------------|--------|
| NEW VIL >2A | : 0.00 |
| WETLAND/FLD | : 1.15 |
| ROW | : 0.00 |
| ESMT | : 0.00 |
| ENV HEADLEY <.2: | 58.00 |
| ENV HEADLEY >.2: | 58.00 |
| ENV ADA NEW VIL: | 48.50 |
| ENV ADA OLD VIL: | 23.00 |

Unit: -

Rates/Values for Neighborhood -----., Last Edited: / /

AFTER

t: XXXXX - KENT COUNTY
 Rates/Values for Neighborhood 41200.ALG, Last Edited: 10/11/2012

Unit: XXXXX - KENT COUNTY
 Rates/Values for Neighborhood ADA-A.ADA AG & RES ECF ZONE 5, Last Edited: 11/20/2024

Sites:

| | | |
|-----------|---------------------------|----------------|
| Site 'A': | Description: 'FH SD .8-.9 | Value: 156,200 |
| Site 'B': | Description: 'FH SD .6-.7 | Value: 142,800 |
| Site 'C': | Description: 'FH .4-.5 | Value: 126,000 |
| Site 'D': | Description: 'FH.2-.3; | Value: 108,300 |
| Site 'E': | Description: 'FH<.1; | Value: 89,700 |
| Site 'G': | Description: 'LOW .8-.9 | Value: 149,200 |
| Site 'H': | Description: 'LOW .6-.7 | Value: 135,600 |
| Site 'I': | Description: 'LOW .4-.5 | Value: 120,400 |
| Site 'J': | Description: 'LOW <.3 | Value: 103,400 |

Values for Acreage Table 1: 'FH SD SITE 1-10 AC'

| | | | |
|-------------------|-----------------|------------------|-------------|
| 1 Acre: 168,600 | 3 Acre: 268,900 | 10 Acre: 488,100 | 30 Acre: 0 |
| 1.5 Acre: 198,800 | 4 Acre: 305,300 | 15 Acre: 0 | 40 Acre: 0 |
| 2 Acre: 225,400 | 5 Acre: 339,900 | 20 Acre: 0 | 50 Acre: 0 |
| 2.5 Acre: 248,500 | 7 Acre: 401,100 | 25 Acre: 0 | 100 Acre: 0 |

Values for Acreage Table 2: 'LOW SD SITE 1-10 AC'

| | | | |
|-------------------|-----------------|------------------|-------------|
| 1 Acre: 161,100 | 3 Acre: 256,000 | 10 Acre: 466,200 | 30 Acre: 0 |
| 1.5 Acre: 189,900 | 4 Acre: 291,600 | 15 Acre: 0 | 40 Acre: 0 |
| 2 Acre: 215,300 | 5 Acre: 323,900 | 20 Acre: 0 | 50 Acre: 0 |
| 2.5 Acre: 237,400 | 7 Acre: 383,200 | 25 Acre: 0 | 100 Acre: 0 |

Rates for Rate Table 'AC'. (Acres)

| | |
|--------------|----------|
| ROW | : 0 |
| GRAVEL | : 13,700 |
| REV HIGH | : 20,900 |
| MIDDLE | : 17,600 |
| LOW | : 11,800 |
| TILLABLE | : 7,900 |
| NON-TILLABLE | : 4,900 |
| DRAIN | : 0 |

Unit: XXXXX - KENT COUNTY
 Rates/Values for Neighborhood ADA-C.ADA COM, Last Edited: 10/31/2024

Values for Acreage Table 1: 'TYPICAL (15K)'

| | | | |
|------------------|-----------------|------------------|---------------------|
| 1 Acre: 15,000 | 3 Acre: 45,000 | 10 Acre: 150,000 | 30 Acre: 450,000 |
| 1.5 Acre: 22,500 | 4 Acre: 60,000 | 15 Acre: 225,000 | 40 Acre: 600,000 |
| 2 Acre: 30,000 | 5 Acre: 75,000 | 20 Acre: 300,000 | 50 Acre: 750,000 |
| 2.5 Acre: 37,500 | 7 Acre: 105,000 | 25 Acre: 375,000 | 100 Acre: 1,500,000 |

not used

Rates for Rate Table 'SF'. (SqFt)

| | |
|-------------------|---------------------------|
| CASCADE/SPRUELI | : 10.90 |
| FULTON W OF RIV | : 2.50 |
| FULTON E OF RIV | : 2.90 |
| RURAL | : 2.50 |
| ADA LANDINGS | : 2.50 |
| COMMERCIAL | : 3.25 - <i>not used</i> |
| COM LESS | : 2.00 - <i>not used</i> |
| CASCADE | : 10.90 - <i>not used</i> |
| NEW VILLAGE<.2A: | 48.50 |
| NEW VILLAGE>.2A: | 49.50 |
| NEW VILLAGE >.2A: | 7.50 - <i>not used</i> |
| OLD VILLAGE/ADA: | 25.00 |
| UNBUILDABLE | : 0.10 |
| HEADLY | : 48.50 |
| RIVER | : 48.50 |
| FLOOD PLAIN | : 1.15 |
| RIVER PROPERTY | : 1.15 |
| WET | : 0.10 |
| IN | : 0.00 |
| ROW | : 0.00 |
| INC APP | : 0.00 |

AFTER

Plat for Neighborhood: 2010 '2010 COMM-OFFICE CASCADE/FULTON/SPALDING'

COMBINED
OFFICE 2010
OFFICE 2020
OFFICE 2025

BUT PUT IN DIFFERENT LAND TABLES

Residential : 1.113
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 1.034
Commercial Bldgs : 1.113
Industrial Bldgs : 0.969

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

BEFORE

F.s for Neighborhood: 2100 '2100 FULTON FLEX STORE U OWN'

FULTON FLEX STORE U OWN

Residential : 1.113
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 1.034
Commercial Bldgs : 1.113
Industrial Bldgs : 0.969

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

BEFORE

F.s for Neighborhood: 2500 '2500 COMM-RURAL AREA BUSINESS'

NORTH OF GRAND RIVER
XCM-9 COMM-RURAL AREA BUSINESS

Residential : 1.113
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 1.034
Commercial Bldgs : 1.113
Industrial Bldgs : 0.969

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

BEFORE

F.s for Neighborhood: 2510 '2510 COMM-GOLF COURSE'

GREEN RIDGE COUNTRY CLUB
XCM10 COMM-GOLF COURSE

Residential : 1.113
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 1.034
Commercial Bldgs : 1.113
Industrial Bldgs : 0.969

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

BEFORE

1. T.s for Neighborhood: 2650 '2650 COMM- APARTMENT COMPLEX'

RESIDENTIAL MULTIFAMILY RENTAL UNITS
XCM 15 COMM- APARTMENT COMPLEX

Residential : 1.113
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 1.034
Commercial Bldgs : 1.113
Industrial Bldgs : 0.969

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

BEFORE

TOWNSHIP OF ADA

ECF ANALYSIS COMM

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Land Imp \$ | Land Value | Bldg Residual | Bldg Cost Manual | F.C.F. |
|-----------------------------|--------------------|-----------|-------------|--------|--------------|-------------|-------------|--------------------|--------------------|--------------|
| 41-15-29-327-002 | 5990 FULTON ST E | 12/19/22 | \$1,400,000 | 0.000% | \$1,400,000 | \$46,475 | \$338,461 | \$1,015,064 | \$658,564 | 1.541 |
| 41-15-28-324-009 | 6566 FULTON ST E | 12/16/22 | \$1,247,000 | 0.000% | \$1,247,000 | \$55,201 | \$401,647 | \$790,152 | \$558,441 | 1.415 |
| 41-15-31-376-016 | 5038 CASCADE RD SE | 07/08/22 | \$2,374,412 | 0.000% | \$2,374,412 | \$34,813 | \$1,036,750 | \$2,743,064 | \$1,960,511 | 1.179 |
| 41-15-31-308-036 | 4915 CASCADE RD SE | 04/13/22 | \$425,000 | 0.000% | \$425,000 | \$19,370 | \$543,903 | \$61,847 | \$210,357 | 1.334 |
| Totals: | | | | | | | | \$4,611,127 | \$3,378,498 | 1.365 |
| Standard Deviation: | | | | | | | | | | 0.543 |
| Coefficient of Dispersion : | | | | | | | | | | 0.289230852 |
| Adopted ECF: | | | | | | | | | | 1.038 |

ECF Was: 1.113

| | | | | | | | | | | |
|------------------|------------------|----------|-----------|-----|-----------|----------|-----------|-----------|-----------|-------|
| 41-15-35-100-026 | 8124 FULTON ST E | 08/01/22 | \$425,000 | \$0 | \$425,000 | \$19,884 | \$193,842 | \$211,274 | \$119,899 | 1.762 |
|------------------|------------------|----------|-----------|-----|-----------|----------|-----------|-----------|-----------|-------|

F.s for Neighborhood: 2010 '2010 COMM-OFFICE CASCADE/FULTON/SPAULDING'

COMBINED
OFFICE 2010
OFFICE 2020
OFFICE 2025

BUT PUT IN DIFFERENT LAND TABLES

Residential : 1.038
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 1.107
Commercial Bldgs : 1.038
Industrial Bldgs : 0.969

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

AFTER

F.s for Neighborhood: 2100 '2100 FULTON FLEX STORE U OWN'

FULTON FLEX STORE U OWN

Residential : 1.038
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 1.107
Commercial Bldgs : 1.038
Industrial Bldgs : 0.969

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

AFTER

F.s for Neighborhood: 2500 '2500 COMM-RURAL AREA BUSINESS'

NORTH OF GRAND RIVER
XCM-9 COMM-RURAL AREA BUSINESS

Residential : 1.038
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 1.107
Commercial Bldgs : 1.038
Industrial Bldgs : 0.969

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

AFTER

F.s for Neighborhood: 2510 '2510 COMM-GOLF COURSE'

GREEN RIDGE COUNTRY CLUB
XCM10 COMM-GOLF COURSE

Residential : 1.038
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 1.107
Commercial Bldgs : 1.038
Industrial Bldgs : 0.969

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

AFTER

F.s for Neighborhood: 2650 '2650 COMM- APARTMENT COMPLEX'

RESIDENTIAL MULTIFAMILY RENTAL UNITS
XCM 15 COMM- APARTMENT COMPLEX

Residential : 1.038
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 1.107
Commercial Bldgs : 1.038
Industrial Bldgs : 0.969

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

AFTER

F.s for Neighborhood: 4050C '4050C ENVISION ADA COMMERCIAL'

Residential : 1.038
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 1.107
Commercial Bldgs : 1.038
Industrial Bldgs : 0.969

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

AFTER

TOWNSHIP OF ADA

AV RATIO TEST COMM

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. | Adj. Sale \$ | Proposed AV | Sale Ratio |
|-----------------------------|--------------------|-----------|-------------|--------|--------------|-------------|------------|
| 41-15-29-327-002 | 5990 FULTON ST E | 12/19/22 | \$1,400,000 | 0.000% | \$1,400,000 | \$534,300 | 0.382 |
| 41-15-28-324-009 | 6566 FULTON ST E | 12/16/22 | \$1,247,000 | 0.000% | \$1,247,000 | \$518,300 | 0.416 |
| 41-15-31-376-016 | 5038 CASCADE RD SE | 07/08/22 | \$3,874,433 | 0.000% | \$3,874,433 | \$1,592,800 | 0.413 |
| Aggregate Ratio: | | | | | | | 0.407 |
| Standard Deviation: | | | | | | | 0.019 |
| Coefficient of Dispersion : | | | | | | | 3.50% |
| Price Related Differential: | | | | | | | 0.992 |

Grantor
 Property Address
 8451 CONSERVATION ST NE
 Owner's Name/Address
 KENT COUNTY CONSERVATION LEAGUE
 PO BOX 397
 ADA MI 49361

Tax Description
 W 1/2 SE 1/4 * SEC 14 T7N R10W 80.00 A.
 Comments/Influences

Class: COMMERCIAL-IMPROVEMENTS: PUD Building Permit (S)
 School: FOREST HILLS PUBLIC SCHOOLS
 P.R.F. 06
 MAP #:
 2025 Est Tax 1,600,098 TCW/TEA: 170.40

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

Frontage 80.00 Acres
 Depth 80.00 Acres
 * Factors *
 Description Frontage Depth Rate %Adj. Reason Value
 AC DEV MIDDLE 80.00 Total Acres 17600 80 1,126,400
 LANDLOCKED
 Total Est. Land Value = 1,126,400

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Fencing: Vinyl, Solid, 6' 39.90 66 ✓ 1,685
 Fencing: Wd, Solid, 6 ft. 30.45 40 ✓ 4,214
 Fencing: Wd, Split, 2 Rail 16.25 367 ✓ 2,386
 D/W/P: Asphalt Paving 3.06 25263 ✓ 30,922
 D/W/P: 4in Concrete 6.87 2729 ✓ 7,499
 D/W/P: 4in Concrete 6.87 1402 ✓ 3,853
 D/W/P: 3.5 Concrete 6.49 4245 ✓ 11,020
 Wood Frame 25.96 160 ✓ 1,662
 Wood Frame 34.58 64 ✓ 885
 Ad-Hoc Unit-In-Place Items
 Description Rate Size % Good Cash Value
 /CE116/YARI/OUTL/2AVG/FTO 1,585.00 14 ✓ 8,876
 /CE116/YARI/OUTL/2AVG/POLS 91.50 576 ✓ 21,082
 Total Estimated Land Improvements True Cash Value = 94,084

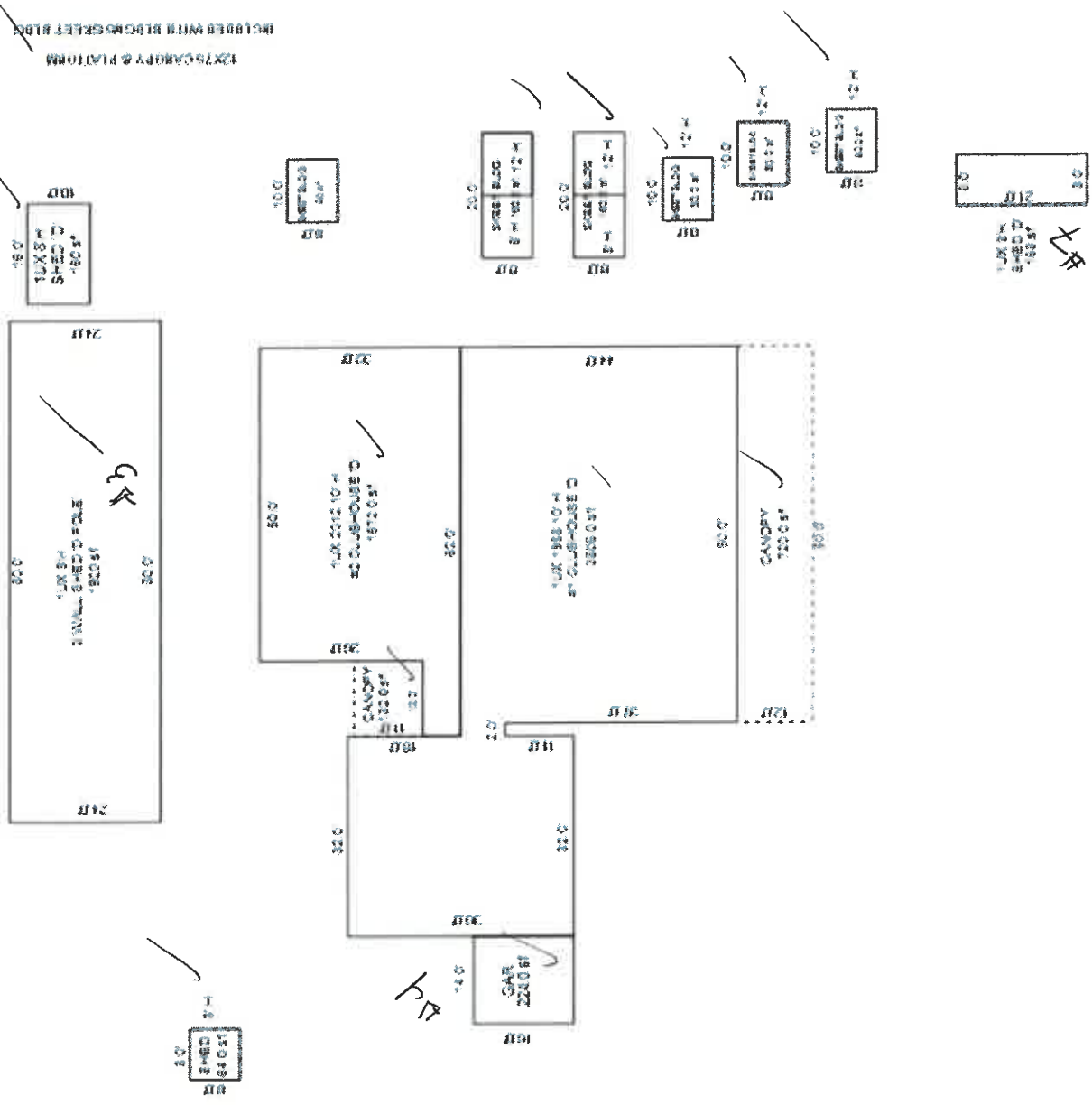
② updated LV, LFS: COMM bag attributes

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 563,200 | 236,800 | 800,000 | | | 321,423C |
| 2024 | 656,000 | 61,800 | 717,800 | | | 321,423C |
| 2023 | 432,000 | 231,800 | 663,800 | | | 311,832C |
| 2022 | 439,400 | 332,400 | 770,800 | | | 286,983C |

41-15-14-400-001
 The Equalizer. Copyright (c) 1999 - 2009. JR
 Licensed To: County of Kent, Michigan
 *** Information herein deemed reliable but not guaranteed***

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--------------------------------------|--------------------|-----------------|------------|---|---------|---------|---------------|------------|------|---------------|---------------|------|--------------------|--------------------|--------------------|--------------------|-----------------|--------------|--------------|--------------|---------------|---------------|-------------|-------------|---------------|---------------|---------|---------|--------------|--------------|--------------|--------------|----------|----------|--------------|--------------|------------------------------|--|--------------------------------------|--|
| <p>Desc. of Bldg/Section: #1 CLUBHOUSE 'D' Calculator Occupancy: Clubhouses</p> <p>Class: D Floor Area: 3,806 Gross Bldg Area: 9,390 Stories Above Gld: 1 Average Sty Hght: 10 Bsmnt Wall Hght Depr. Table : 3% Effective Age : 25 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100</p> <p>1988 Year Built Remodeled</p> <p>10 Overall Bldg Height</p> <p>Comments:</p> | <p>Construction Cost</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Above Ave.</td> <td>X</td> <td>Ave.</td> <td>Low</td> </tr> </table> <p>** ** Calculator Cost Data ** **</p> <p>Quality: Low Cost Heat#1: Package Heating & Cooling 100% Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 3806 Ave. Perimeter: 272 Has Elevators:</p> <p>*** Basement Info ***</p> <p>Area: Perimeter: Type: Utility Basement Heat: No Heating or Cooling</p> <p>* Mezzanine Info *</p> <p>* Sprinkler Info *</p> | Above Ave. | X | Ave. | Low | <p><<<<<< Calculator Cost Computations >>>>>></p> <p>Class: D Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 272 Overall Building Height: 10</p> <p>Base Rate for Upper Floors = 82.86</p> <p>(10) Heating System: Package Heating & Cooling Cost/SqFt: 20.39 100% Adjusted Square Foot Cost for Upper Floors = 103.25</p> <p>Total Floor Area: 3,806 Base Cost New of Upper Floors = 392,970 Reproduction/Replacement Cost = 392,970 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 184,696</p> <p>Unit in Place Items Rate Quantity Arch %Good Depr. Cost /C114/SERS/BRUITU/CAN/WOOPA/BE 31.44 720 1.00 47 10,639</p> <p>ECF (ADA COM) 1.038 -> TCV of Bldg: 1 = 202,758 Replacement Cost/Floor Area= 109.20 Est. TCV/Floor Area= 53.27</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above Ave. | X | Ave. | Low | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(1) Excavation/Site Prep:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(2) Foundation: Footings X Poured Conc. Brick/Stone Block</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(3) Frame:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(4) Floor Structure:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(5) Floor Cover:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(6) Ceiling:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(7) Interior:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td></td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> <td></td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> <td></td> </tr> <tr> <td>Shower Stalls</td> <td>Water Fountains</td> <td></td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> <td></td> </tr> </table> | | | Many Above Ave. | Average Typical | Few None | Total Fixtures | Urinals | | 3-Piece Baths | Wash Bowls | | 2-Piece Baths | Water Heaters | | Shower Stalls | Water Fountains | | Toilets | Water Softeners | | | | | | | | | | | | | | | | | | | | | | | |
| Many Above Ave. | Average Typical | Few None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Fixtures | Urinals | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3-Piece Baths | Wash Bowls | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2-Piece Baths | Water Heaters | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shower Stalls | Water Fountains | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Toilets | Water Softeners | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(9) Sprinklers:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Gas</td> <td>Coal</td> <td>Hand Fired</td> </tr> <tr> <td>Oil</td> <td>Stoker</td> <td>Boiler</td> </tr> </table> | | | Gas | Coal | Hand Fired | Oil | Stoker | Boiler | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gas | Coal | Hand Fired | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Oil | Stoker | Boiler | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(11) Electric and Lighting:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">Outlets:</td> <td colspan="2">Fixtures:</td> </tr> <tr> <td>Few</td> <td>Average</td> <td>Few</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Many</td> <td>Many</td> <td>Many</td> </tr> <tr> <td>Unfinished Typical</td> <td>Unfinished Typical</td> <td>Unfinished Typical</td> <td>Unfinished Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Flex Conduit</td> <td>Incandescent</td> <td>Incandescent</td> </tr> <tr> <td>Rigid Conduit</td> <td>Rigid Conduit</td> <td>Fluorescent</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Armored Cable</td> <td>Mercury</td> <td>Mercury</td> </tr> <tr> <td>Non-Metallic</td> <td>Non-Metallic</td> <td>Sodium Vapor</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Bus Duct</td> <td>Transformers</td> <td>Transformers</td> </tr> <tr> <td colspan="2">(13) Roof Structure: Slope=0</td> <td colspan="2">(40) Exterior Wall: Thickness Insul.</td> </tr> </table> | | | Outlets: | | Fixtures: | | Few | Average | Few | Average | Many | Many | Many | Many | Unfinished Typical | Unfinished Typical | Unfinished Typical | Unfinished Typical | Flex Conduit | Flex Conduit | Incandescent | Incandescent | Rigid Conduit | Rigid Conduit | Fluorescent | Fluorescent | Armored Cable | Armored Cable | Mercury | Mercury | Non-Metallic | Non-Metallic | Sodium Vapor | Sodium Vapor | Bus Duct | Bus Duct | Transformers | Transformers | (13) Roof Structure: Slope=0 | | (40) Exterior Wall: Thickness Insul. | |
| Outlets: | | Fixtures: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Few | Average | Few | Average | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Many | Many | Many | Many | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unfinished Typical | Unfinished Typical | Unfinished Typical | Unfinished Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flex Conduit | Flex Conduit | Incandescent | Incandescent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rigid Conduit | Rigid Conduit | Fluorescent | Fluorescent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Armored Cable | Armored Cable | Mercury | Mercury | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Non-Metallic | Non-Metallic | Sodium Vapor | Sodium Vapor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bus Duct | Bus Duct | Transformers | Transformers | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (13) Roof Structure: Slope=0 | | (40) Exterior Wall: Thickness Insul. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(14) Roof Cover:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(39) Miscellaneous:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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



EXITS CANOPY & PLATFORM INCLUDED WITH BRICK/GREY FLOOR

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

Desc. of Bldg/Section: #2 CLUBHOUSE 'D'
 Calculator Occupancy: Clubhouses

Class: D
 Floor Area: 1,672
 Gross Bldg Area: 9,390
 Stories Above Gnd: 1
 Average Sty Hght: 10
 Bsmnt Wall Hght

Quality: Low Cost
 Heat#1: Package Heating & Cooling 100%
 Heat#2: Forced Air Furnace 0%
 Ave. Sqft/Story: 1672
 Ave. Perimeter: 120
 Has Elevators:

*** Basement Info ***
 Area: 2012 Year Built
 Perimeter: Remodeled
 Type: Utility Basement
 Heat: No Heating or Cooling

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

* Sprinkler Info *
 (1) Excavation/site Prep:
 (2) Foundation: 1 Footings
 X Poured Conc.: Brick/Stone Block
 (3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:

Construction Cost
 Above Ave. [X] (Ave.) [] Low
 ** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Package Heating & Cooling 100%
 Heat#2: Forced Air Furnace 0%
 Ave. Sqft/Story: 1672
 Ave. Perimeter: 120
 Has Elevators:
 *** Basement Info ***
 Area:
 Perimeter:
 Type: Utility Basement
 Heat: No Heating or Cooling
 * Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Low
 * Sprinkler Info *
 (1) Excavation/site Prep:
 (2) Foundation: 1 Footings
 X Poured Conc.: Brick/Stone Block
 (3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:

Class: D Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 120
 Overall Building Height: 10
 Base Rate for Upper Floors = 82.96
 (10) Heating System: Package Heating & Cooling Cost/SqFt: 20.41 100%
 Adjusted Square Foot Cost for Upper Floors = 103.37
 Total Floor Area: 1,672 Base Cost New of Upper Floors = 172,835
 Reproduction/Replacement Cost = 172,835
 Eff. Age: 12 Phy. %Good/Abn.P./Func./Econ./Overall %Good: 69 /100/100/100/69.0
 Total Depreciated Cost = 119,256
 Unit in Place Items Rate Quantity Arch %Good Depr. Cost
 /CL14/SERS/BBUILD/CAN/WOOPA/BE 31.44 132 1.00 69 2,864
 ECF (ADA COM) 1.038 -> TCV of Bldg: 2 = 126,761
 Replacement Cost/Floor Area= 105.85 Est. TCV/Floor Area= 75.81

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

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

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

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

Desc. of Bldg/Section: 3 WALL SHED 'D POLE'
 Calculator Occupancy: Shed - Utility Light Commercial Building
 Class: D, Pole Quality: Low Cost
 Stories: 1 Story Height: 8
 Overall Building Height: 10
 Perimeter: 128
 Calculator Cost Computations

Construction Cost
 High Above Ave. X Ave. Low
 ** ** ** **

Floor Area: 1,920
 Gross Bldg Area: 9,390
 Stories Above Grd: 1
 Average Sty Hght: 8
 Bsmnt Wall Light

Dept. Table : 4%
 Effective Age : 25
 Physical %Good: 36
 Func. %Good : 100
 Economic %Good: 100

2000 Year Built
 Remodeled

10 Overall Bldg Height

Area: 1,920
 Perimeter: 128
 Type: Utility Basement
 Heat: No Heating or Cooling

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

Area:
 Type: Low

Comments:
 *** Basement Info ***
 * Mezzanine Info *
 * Sprinkler Info *

Base Rate for Upper Floors = 14.07
 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 14.07
 Total Floor Area: 1,920 Base Cost New of Upper Floors = 27,014
 Eff. Age: 25 Phy. %Good: 36 / 100 / 100 / 36.0
 Reproduction/Replacement Cost = 27,014
 Total Depreciated Cost = 9,725
 ECF (ADA COM) 1.038 -> TCV of Bldg: 3 = 10,095
 Replacement Cost/Floor Area= 14.07 Est. TCV/Floor Area= 5.26

(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 Wash Bowls
 3-Piece Baths Water Heaters
 2-Piece Baths Water Heaters
 Shower Stalls Wash Fountains
 Toilets Water Softeners
 (9) Sprinklers:
 (10) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler

(11) Electric and Lighting:
 Outlets: Fixtures:
 Few Average Average Few
 Many Many Unfinished Many
 Typical Unfinished
 Typical
 Flex Conduit Incandescent
 Rigid Conduit Fluorescent
 Armored Cable Mercury Vapor
 Non-Metallic 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: GARAGE Calculator Occupancy: Garages - Residential (Attached) | | Class: D, Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 44 | |
| Floor Area: 224 Gross Bldg Area: 9,390 Stories Above Grd: 1 Average Sty Hght: 19 Basmt Wall Hght | | Base Rate for Upper Floors = 23.70 (10) Heating System: No Heating or Cooling Cost/Sqft: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 23.70 Total Floor Area: 224 Base Cost New of Upper Floors = 5,309 Eff. Age: 12 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 4,141 | |
| Dept. Table : 2% Effective Age : 12 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100 | | Reproduction/Replacement Cost = 5,309 Total Depreciated Cost = 4,141 | |
| Year Built Remodeled Overall Bldg Hght | | Segregated Cost Computations Costs taken from Segregated Cost Section 2: Multiples & Motels # or Hght Storys Cost Col. Rate Sqft Adj. Cost | |
| Comments: 09-11-24, JR: EST YEAR BUILT OF GARAGE @ 2012 | | Total Cost New = 0 Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0 | |
| (1) Excavation/site Prep: | | (11) Electric and Lighting: | |
| (2) Foundation: Footings X Footed Conc. Brick/Stone Block | | (12) Miscellaneous: | |
| (3) Frame: | | (13) Roof Structure: Slope=0 | |
| (4) Floor Structure: | | (14) Roof Cover: | |
| (5) Floor Cover: | | (15) Heating and Cooling: | |
| (6) Ceiling: | | (16) Heating and Cooling: | |
| (7) Interior: | | (17) Heating and Cooling: | |
| (8) Plumbing: | | (18) Heating and Cooling: | |
| (9) Sprinklers: | | (19) Heating and Cooling: | |
| (10) Heating and Cooling: | | (20) Heating and Cooling: | |
| (11) Heating and Cooling: | | (21) Heating and Cooling: | |
| (12) Heating and Cooling: | | (22) Heating and Cooling: | |
| (13) Heating and Cooling: | | (23) Heating and Cooling: | |
| (14) Heating and Cooling: | | (24) Heating and Cooling: | |
| (15) Heating and Cooling: | | (25) Heating and Cooling: | |
| (16) Heating and Cooling: | | (26) Heating and Cooling: | |
| (17) Heating and Cooling: | | (27) Heating and Cooling: | |
| (18) Heating and Cooling: | | (28) Heating and Cooling: | |
| (19) Heating and Cooling: | | (29) Heating and Cooling: | |
| (20) Heating and Cooling: | | (30) Heating and Cooling: | |
| (21) Heating and Cooling: | | (31) Heating and Cooling: | |
| (22) Heating and Cooling: | | (32) Heating and Cooling: | |
| (23) Heating and Cooling: | | (33) Heating and Cooling: | |
| (24) Heating and Cooling: | | (34) Heating and Cooling: | |
| (25) Heating and Cooling: | | (35) Heating and Cooling: | |
| (26) Heating and Cooling: | | (36) Heating and Cooling: | |
| (27) Heating and Cooling: | | (37) Heating and Cooling: | |
| (28) Heating and Cooling: | | (38) Heating and Cooling: | |
| (29) Heating and Cooling: | | (39) Heating and Cooling: | |
| (30) Heating and Cooling: | | (40) Heating and Cooling: | |
| (31) Heating and Cooling: | | (41) Heating and Cooling: | |
| (32) Heating and Cooling: | | (42) Heating and Cooling: | |
| (33) Heating and Cooling: | | (43) Heating and Cooling: | |
| (34) Heating and Cooling: | | (44) Heating and Cooling: | |
| (35) Heating and Cooling: | | (45) Heating and Cooling: | |
| (36) Heating and Cooling: | | (46) Heating and Cooling: | |
| (37) Heating and Cooling: | | (47) Heating and Cooling: | |
| (38) Heating and Cooling: | | (48) Heating and Cooling: | |
| (39) Heating and Cooling: | | (49) Heating and Cooling: | |
| (40) Heating and Cooling: | | (50) Heating and Cooling: | |

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

| | | | | | | | | | | | | | | | | | | | | |
|--|--|---|---------------------|-----------------|---------------------|---------------------|-------------------------|-------------------------|----------------------------|--------------------------|----------------------------|----------------------|---------------|-------------|---------------|----------------|--|---------|-----------------|--|
| <p>Desc. of Bldg/section: SKERT BLDG Calculator Occupancy: Shed - utility Light Commercial Building Class: D</p> <p>Floor Area: 160 Gross Bldg Area: 9,390 Stories Above Gnd: 1 Average Sty light : 12 Basmt Wall light</p> <p>Depr. Table : 4% Effective Age : 22 Physical %Good: 41 Func. %Good : 100 Economic %Good: 100</p> <p>Year Built Remodeled</p> <p>12 Overall Bldg Height</p> <p>Comments: 09-11-24, JR: LARGE CANOPY LOCATED WEST OF THE CLUBHOUSE HAS BEEN INCLUDED WITH THIS BLDG SECTION DUE TO ITS CLOSE PROXIMITY.</p> | <p>Calculator Cost Computations Class: D Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 56 Overall Building Height: 12</p> <p>Base Rate for Upper Floors = 32.30 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 32.38</p> <p>Total Floor Area: 160 Base Cost New of Upper Floors = 5,181 Reproduction/Replacement Cost = 5,181 % Identical Units => Reproduction/Replacement Cost of all units = 10,362 Eff. Age: 22 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 Total Depreciated Cost = 4,248</p> <p><<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses # of Height Storys Col. Rate Sqft Adj. Adj. Cost</p> <p>Item Description Total Cost New = 0 Architectural Multiplier: 0.00</p> <p>Eff. Age: 22 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p> | <p><<<<< Calculator Cost Computations >>>>></p> <p>Quality: Low Cost Heat#1: No Heating or Cooling 100% Heat#2: Package Heating & Cooling 0% Ave. Sqft/Story: 160 Has Elevators: 56 *** Basement Info ***</p> <p>Area: Perimeter: Heat: Hot Water, Radiant Floor * Mezzanine Info * * Sprinkler Info *</p> <p>Area #1: Type #1: Area #2: Type #2: Area: Type: Low</p> | | | | | | | | | | | | | | | | | | |
| <p>(1) Excavation/Site Prep:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(2) Foundation: Footings: Block X Poured Conc. Brick/Stone Block</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(3) Frame:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(4) Floor structure:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(5) Floor Cover:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(6) Ceiling:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(7) Interior:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td></td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> <td></td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> <td></td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> <td></td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> <td></td> </tr> </table> | | | 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 | |
| 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 | | | | | | | | | | | | | | | | | | | |
| <p>(9) Sprinklers:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Gas</td> <td>Coal</td> <td>Hand Fired</td> </tr> <tr> <td>Oil</td> <td>Stoker</td> <td>Boiler</td> </tr> </table> | | | Gas | Coal | Hand Fired | Oil | Stoker | Boiler | | | | | | | | | | | | |
| Gas | Coal | Hand Fired | | | | | | | | | | | | | | | | | | |
| Oil | Stoker | Boiler | | | | | | | | | | | | | | | | | | |
| <p>(11) Electric and Lighting:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Outlets:</td> <td>Fixtures:</td> </tr> <tr> <td>Few Average Typical</td> <td>Few Average Typical</td> </tr> <tr> <td>Many Unfinished Typical</td> <td>Many Unfinished Typical</td> </tr> <tr> <td>Flex Conduit Rigid Conduit</td> <td>Fluorescent Incandescent</td> </tr> <tr> <td>Armored Cable Non-Metallic</td> <td>Mercury Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformer</td> </tr> </table> <p>(13) Roof Structure: Slope=0</p> <p>(14) Roof Cover:</p> | | | Outlets: | Fixtures: | Few Average Typical | Few Average Typical | Many Unfinished Typical | Many Unfinished Typical | Flex Conduit Rigid Conduit | Fluorescent Incandescent | Armored Cable Non-Metallic | Mercury Sodium Vapor | Bus Duct | Transformer | | | | | | |
| Outlets: | Fixtures: | | | | | | | | | | | | | | | | | | | |
| Few Average Typical | Few Average Typical | | | | | | | | | | | | | | | | | | | |
| Many Unfinished Typical | Many Unfinished Typical | | | | | | | | | | | | | | | | | | | |
| Flex Conduit Rigid Conduit | Fluorescent Incandescent | | | | | | | | | | | | | | | | | | | |
| Armored Cable Non-Metallic | Mercury Sodium Vapor | | | | | | | | | | | | | | | | | | | |
| Bus Duct | Transformer | | | | | | | | | | | | | | | | | | | |
| <p>(39) Miscellaneous:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>(40) Exterior Wall:</td> <td>Basmt Insul.</td> </tr> <tr> <td>Thickness</td> <td></td> </tr> </table> | | | (40) Exterior Wall: | Basmt Insul. | Thickness | | | | | | | | | | | | | | | |
| (40) Exterior Wall: | Basmt Insul. | | | | | | | | | | | | | | | | | | | |
| Thickness | | | | | | | | | | | | | | | | | | | | |

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

| | |
|--|--|
| <p>Desc. of Bldg./Section: SKEEP BLDG Calculator Occupancy: shed - Utility Light Commercial Building Class: D Stories: 1 Average Story Height: 12 Perimeter: 36</p> | <p>Calculator Cost Computations Class: D Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 36 Base Rate for Upper Floors = 37.31 (10) Heating system: No Heating or Cooling Cost/Sqft: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 37.31 Total Floor Area: 80 Base Cost New of Upper Floors = 2,984 3 Identical Units => Reproduction/Replacement Cost = 2,984 Eff. Age: 22 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 Total Depreciated Cost = 3,670</p> |
| <p>High [] Above Ave. [] Ave. [X] Low [] ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100% Heat#2: Package Heating & Cooling 0% Ave. Sqft/Story: 80 Ave. Perimeter: 36 Has Elevators: *** Basement Info ***</p> | <p><<<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Cost # or Height Storys Col. Rate Sqft Adj. Cost Item Description Architectural Multiplier: 0.00 Total Cost New = 0</p> |
| <p>Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info *</p> | <p><<<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Cost # or Height Storys Col. Rate Sqft Adj. Cost Item Description Architectural Multiplier: 0.00 Total Cost New = 0</p> |
| <p>Area #1: Type #1: Area #2: Type #2: Area: Type: Low</p> | <p>Reproduction/Replacement Cost = 0 Overall %Good: 41 /100/100/100/41.0 Total Depreciated Cost = 0 Total Depreciated Cost = 0 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>> (11) Electric and Lighting: (39) Miscellaneous:</p> |
| <p>(1) Excavation/Site Prep: (2) Foundation: X Poured Conc. Brick/Stone Block (3) Frame: (4) Floor Structure: (5) Floor Cover:</p> | <p>(7) Interior: (8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners (9) Sprinklers: (10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler (14) Roof Cover:</p> |
| <p>(6) Ceiling:</p> | <p>Outlets: Few Average Typical Many Average Many Unfinished Typical Incandescent Fluorescent Rigid Conduit Flexible Conduit Armored Cable Non-Metallic Bus duct Mercury Sodium Vapor Transformer (40) Exterior Wall: Thickness Basement Insul. (13) Roof Structure: Slope=0</p> |

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

| | | |
|---|--|--|
| Desc. of Bldg./Section: SKERT BLDG Calculator Occupancy: Shed - Utility Light Commercial Building Class: D Floor Area: 160 Gross Bldg Area: 9,390 Stories Above Gnd: 1 Average Sty Hght: 12 Bsmnt Wall Hght Dept. Table: 4% Effective Age: 22 Physical %Good: 41 Func. %Good: 100 Economic %Good: 100 | Construction Cost High Above Ave. Avg. Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100% Heat#2: Package Heating & Cooling 0% Ave. Sqft/Story: 160 Ave. Perimeter: 56 Has Elevators: *** Basement Info *** Area: Perimeter: Heat: Hot Water, Radiant Floor * Mezzanine Info * * Sprinkler Info * | <<<<<< Class: D Quality: Low Cost Stories: 1 Story Height: 12 Overall Building Height: 12 Base Rate for Upper Floors = 32.38 (10) Heating system: No Heating or Cooling Cost/Sqft: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 32.38 Total Floor Area: 160 Base Cost New of Upper Floors = 5,181 2 Identical Units -> Reproduction/Replacement Cost = 5,181 Reproduction/Replacement Cost of all units = 10,362 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 Total Depreciated Cost = 4,248 <<<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses # or Height Storys Col. Rate Sqft Adj. Adj. Cost Total Cost New = 0 Architectural Multiplier: 0.00 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>> |
| Year Built Remodeled L2/Overall Bldg Height Comments: | (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 Coal Hand Fired Oil Stoker Boiler |
| (11) Electric and Lighting: Outlets: Few Average Many 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 (14) Roof Cover: | (39) Miscellaneous: Reproduction/Replacement Cost = 0 Overall %Good: 41 /100/100/100/41.0 (40) Exterior Wall: Thickness Bsmnt Insul. | |

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

Desc. of Bldg/section: SKERT BLDG
 Calculator Occupancy: Shed - Utility Light Commercial Building
 Construction Cost

| | | |
|---|--|------------------------------|
| Class: D | Quality: Low Cost | Calculator Cost Computations |
| Stories: 1 | Story Height: 12 | Perimeter: 36 |
| Base Rate for Upper Floors = 37.31 | | |
| (10) Heating system: No Heating or Cooling Cost/Sqft: 0.00 100% | | |
| Adjusted Square Foot Cost for Upper Floors = 37.31 | | |
| Total Floor Area: 80 | Base Cost New of Upper Floors = | 2,984 |
| Identical Units -> | Reproduction/Replacement Cost = | 2,984 |
| Phy. %Good/Abur. Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 | Reproduction/Replacement Cost of all units = | 8,952 |
| Total Depreciated Cost = | | 3,670 |

<<<<<< Segregated Cost Computations >>>>>>
 Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses
 Cost # or Height Storys
 Col. Rate Sqft Adj. Cost

Item Description
 Architectural Multiplier: 0.00
 Total Cost New = 0

EFF.Age:22 Phy. %Good/Abur. Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
 Reproduction/Replacement Cost = 0
 Total Depreciated Cost = 0
 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>

(11) Electric and Lighting:
 (12) Miscellaneous:
 (13) Roof Structure: Slope=0
 (14) Roof Cover:

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

(1) Excavation/Site Prep:
 (2) Foundation: Footings Brick/Stone Block
 (3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:

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

| | | | |
|--|--|---|--|
| Desc. of Bldg./Section: Shed - Utility Light Commercial Building Calculator occupancy: Shed - Utility Light Commercial Building Class: D | | Calculator Cost Computations Class: D Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 36 | |
| Floor Area: 80 Gross Bldg Area: 9,390 Stories Above Gnd: 1 Average Story Height: 12 Basement Wall Height | | Base Rate for Upper Floors = 37.31 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 37.31 Total Floor Area: 80 Base Cost New of Upper Floors = 2,984 3 Identical Units -> Reproduction/Replacement Cost = 2,984 Eff. Age: 22 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 Total Depreciated Cost = 3,670 | |
| Dept. Table : 43 Effective Age : 22 Physical %Good: 41 Func. %Good : 100 Economic %Good: 100 | | <<<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Cost # or Height storys Col. Rate SqFt Adj. Cost Total Cost New = 0 | |
| Year Built Remodeled | | Architectural Multiplier: 0.00 Eff. Age: 22 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 Total Depreciated Cost = 0 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>> | |
| Overall Bldg Height Comments: | | (11) Electric and Lighting: (13) Roof Structure: Slope=0 (14) Roof Cover: | |
| (1) Excavation/Site Prep: (2) Foundation: Footings X Poured Conc. Brick/Stone Block | | (7) Interior: (8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures Utinals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners | |
| (3) Frame: (4) Floor Structure: (5) Floor Cover: | | (9) Sprinklers: (10) Heating and Cooling: Gas Coal Oil Stoker Hand Fired Boiler Boiler | |
| (6) Ceiling: | | (40) Exterior Wall: Thickness Insul. | |

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

| | | |
|--|---|---|
| Desc. of Bldg. section: SHED 'D' Calculator Occupancy: Shed - Utility light Commercial Building Class: D Floor Area: 168 Gross Bldg Area: 9,390 Stories Above Gnd: 1 Average Sty Hght : 8 Bsmt Wall Hght Dept. Table : 4% Effective Age : 22 Physical %Good: 41 Func. %Good : 100 Economic %Good: 100 Year Built Remodeled Overall Bldg Hght Comments: | Construction Cost High Above Ave. Avg. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100% Heat#2: Package Heating & Cooling 0% Ave. Sqft/Story: 168 Ave. Perimeter: 58 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * * Sprinkler Info * | <<<<<< Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 58 Overall Building Height: 8 Base Rate for Upper Floors = 29.82 (10) Heating system: No Heating or Cooling Cost/Sqft: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 29.82 Total Floor Area: 168 Base Cost New of Upper Floors = 5,010 Reproduction/Replacement Cost = 5,010 Eff. Age: 22 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 Total Depreciated Cost = 2,054 <<<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Cost # or Height Storys Col. Rate Sqft Adj. Cost Total Cost New = 0 Architectural Multiplier: 0.00 Eff. Age: 22 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 Total Depreciated 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: (3) 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 | | |
| (4) Floor Structure: (9) Sprinklers: (10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler | | |
| (5) Floor Cover: (13) Roof Structure: Slope=0 | | |
| (6) Ceiling: (14) Roof Cover: Outlets: Few Average Typical Average Many Unfinished Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer (40) Exterior Wall: Thickness Bsmt Insul. | | |
| (7) Interior: (35) Miscellaneous: (11) Electric and Lighting: Fixtures: Few Average Typical 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 (14) Roof Cover: | | |

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

| | | | |
|--|--|---|--|
| Desc. of Bldg. Section: SKERT BLDG Calculator Occupancy: Shed - Utility Light Commercial Building Class: D | | Calculator Cost Computations Class: D Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 36 | |
| Floor Area: 80 Gross Bldg Area: 9,390 Stories Above Gnd: 1 Average Sty Light : 12 Bsmnt Wall Hght | | Base Rate for Upper Floors = 37.31 (10) Heating system: No Heating or Cooling Cost/Sqft: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 37.31 Total Floor Area: 80 Base Cost New of Upper Floors = 2,984 3 Identical Units -> Reproduction/Replacement Cost = 2,984 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 Total Depreciated Cost = 3,670 | |
| Dept. Table : 43 Effective Age : 22 Physical %Good: 41 Func. %Good : 100 Economic %Good: 100 | | Segregated Cost Computations Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses # or Height Storys Sqft Adj. Cost | |
| Year Built Remodeled Overall Bldg Height | | Total Cost New = 0 Reproduction/Replacement Cost = 0 Overall %Good: 41 /100/100/100/41.0 Total Depreciated Cost = 0 See Valuation printout for complete pricing. >>>>> | |
| Comments: (1) Excavation/site Prep: | | (35) Miscellaneous: | |
| (2) Foundation: Footings X Poured Conc. Block/Stone Block | | (11) Electric and Lighting: | |
| (3) Frame: | | Outlets: Few Average Many Few Typical Typical Typical Typical Fixtures: Average Many Unfinished Typical Typical Typical Typical Typical Incandescent Fluorescent Mercury Sodium Vapor Transformer | |
| (4) Floor Structure: | | (13) Roof Structure: Slope=0 (14) Roof Cover: | |
| (5) Floor Cover: | | (9) Sprinklers: | |
| (6) Ceiling: | | (10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler | |

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

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

41-15-14-400-001
Property Class: 201
Up #:

2025 Est. T.C.V.
ADA

KENT COUNTY CONSERVATION
8461 CONSERVATION ST NE
ADA, MI 49301

Land Value Estimates for Land Table ADA-A.ADA AG & RES ECF ZONE 5

| * Factors * | | | | | | | LANDLOCKED | |
|---|------------|-------|-------|-------|------|-------|------------|-----------|
| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
| AC | DEV MIDDLE | 80.00 | Acres | 17600 | 80 | | | 1,126,400 |
| 80.00 Total Acres Total Est. Land Value = | | | | | | | | 1,126,400 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|----------|-------|--------|------------|
| Fencing: Vnyl, Solid, 6' | 39.90 | 66 | 64 | 1,685 |
| Fencing: Wd, Solid, 6 ft. | 30.45 | 346 | 40 | 4,214 |
| Fencing: Wd, Split, 2 Rail | 16.25 | 367 | 40 | 2,386 |
| D/W/P: Asphalt Paving | 3.06 | 25263 | 40 | 30,922 |
| D/W/P: 4in Concrete | 6.87 | 2729 | 40 | 7,499 |
| D/W/P: 4in Concrete | 6.87 | 1402 | 40 | 3,853 |
| D/W/P: 3.5 Concrete | 6.49 | 4245 | 40 | 11,020 |
| Wood Frame | 25.96 | 160 | 40 | 1,662 |
| Wood Frame | 34.58 | 64 | 40 | 885 |
| Ad-Hoc Unit-In-Place Items | | | | |
| Description | Rate | Size | % Good | Cash Value |
| /CI16/YARI/OUTL/2AVG/FLO | 1,585.00 | 14 | 40 | 8,876 |
| /CI16/YARI/OUTL/2AVG/POLS | 91.50 | 576 | 40 | 21,082 |
| Total Estimated Land Improvements True Cash Value = | | | | 94,084 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1988
Description of Occupancy: #1 CLUBHOUSE 'D'

Costs are taken from the Clubhouses cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D / Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 272
Overall Building Height: 10

Base Rate for Upper Floors = 82.86

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.39 100%
Adjusted Square Foot Cost for Upper Floors = 103.25

Total Floor Area: 3,806 Base Cost New of Upper Floors = 392,970

Reproduction/Replacement Cost = 392,970
Eff.Age: 25 / Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 184,696

Unit in Place Items
/CI14/SERS/BBUIIU/CAN/WOOFA/BE / 31.44 / 20 1.00 47 / 10,639

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 202,758
Replacement Cost/Floor Area= 109.20 Est. TCV/Floor Area= 53.27

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2012
Description of Occupancy: #2 CLUBHOUSE 'D'

Costs are taken from the Clubhouses cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D / Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 120
Overall Building Height: 10

Base Rate for Upper Floors = 82.96

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.41 100%
Adjusted Square Foot Cost for Upper Floors = 103.37

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

Parcel Number: 41-15-14-400-001

Page: 2

Total Floor Area: 1,672 Base Cost New of Upper Floors = 172,835
Reproduction/Replacement Cost = 172,835
Eff. Age: 12 / Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
Total Depreciated Cost = 119,256

Unit in Place Items Rate Quantity Arch %Good Depr. Cost
/CI14/SERS/BBUIIU/CAN/WOOFA/BE 31.44 /132 1.00 69 2,864
ECF (ADA COM) 1.038 => TCV of Bldg: 2 = 126,761
Replacement Cost/Floor Area= 105.85 Est. TCV/Floor Area= 75.81

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2000
Description of Occupancy: 3 WALL SHED 'D POLE'

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D, Pole Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 128
Overall Building Height: 10

Base Rate for Upper Floors = 14.07

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 14.07

Total Floor Area: 1,920 Base Cost New of Upper Floors = 27,014
Reproduction/Replacement Cost = 27,014
Eff. Age: 25 / Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 9,725

ECF (ADA COM) 1.038 => TCV of Bldg: 3 = 10,095
Replacement Cost/Floor Area= 14.07 Est. TCV/Floor Area= 5.26

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
Description of Occupancy: GARAGE

Costs are taken from the Garages - Residential (Attached) cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D, Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 44

Base Rate for Upper Floors = 23.70

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 23.70

Total Floor Area: 224 Base Cost New of Upper Floors = 5,309
Reproduction/Replacement Cost = 5,309
Eff. Age: 12 / Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
Total Depreciated Cost = 4,141

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | | # or Height Storys | | | Cost |
|------------------|------|------|--------------------|------|------|------|
| | Col. | Rate | SqFt | Adj. | Adj. | |

Architectural Multiplier: 0.00
Total Cost New = 0

Reproduction/Replacement Cost = 0
Eff. Age: 12 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
Total Depreciated Cost = 0

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ECF (ADA COM) 1.038 => TCV of Bldg: 4 = 4,298
Replacement Cost/Floor Area= 23.70 Est. TCV/Floor Area= 19.19

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0
Description of Occupancy: SKEET BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 56
Overall Building Height: 12

Base Rate for Upper Floors = 32.38

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 32.38

Total Floor Area: 160 Base Cost New of Upper Floors = 5,181
Reproduction/Replacement Cost = 5,181
2 Identical Units => Reproduction/Replacement Cost of all units = 10,362
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 4,248

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses
Item Description Cost # or Height Storys
Col. Rate SqFt Adj. Adj. Cost
Total Cost New = 0
Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 0

Unit in Place Items Rate Quantity Arch %Good Depr.Cost
/CI14/SERS/BBUIIU/CAN/WOOFAC 24.83 900 1.00 41 9,162

ECF (ADA COM) 1.038 => TCV of Bldg: 5 = 13,920
Replacement Cost/Floor Area= 102.22 Est. TCV/Floor Area= 43.50

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 0
Description of Occupancy: SKEET BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 36

Base Rate for Upper Floors = 37.31

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 37.31

Total Floor Area: 80 Base Cost New of Upper Floors = 2,984
Reproduction/Replacement Cost = 2,984
3 Identical Units => Reproduction/Replacement Cost of all units = 8,952
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 3,670

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

Parcel Number: 41-15-14-400-001

Page: 4

| Item Description | Cost | | # or Height Storys | | | Cost |
|------------------------------------|---|------|--------------------|------|------|----------------------------|
| | Col. | Rate | SqFt | Adj. | Adj. | |
| Total Cost New = | | | | | | 0 |
| Architectural Multiplier: 0.00 | | | | | | |
| Reproduction/Replacement Cost = | | | | | | 0 |
| Eff.Age:22 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 | | | | | |
| Total Depreciated Cost = | | | | | | 0 |
| ECF (ADA COM) | 1.038 => TCV of Bldg: 6 = | | | | | 3,810 |
| Replacement Cost/Floor Area= 37.30 | | | | | | Est. TCV/Floor Area= 15.87 |

Cost Estimates for Commercial/Industrial Building/Section: 7 Built 0
Description of Occupancy: SKEET BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
Calculator Cost Computations
Class: D Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 56
Overall Building Height: 12

Base Rate for Upper Floors = 32.38

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 32.38

| | | | | | |
|---|---|--|--|--|--------|
| Total Floor Area: 160 | Base Cost New of Upper Floors = | | | | 5,181 |
| Reproduction/Replacement Cost = | | | | | 5,181 |
| 2 Identical Units => Reproduction/Replacement Cost of all units = | | | | | 10,362 |
| Eff.Age:22 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 | | | | |
| Total Depreciated Cost = | | | | | 4,248 |

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

| Item Description | Cost | | # or Height Storys | | | Cost |
|------------------------------------|---|------|--------------------|------|------|----------------------------|
| | Col. | Rate | SqFt | Adj. | Adj. | |
| Total Cost New = | | | | | | 0 |
| Architectural Multiplier: 0.00 | | | | | | |
| Reproduction/Replacement Cost = | | | | | | 0 |
| Eff.Age:22 | Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 | | | | | |
| Total Depreciated Cost = | | | | | | 0 |
| ECF (ADA COM) | 1.038 => TCV of Bldg: 7 = | | | | | 4,410 |
| Replacement Cost/Floor Area= 32.38 | | | | | | Est. TCV/Floor Area= 13.78 |

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 0
Description of Occupancy: SKEET BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
Calculator Cost Computations
Class: D Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 36

Base Rate for Upper Floors = 37.31

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 37.31

| | | | | | |
|---------------------------------|---------------------------------|--|--|--|-------|
| Total Floor Area: 80 | Base Cost New of Upper Floors = | | | | 2,984 |
| Reproduction/Replacement Cost = | | | | | 2,984 |

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3 Identical Units => Reproduction/Replacement Cost of all units = 8,952
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 3,670

<<<<< Segregated Cost Computations >>>>>

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

| Item Description | Cost | | # or Height Storys | | | Cost |
|------------------|------|------|--------------------|------|------|------|
| | Col. | Rate | SqFt | Adj. | Adj. | |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 0

ECF (ADA COM) 1.038 => TCV of Bldg: 8 = 3,810
Replacement Cost/Floor Area= 37.30 Est. TCV/Floor Area= 15.87

Cost Estimates for Commercial/Industrial Building/Section: 9 Built 0
Description of Occupancy: SKEET BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 36

Base Rate for Upper Floors = 37.31

'10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 37.31

Total Floor Area: 80 Base Cost New of Upper Floors = 2,984

Reproduction/Replacement Cost = 2,984
3 Identical Units => Reproduction/Replacement Cost of all units = 8,952
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 3,670

<<<<< Segregated Cost Computations >>>>>

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

| Item Description | Cost | | # or Height Storys | | | Cost |
|------------------|------|------|--------------------|------|------|------|
| | Col. | Rate | SqFt | Adj. | Adj. | |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 0

ECF (ADA COM) 1.038 => TCV of Bldg: 9 = 3,810
Replacement Cost/Floor Area= 37.30 Est. TCV/Floor Area= 15.87

Cost Estimates for Commercial/Industrial Building/Section: 10 Built 0
Description of Occupancy: SHED 'D'

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 58
Overall Building Height: 8

Base Rate for Upper Floors = 29.82

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(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 29.82

Total Floor Area: 168 Base Cost New of Upper Floors = 5,010

Reproduction/Replacement Cost = 5,010
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 2,054

<<<<< Segregated Cost Computations >>>>>

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

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = | | | | | | 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 0

ECF (ADA COM) 1.038 => TCV of Bldg: 10 = 2,132
Replacement Cost/Floor Area= 29.82 Est. TCV/Floor Area= 12.69

Cost Estimates for Commercial/Industrial Building/Section: 11 Built 0

Description of Occupancy: SKEET BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 36

Base Rate for Upper Floors = 37.31

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 37.31

Total Floor Area: 80 Base Cost New of Upper Floors = 2,984

Reproduction/Replacement Cost = 2,984
3 Identical Units => Reproduction/Replacement Cost of all units = 8,952
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 3,670

<<<<< Segregated Cost Computations >>>>>

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

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = | | | | | | 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 0

ECF (ADA COM) 1.038 => TCV of Bldg: 11 = 3,810
Replacement Cost/Floor Area= 37.30 Est. TCV/Floor Area= 15.87

Total Estimated True Cash Value of Commercial/Industrial Buildings = 379,614

2025 Est. T.C.V. 41-15-14-400-001 = 1,600,098

Est. TCV/Total Floor Area = 170.40

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. |
|---------------|---------|---------|--------------|--------|
| 717,800 | 717,800 | 717,800 | 327,423 | 0.00 |

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

| 2025 | New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|--------------|---------|----------------|---------|-----------|----------------|---------|
| | 0 | 82,200 | 0 | 0 | 0 | 0 |
| 125 Assessed | | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| | 800,000 | 800,000 | 800,000 | 327,423 | 327,423 | 0 |

Grantor: VANDENBERGE LOIS B TRUST Grantee: FULTON PROPERTY INVESTMENT

Property Address: 6420 FULTON ST E

Owner's Name/Address: FULTON PROPERTY INVESTMENT LLC
PO BOX 165
ADA MI 49301

Class: COMMERCIAL- IMPROVEMENTS Zoning: I Building Permit (S):

School: FOREST HILLS PUBLIC SCHOOLS

P.R.E. 0%

MAP #: STUDY 2015

2025 Est TCV 800,256 TCV/TFA: 104.75

X Improved Vacant

Land Value Estimates for Land Table ADA-I.ADA IND

| Improvements | Description | Frontage | Depth | Rate | %Adj. | Reason | Value | |
|--------------|-----------------------|--|------------|---------|-------|--------|---------|---------|
| | Dirt Road | 106.44 | 278.28 | 1.0000 | 0 | 100* | 0 | |
| X | Paved Road | FULTON | 29620 Sqft | 4.70000 | 100 | | 139,214 | |
| X | Storm Sewer | * denotes Lines that do not contribute to the total acreage calculation. | | | | | | |
| X | Sidewalk | 106 Actual Front Feet, 0.68 Total Acres | | | | | | 139,214 |
| X | Water | | | | | | | |
| X | Sewer | | | | | | | |
| X | Electric | | | | | | | |
| X | Gas | | | | | | | |
| X | Curb | | | | | | | |
| | Street Lights | | | | | | | |
| | Standard Utilities | | | | | | | |
| | Underground Utilities | | | | | | | |

Land Improvement Cost Estimates

| Description | Rate | Size % | Good | Cash Value |
|---|------|--------|------|------------|
| D/W/P: Asphalt Paving | 3.08 | 11395 | 45 | 15,794 |
| D/W/P: 4in Concrete | 6.92 | 400 | 45 | 1,246 |
| D/W/P: Crushed Rock | 2.25 | 280 | 80 | 504 |
| Total Estimated Land Improvements True Cash Value = | | | | 17,544 |

Handwritten: 200000 LV, comm bldgs


| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 69,600 | 330,500 | 400,100 | | | 295,837C |
| 2024 | 37,000 | 331,500 | 368,500 | | | 295,837C |
| 2023 | 37,800 | 271,400 | 309,200 | | | 281,750C |
| 2022 | 41,500 | 386,800 | 428,300 | | | 268,334C |

Topography of Site

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

Comments/Influences:

Part SW 1/4 COM 1229.11 FT WLY ALONG S LINE OF FORMER STL M21 /100 FT WIDE/ FROM W 1/8 LINE TH WLY ALONG SD HWY R/W LINE TO W SEC LINE TH S ALONG W SEC LINE TO N LINE OF GRAND RAFTS EASTERN /FORMERLY CENTRAL MICH- FORMERLY GT/ RR R/W /100 FT WIDE/ TH ELY ALONG SD RR R/W LINE TO A PT 1238.20 FT WLY ALONG SD RR R/W LINE FROM W 1/8 LINE TH NLY 432.5 FT M/L TO BEG EX THAT PART LYING NLY OF SLY LINE OF HWY M21 RELIQUATED * SEC 28 T7N R10W 0.68 A.



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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|---|-----------------|-----|------|----------------|--|--|--|--|---------------|--|--|--|--|---------------|--|--|--|--|---------------|--|--|--|--|---------|--|--|--|--|---------|--|--|--|--|------------|--|--|--|--|---------------|--|--|--|--|----------------|--|--|--|--|-----------------|--|--|--|--|-------|------|------------|-----|--------|--------|--------------------------------|--|--|--|-----|---------|------|---------|---------|--|--|--|------------|--|--|--|---------|--|--|--|--------------|--------------|-------------|---------|---------------|---------------|--------------|----------|--------------------------|--|--|--|
| <p>Desc. of Bldg/section: #1 END ENG 'S'</p> <p>Calculator Occupancy: Industrial - Engineering</p> <p>Class: S</p> <p>Floor Area: 3,000 ✓</p> <p>Gross Bldg Area: 7,640 ✓</p> <p>Stories Above Gnd: 1 ✓</p> <p>Average Story Height: 16</p> <p>Basmt Wall Height</p> <p>Depr. Table: 2.25% ✓</p> <p>Effective Age: 20 ✓</p> <p>Physical Good: 63 ✓</p> <p>Func. Good: 100</p> <p>Economic Good: 100</p> <p>Year Built: 2004</p> <p>Remodeled</p> <p>Overall Bldg Height</p> <p>Comments:</p> | <p>Construction Cost</p> <p>Above Ave. X Ave. Low</p> <p>Quality: Average</p> <p>Heat#1: Package Heating & Cooling ✓ 7%</p> <p>Heat#2: Space Heaters, Gas with Fan ✓ 33%</p> <p>Ave. Sqft/Story: 3000 ✓</p> <p>Ave. Perimeter: 150 ✓</p> <p>Has Elevators:</p> <p>*** Basement Info ***</p> <p>Area:</p> <p>Perimeter:</p> <p>Type: Utility Basement</p> <p>Heat: No Heating or Cooling</p> <p>* Mezzanine Info *</p> <p>Area #1: 490 ✓</p> <p>Type #1: Office (No Rates)</p> <p>Area #2:</p> <p>Type #2:</p> <p>* Sprinkler Info *</p> | <p>Calculator Cost Computations</p> <p>Class: S Quality: Average</p> <p>Stories: 1 Story Height: 16</p> <p>Overall Building Height: 16</p> <p>Perimeter: 150</p> <p>Base Rate for Upper Floors = 80.28</p> <p>Mezzanine 1 Office Base Rate = 62.89</p> <p>(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.31 67%</p> <p>(10) Heating system: Space Heaters, Gas with Fan Cost/Sqft: 5.01 33%</p> <p>Combined Heating System adjustment: 14.59 100%</p> <p>Adjusted Square Foot Cost for Upper Floors = 94.87</p> <p>Total Floor Area: 3,000</p> <p>Mezzanine 1 Area: 490</p> <p>Base Cost New of Upper Floors = 284,613</p> <p>Base Cost New of Mezzanine = 30,816</p> <p>Reproduction/Replacement Cost = 315,429</p> <p>Eff. Age: 20 Phy. %Good/Abnc. Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0</p> <p>Total Depreciated Cost = 198,720</p> <p>Unit in Place Items /CILA/SERS/BBUIU/CAN/STE/ALOC Rate Quantity Avch %Good Depr.-Cost</p> <p>40 1.00 63 719</p> <p>ECF (ADA IND) 1.127 => TCV of Bldg: 1 = 224,768</p> <p>Replacement Cost/Floor Area= 105.52 Est. TCV/Floor Area= 74.92</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(1) Excavation/Site Prep:</p> <p>X Site Prep</p> <p>(2) Foundation:</p> <p>X Footings</p> <p>X Poured Conc. Brick/Stone Block</p> <p>(3) Frame:</p> <p>(4) Floor Structure:</p> <p>X Concrete, On Ground</p> <p>(5) Floor Cover:</p> | <p>(7) Interior:</p> <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Many</td> <td>Above Ave.</td> <td>Average Typical</td> <td>Few</td> <td>None</td> </tr> <tr> <td colspan="5">Total Fixtures</td> </tr> <tr> <td colspan="5">3-Piece Baths</td> </tr> <tr> <td colspan="5">2-Piece Baths</td> </tr> <tr> <td colspan="5">Shower Stalls</td> </tr> <tr> <td colspan="5">Toilets</td> </tr> <tr> <td colspan="5">Urinals</td> </tr> <tr> <td colspan="5">Wash Bowls</td> </tr> <tr> <td colspan="5">Water Heaters</td> </tr> <tr> <td colspan="5">Wash Fountains</td> </tr> <tr> <td colspan="5">Water Softeners</td> </tr> </table> <p>(9) Sprinklers:</p> <p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>X Gas</td> <td>Coal</td> <td>Hand Fired</td> </tr> <tr> <td>Oil</td> <td>Stoker</td> <td>Boiler</td> </tr> <tr> <td colspan="3">X Space Heaters, Gas, with Fan</td> </tr> </table> | Many | Above Ave. | Average Typical | Few | None | Total Fixtures | | | | | 3-Piece Baths | | | | | 2-Piece Baths | | | | | Shower Stalls | | | | | Toilets | | | | | Urinals | | | | | Wash Bowls | | | | | Water Heaters | | | | | Wash Fountains | | | | | Water Softeners | | | | | X Gas | Coal | Hand Fired | Oil | Stoker | Boiler | X Space Heaters, Gas, with Fan | | | <p>(11) Electric and Lighting:</p> <p>X Typical, Warehouses, Storage</p> <p>Outlets:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Few</td> <td>Average</td> <td>Many</td> <td>Typical</td> </tr> <tr> <td colspan="4">Average</td> </tr> <tr> <td colspan="4">Unfinished</td> </tr> <tr> <td colspan="4">Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Incandescent</td> <td>Fluorescent</td> <td>Mercury</td> </tr> <tr> <td>Rigid Conduit</td> <td>Armored Cable</td> <td>Non-Metallic</td> <td>Bus Duct</td> </tr> <tr> <td colspan="4">Sodium Vapor Transformer</td> </tr> </table> <p>(13) Roof Structure: Slope=0</p> <p>X Open Steel System for Corrugated</p> <p>(14) Roof Cover:</p> <p>X Alum./Steel Corrugated or Crimped</p> | Few | Average | Many | Typical | Average | | | | Unfinished | | | | Typical | | | | Flex Conduit | Incandescent | Fluorescent | Mercury | Rigid Conduit | Armored Cable | Non-Metallic | Bus Duct | Sodium Vapor Transformer | | | |
| Many | Above Ave. | Average Typical | Few | None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Fixtures | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3-Piece Baths | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2-Piece Baths | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shower Stalls | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Toilets | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Urinals | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wash Bowls | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water Heaters | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wash Fountains | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water Softeners | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| X Gas | Coal | Hand Fired | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Oil | Stoker | Boiler | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| X Space Heaters, Gas, with Fan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Few | Average | Many | Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unfinished | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flex Conduit | Incandescent | Fluorescent | Mercury | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rigid Conduit | Armored Cable | Non-Metallic | Bus Duct | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sodium Vapor Transformer | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | <p>(39) Miscellaneous:</p> <p>(40) Exterior Wall:</p> <p>Thickness</p> <p>Resmt Insul.</p> <p>X Aluminum or Steel, on Steel</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

| | | |
|---|---|---------------------------------------|
| 1UX 1974 16'H #2 WHSE STG 'S' 2400.0 SF | 1UX 2004 16'H #1 IND ENG 'S' 3000.0 SF OFFICE MEZZ 490 SF | 1UX 2018 16'H #3 OFC 'S' 2240SF |
|---|---|---------------------------------------|

CANOPY
40SF

CANOPY
40SF

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

Desc. of Bldg/Section: #2 WHS STG '87
 Calculator: Occupancy: Industrial - Light Manufacturing/Warehouse
 Class: 8
 Quality: Average
 Stories: 1
 Story Height: 16
 Overall Building Height: 16
 Perimeter: 160
 Calculator Cost Computations
 <<<<<< >>>>>>

Class: 8
 Quality: Average
 Stories: 1
 Story Height: 16
 Overall Building Height: 16
 Perimeter: 160
 Calculator Cost Computations
 <<<<<< >>>>>>

Quality: Average
 Heat#1: Space Heaters, Gas with Fan 100%
 Heat#2: Space Heaters, Gas with Fan 10%
 Ave. SqFt/Story: 2400
 Ave. Perimeter: 160
 Has Elevators:
 *** Basement Info ***
 Area:
 Perimeter:
 Type: Utility Basement
 Heat: No Heating or Cooling
 * Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *
 Area:
 Type: Average

1974 Year Built
 Remodeled
 Overall Bldg Height
 Comments:

Area: 2,400
 Gross Bldg Area: 7,640
 Stories Above Grd: 1
 Average Story Height: 16
 Basement Wall Height
 Depr. Table: 2.5%
 Effective Age: 27
 Physical %Good: 50
 Func. %Good: 100
 Economic %Good: 100

Base Rate for Upper Floors = 47.79
 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.35 100%
 Adjusted Square Foot Cost for Upper Floors = 53.14
 Total Floor Area: 2,400
 Base Cost New of Upper Floors = 127,536
 Reproduction/Replacement Cost = 127,536
 Eff. Age: 27 Phy. %Good/Abnr. Phy./Func./Overall %Good: 50 / 100 / 100 / 100 / 50.0
 Total Depreciated Cost = 63,763
 Unit in Place Items Rate Quantity Arch %Good Depr. Cost
 /C116/YARI/COUTL/2AVG/SPOOLDE 433.33 1 1.00 50 217
 ECF (ADA UND) 1.127 -> TCV of Bldg: 2 - 72,111
 Replacement Cost/Floor Area= 53.32 Est. TCV/Floor Area= 30.05

(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 Boiler

Outlets:
 Average Few
 Many
 Unfinished Typical
 Flex Conduit Incandescent
 Rigid Conduit Fluorescent
 Armored Cable Mercury
 Non-Metallic Sodium Vapor
 Bus Duct Transformer
 (11) Electric and Lighting:
 (12) Miscellaneous:
 (13) Roof Structure: Slope=0
 (14) Roof Cover:
 (40) Exterior Wall:
 Thickness Insul.

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

| | | |
|---|--|---|
| Desc. of Bldg/Section: #3 OFC 'S' Calculator Occupancy: Office Buildings Class: S Floor Area: 2,240 Gross Bldg Area: 7,640 Stories Above Gnd: 1 Average Sty Light: 16 Bsmnt Wall Light Dept. Table: 2.25% Effective Age: 5 Physical %Good: 87 Func. %Good: 100 Economic %Good: 100 /2018 Year Built Remodeled /16 Overall Bldg Height Comments: | Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Package Heating & Cooling 0% Ave. Sqft/Story: 2240 Ave. Perimeter: 152 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * * Sprinkler Info * Area: Type: Average | <<<<< Class: S Quality: Average Stories: 1 Story Height: 16 Overall Building Height: 16 Base Rate for Upper Floors - 129.54 (10) Heating system: Package Heating & Cooling Cost/SqFT: 27.77 100% Adjusted Square Foot Cost for Upper Floors - 157.31 Total Floor Area: 2,240 Base Cost New of Upper Floors - 352,375 Eff. Age: 5 Phy. %Good/Abnt. Phy./Func./Econ./Overall %Good: 87 /100/100/100/87.0 Total Depreciated Cost = 306,566 <<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals Cost # of Height Storys Col. Rate SqFT Adj. Adj. Cost Total Cost New = 0 Architectural Multiplier: 0.00 Eff. Age: 5 Phy. %Good/Abnt. Phy./Func./Econ./Overall %Good: 87 /100/100/100/87.0 Total Depreciated 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 3-Piece Baths Urinals 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners | Outlets: Few Average Many Unfinished Typical Rigid Conduit Incandescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer | Fixtures: Few Average Many Unfinished Typical Incandescent Mercury Sodium Vapor Transformer |
| (9) Sprinklers: | | |
| (10) Heating and Cooling: | | |
| Gas Coal Oil Stoker Hand Fired Boiler | (13) Roof Structure: Slope=0 | |
| (14) Roof Cover: | | |
| (40) Exterior Wall: Thickness Insul. | | |

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

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

41-15-28-324-001
Property Class: 201
ap #: STUDY 2015

2025 Est. T.C.V.
ADA

FULTON PROPERTY INVESTMENT LLC
6420 FULTON ST E
ADA, MI 49301

Land Value Estimates for Land Table ADA-I.ADA IND

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj | Reason | Value |
|--|----------|--------|--------|--------|---------|------|--------|---------------------------------|
| | 106.44 | 278.28 | 1.0000 | 0.0000 | 0 | 100* | | 0 |
| SF | FULTON | | 29620 | SqFt | 4.70000 | 100 | | 139,214 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | | |
| 106 Actual Front Feet, 0.68 Total Acres | | | | | | | | Total Est. Land Value = 139,214 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|------|-------|--------|------------|
| D/W/P: Asphalt Paving | 3.08 | 11395 | 45 | 15,794 |
| D/W/P: 4in Concrete | 6.92 | 400 | 45 | 1,246 |
| D/W/P: Crushed Rock | 2.25 | 280 | 80 | 504 |
| Total Estimated Land Improvements True Cash Value = | | | | 17,544 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2004
Description of Occupancy: #1 IND ENG 'S'

Costs are taken from the Industrial - Engineering cost schedules.

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

Class: S Quality: Average
Stories: 1 Story Height: 16 Perimeter: 150
Overall Building Height: 16

Base Rate for Upper Floors = 80.28
Mezzanine 1 Office Base Rate = 62.89

/10) Heating system: Package Heating & Cooling Cost/SqFt: 19.31 67%
10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.01 33%
Combined Heating System adjustment: 14.59 100%
Adjusted Square Foot Cost for Upper Floors = 94.87

Total Floor Area: 3,000 Base Cost New of Upper Floors = 284,613
Mezzanine 1 Area: 490 Base Cost New of Mezzanine = 30,816
Reproduction/Replacement Cost = 315,429
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 198,720

Unit in Place Items Rate Quantity Arch %Good Depr.Cost
/CI14/SERS/BBUIIU/CAN/STE/ALOC 28.53 40 1.00 63 719
ECF (ADA IND) 1.127 => TCV of Bldg: 1 = 224,768
Replacement Cost/Floor Area= 105.52 Est. TCV/Floor Area= 74.92

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1974
Description of Occupancy: #2 WHS STG 'S'

Costs are taken from the Industrials - Light Manufacturing/Warehouse (Alternate Method) (Shell) cost schedules.

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

Class: S Quality: Average
Stories: 1 Story Height: 16 Perimeter: 160
Overall Building Height: 16

Base Rate for Upper Floors = 47.79

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.35 100%
Adjusted Square Foot Cost for Upper Floors = 53.14

Total Floor Area: 2,400 Base Cost New of Upper Floors = 127,536
Reproduction/Replacement Cost = 127,536
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0

Parcel Number: 41-15-28-324-001

Page: 2

Total Depreciated Cost = 63,768

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|------------------------------------|----------------------------|----------|------|-------|-----------|
| /CI16/YARI/OUTL/2AVG/SPOOLDE | 433.33 | 1 | 1.00 | 50 | 217 |
| ECF (ADA IND) | 1.127 => TCV of Bldg: 2 = | | | | 72,111 |
| Replacement Cost/Floor Area= 53.32 | Est. TCV/Floor Area= 30.05 | | | | |

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2018
Description of Occupancy: #3 OFC 'S'

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 16 Perimeter: 152
Overall Building Height: 16

Base Rate for Upper Floors = 129.54

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.77 100%
Adjusted Square Foot Cost for Upper Floors = 157.31

Total Floor Area: 2,240 Base Cost New of Upper Floors = 352,375
Reproduction/Replacement Cost = 352,375
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 87 /100/100/100/87.0
Total Depreciated Cost = 306,566

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = | | | | | | 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 87 /100/100/100/87.0
Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|-------------------------------------|-----------------------------|----------|------|-------|-----------|
| /CI14/SERS/BBUIIU/CAN/STE/ALOC | 28.53 | 40 | 1.00 | 87 | 993 |
| ECF (ADA IND) | 1.127 => TCV of Bldg: 3 = | | | | 346,619 |
| Replacement Cost/Floor Area= 157.82 | Est. TCV/Floor Area= 154.74 | | | | |

Total Estimated True Cash Value of Commercial/Industrial Buildings = 643,498

| | | | | | | | |
|------------------------------------|---------|-----------|----------------|-------------|---------|---|---------|
| 2025 Est. T.C.V. 41-15-28-324-001 | | | | | | = | 800,256 |
| Est. TCV/Total Floor Area = 104.75 | | | | | | | |
| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | | |
| 368,500 | 368,500 | 368,500 | 295,837 | 0.00 | | | |
| 2025 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | | |
| 0 | 31,600 | 0 | 0 | 0 | | | |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | | |
| 400,100 | 400,100 | 400,100 | 295,837 | 295,837 | 0 | | |

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|----------------------------|---|------------|------------|------------|-------------------|--------------|-------------|---------------|
| NELLER & WESLEY LAND D C | 6751 ASSOCIATES LLC | 0 | 12/14/2004 | WD | 21-NOT USED/OTHER | | OTHER | 0.0 |
| ADA/FULTON PROP LLC | NELLER & WESLEY LAND D C | 0 | 05/14/2002 | WD | 21-NOT USED/OTHER | 6060:690 | OTHER | 0.0 |
| Property Address | WESLEY-DELECON LLC | 0 | 04/22/2002 | WD | 21-NOT USED/OTHER | | OTHER | 100.0 |
| 6751 FULTON ST E | NELLER & WESLEY LAND D C | 0 | 12/27/2001 | WD | 21-NOT USED/OTHER | 5928:917 | OTHER | 0.0 |
| Owner's Name/Address | Class: COMMERCIAL-INTERMEDIATE ZONING: C2/RUD Building Permit (s) | | | | | | | |
| 6751 FULTON ASSOCIATES LLC | School: FOREST HILLS PUBLIC SCHOOLS | | | | | | | |
| C/O BRADLEY COMPANY | P.R.E. 0% | | | | | | | |
| 220 LYON ST SUITE 400 | MAP #: | | | | | | | |
| GRAND RAPIDS MI 49503 | 2025 EST TCY 2,840,196 TCY/TFA: 172.87 | | | | | | | |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 140,900 | 1,279,200 | 1,420,100 | | | 1,240,260C |
| 2024 | 159,000 | 1,230,300 | 1,389,300 | | | 1,240,260C |
| 2023 | 162,200 | 1,019,000 | 1,181,200 | | | 1,181,200B |
| 2022 | 178,100 | 1,271,500 | 1,449,700 | | | 1,094,876C |

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---------------------|-------------|----------|--------|-------|------|-------|--------|---------|
| 471.00 | 285.78 | 1.0000 | 0.0000 | 0 | 100* | | | 0 |
| SE. FULTON W OF RIV | 113256 Sqft | 2.488751 | 100 | | | | | 281,866 |
| SE. ROW | 21344 Sqft | 0.000001 | 100 | | | | | 0 |

* Factors *

IRREG SHAPE

! Rates have been adjusted due to the large size of the parcel.

* denotes lines that do not contribute to the total acreage calculation.

471 Actual Front Feet, 3.09 Total Acres Total Est. Land Value = 281,866

| Description | Rate | Size % | Good | Cash Value |
|----------------------------|----------|--------|------|------------|
| Fencing: wd, Solid, 6 ft. | 30.66 | 34 | 50 | 521 |
| Fencing: Gates, Wood/Sqft | 16.48 | 120 | 50 | 989 |
| D/W/P: Asphalt Paving | 3.08 | 47546 | 50 | 73,221 |
| D/W/P: 4in Concrete | 6.92 | 3649 | 50 | 12,625 |
| D/W/P: 4in Concrete | 6.92 | 1219 | 50 | 4,217 |
| D/W/P: 4in Ren. Conc. | 8.12 | 360 | 50 | 1,461 |
| Ad-Hoc Unit-In-Place Items | | | | |
| Description | Rate | Size % | Good | Cash Value |
| /CIL6/YARL/METFR/HANFWA | 14.13 | 284 | 50 | 2,006 |
| /CIL6/YARL/OUTL/2AVG/POLS | 91.50 | 168 | 50 | 7,686 |
| /CIL6/YARL/OUTL/2AVG/FLO | 1,585.00 | 9 | 50 | 7,132 |

Total Estimated Land Improvements: True Cash Value = 109,858B

updated LU, LIS, COMM bldgs

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 140,900 | 1,279,200 | 1,420,100 | | | 1,240,260C |
| 2024 | 159,000 | 1,230,300 | 1,389,300 | | | 1,240,260C |
| 2023 | 162,200 | 1,019,000 | 1,181,200 | | | 1,181,200B |
| 2022 | 178,100 | 1,271,500 | 1,449,700 | | | 1,094,876C |

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

Desc. of Bldg/Section: #1 SHOP NBHD 'C'
 Calculator Occupancy: Shopping Centers - Neighborhood

Class: C Quality: Good
 Stories: 1 Story Height: 11 Perimeter: 532
 Overall Building Height: 11

Calculator Cost Computations
 Base Rate for Upper Floors = 124.53
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 16.05 100%
 Adjusted Square Foot Cost for Upper Floors = 140.58
 Total Floor Area: 10,600 Base Cost New of Upper Floors = 1,490,148
 Eff. Age: 22 Phy. % Good/Abur. Phy./Func. / Overall % Good: 60 / 100 / 100 / 100 / 60.0
 Total Depreciated Cost = 894,089
 ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 928,064
 Replacement Cost/Floor Area= 140.58 Est. TCV/Floor Area= 87.55

Area: 10,600
 Perimeter: 532
 Type: 11 Overall Bldg Height

Comments:
 2002 Yr. Built
 2003 Remodeled
 Heat: Hot Water, Radiant Floor
 * Mezzanine Info *
 * Sprinkler Info *

(1) Excavation/Site Prep:
 (2) Foundation: Footings
 X Poured Conc. Brick/Stone Block

(3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:

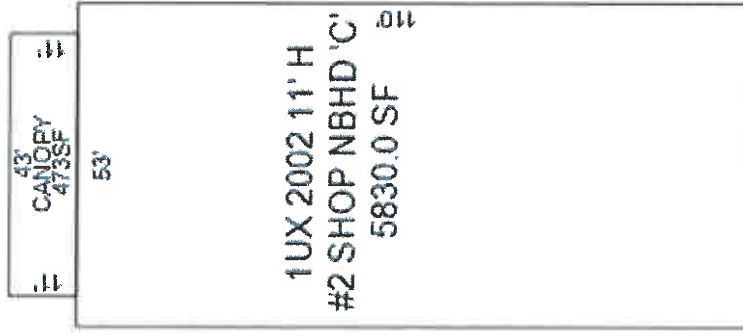
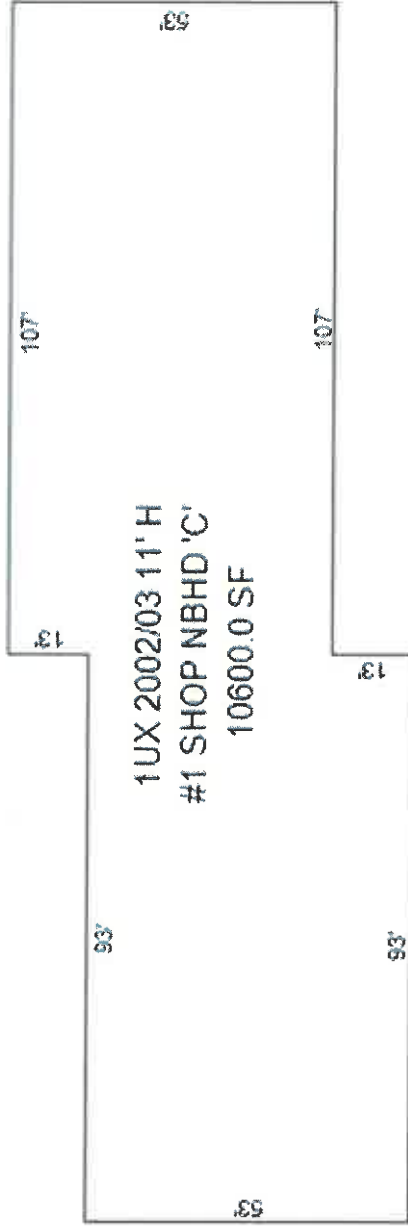
(7) Interior:
 (8) Plumbing:
 Many Above Ave. Average Typical Few None
 Total Fixtures: Uninals
 3-Piece Baths Wash Bowls
 2-Piece Baths Water Heaters
 Shower Stalls Wash Fountains
 Toilets Water Softeners

(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
 Incandescent Fluorescent
 Rigid Conduit Armored Cable Mercury Sodium Vapor
 Flex Conduit Non-Metallic Transformer
 (40) Exterior Wall: Thickness Bsmt Insul.

(13) Roof Structure: Slope=0
 (14) Roof Cover:

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



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

| | | | | | |
|---|--|--|--|--|--|
| Desc. of Bldg/Section: #2 SHOP BLDG 'C' Calculator Occupancy: Shopping Centers - Neighborhood | | Class: C Quality: Good Stories: 1 Story Height: 11 Overall Building Height: 11 | | Calculator Cost Computations Perimeter: 326 | |
| Construction Cost Above Ave. X Ave. Low | | Base Rate for Upper Floors = 127.78 | | Total Floor Area: 5,830 Base Cost New of Upper Floors = 840,977 | |
| ** ** Calculator Cost Data ** ** Quality: Good Heat#1: Package Heating & Cooling 100% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 5830 Ave. Perimeter: 326 Has Elevators: | | (10) Heating System: Package Heating & Cooling Cost/SqFt: 16.47 100% Adjusted Square Foot Cost for Upper Floors = 144.25 | | Reproduction/Replacement Cost = 840,977 Econ./Overall %Good: 60 / 100/100/100/60.0 Total Depreciated Cost = 504,586 | |
| *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor | | ECF (ADA COM) Replacement Cost/Floor Area= 144.25 1.038 => TCV of Bldg: 2 = 523,760 Est. TCV/Floor Area= 89.84 | | ECF (ADA COM) Replacement Cost/Floor Area= 144.25 1.038 => TCV of Bldg: 2 = 523,760 Est. TCV/Floor Area= 89.84 | |
| * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Good | | * Sprinkler Info * | | (11) Electric and Lighting: | |
| (1) Excavation/Site Prep: | | (7) Interior: | | (30) Miscellaneous: | |
| (2) Foundation: Footings X Poured Conc. Brick/Stone Block | | (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 | | Outlets: Few Average Fixtures: Few Average Many Unfinished Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Trans former | |
| (3) Frame: | | (9) Sprinklers: | | (40) Exterior Wall: Thickness Insul. | |
| (4) Floor Structure: | | (10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler | | (13) Roof Structure: Slope=0 | |
| (5) Floor Cover: | | (14) Roof Cover: | | (13) Roof Structure: Slope=0 | |

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

<<<<<
RETAIL
RETAIL

Income Capitalization Calculations >>>>>

| | | |
|---|---|---------|
| @ 15.50/sq. ft. x 10600 sq. ft. | = | 164,300 |
| @ 15.50/sq. ft. x 5830 sq. ft. | = | 90,365 |
| Gross Income (100% Occupancy + Miscellaneous) | = | 254,665 |
| Vacancy & Collection Loss 4.00% | = | -10,187 |
| Effective Gross Income | = | 244,478 |

Annual Operating Expenses
Non-Itemized Expenses: 24448

| | | |
|---|---|---|
| Net Operating Income | = | 24,448 |
| Capitalization Rate = 7.50% | ✓ | Tax Rate = 0.25% |
| Income Capitalized Value (Net Income / Capitalization Rate) | = | 2,840,196 |
| % of Stimt on Parcel: 100 | | Contribution to Total Parcel Cost = 2,840,196 |

Comments/Data From:
MKT EST, COSTAR 2024 NNN

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

| | | |
|---------------------|------------------|----------------------------|
| 41-15-28-330-005 | 2025 Est. T.C.V. | 6751 FULTON ASSOCIATES LLC |
| Property Class: 201 | | 6751 FULTON ST E |
| ap #: | ADA | ADA, MI 49301 |

Land Value Estimates for Land Table ADA-C.ADA COM

| | | * Factors * | | IRREG SHAPE | | |
|-------------|-----------------|-------------|--------|-------------|-------------------|---------|
| Description | Frontage | Depth | Front | Depth | Rate %Adj. Reason | Value |
| | 471.00 | 285.78 | 1.0000 | 0.0000 | 0 100* | 0 |
| SF | FULTON W OF RIV | 113256 | SqFt | 2.48875! | 100 | 281,866 |
| SF | ROW | 21344 | SqFt | 0.00000! | 100 | 0 |

! Rates have been adjusted due to the large size of the parcel.
* denotes lines that do not contribute to the total acreage calculation.
471 Actual Front Feet, 3.09 Total Acres Total Est. Land Value = 281,866

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---------------------------|-------|-------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 30.66 | 34 | 50 | 521 |
| Fencing: Gates, Wood/SqFt | 16.48 | 120 | 50 | 989 |
| D/W/P: Asphalt Paving | 3.08 | 47546 | 50 | 73,221 |
| D/W/P: 4in Concrete | 6.92 | 3649 | 50 | 12,625 |
| D/W/P: 4in Concrete | 6.92 | 1219 | 50 | 4,217 |
| D/W/P: 4in Ren. Conc. | 8.12 | 360 | 50 | 1,461 |

Ad-Hoc Unit-In-Place Items

| Description | Rate | Size | % Good | Cash Value |
|---------------------------|----------|------|--------|------------|
| /CI16/YARI/METFR/HANFWA | 14.13 | 284 | 50 | 2,006 |
| /CI16/YARI/OUTL/2AVG/POLS | 91.50 | 168 | 50 | 7,686 |
| /CI16/YARI/OUTL/2AVG/FLO | 1,585.00 | 9 | 50 | 7,132 |

Total Estimated Land Improvements True Cash Value = 109,858

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002
Description of Occupancy: #1 SHOP NBHD 'C'

Costs are taken from the Shopping Centers - Neighborhood cost schedules.
 <<<<<< Calculator Cost Computations >>>>>>
 Class: C Quality: Good
 Stories: 1 Story Height: 11 Perimeter: 532
 Overall Building Height: 11

Base Rate for Upper Floors = 124.53

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.05 100%
Adjusted Square Foot Cost for Upper Floors = 140.58

Total Floor Area: 10,600 Base Cost New of Upper Floors = 1,490,148

Reproduction/Replacement Cost = 1,490,148
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 894,089

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 928,064
Replacement Cost/Floor Area= 140.58 Est. TCV/Floor Area= 87.55

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2002
Description of Occupancy: #2 SHOP NBHD 'C'

Costs are taken from the Shopping Centers - Neighborhood cost schedules.
 <<<<<< Calculator Cost Computations >>>>>>
 Class: C Quality: Good
 Stories: 1 Story Height: 11 Perimeter: 326
 Overall Building Height: 11

Base Rate for Upper Floors = 127.78

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.47 100%
Adjusted Square Foot Cost for Upper Floors = 144.25

Total Floor Area: 5,830 Base Cost New of Upper Floors = 840,977

Parcel Number: 41-15-28-330-005

Page: 2

Reproduction/Replacement Cost = 840,977
 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 504,586

ECF (ADA COM) 1.038 => TCV of Bldg: 2 = 523,760
 Replacement Cost/Floor Area= 144.25 Est. TCV/Floor Area= 89.84

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,451,824
 <<<<< Income Capitalization Calculations >>>>>
 RETAIL @ 15.50/sq. ft. x 10600 sq. ft. = 164,300
 RETAIL @ 15.50/sq. ft. x 5830 sq. ft. = 90,365
 Gross Income (100% Occupancy + Miscellaneous) = 254,665
 Vacancy & Collection Loss 4.00% = -10,187
 Effective Gross Income = 244,478

Annual Operating Expenses
 Non-Itemized Expenses: 24448
 Total Annual Operating Expenses = 24,448
 Net Operating Income before Taxes or Capital Charges = 220,030
 Capitalization Rate = 7.50% Tax Rate = 0.25% Overall Cap. Rate = 7.75%
 Income Capitalized Value (Net Income / Capitalization Rate) = 2,840,196
 % of Stmt on Parcel: 100 Contribution to Total Parcel Cost = 2,840,196

2025 Est. T.C.V. 41-15-28-330-005 = 2,840,196
 Est. TCV/Total Floor Area = 172.87, Most recent sale 12/14/2004 for 0
 2024 Assessed MBOR S.E.V. Base for Cap C.P.I.
 1,389,300 1,389,300 1,389,300 1,240,260 0.00
 2025 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 30,800 0 0 0 0
 2025 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 1,420,100 1,420,100 1,420,100 1,240,260 1,240,260 0

| | | | | | | | |
|--|---------------|------------------------|------------|------------------|----------------|-------------|----------------|
| Grantor | Grantee | Sale Date | Inst. Type | Terms of Sale | Liberal Page | Verified By | Percent Trans. |
| FIELD LLC | BUCCAL OF LLC | 10/01/2018 | WD | 103-ASM'S LENGTH | 20181008001888 | OTHER | 0.0 |
| Property Address | | Building Permit (s) | | Date | | Number | |
| 7167 HEADLEY ST SE | | | | 10/31/2019 | | B2019-230 | |
| Owner's Name/Address | | F.R.E. % | | Date | | Number | |
| BUCCAL OF LLC 7575 CONSERVATION ST NE ADA MI 49301 | | 0% | | 04/16/2019 | | B2019-068 | |
| | | MAP #: | | 04/15/2016 | | B2016-055 | |
| | | 2025 Est TCV 1,049,486 | | TCV/TFA: 244.41 | | 03/25/1992 | |
| | | X Improved | | Vacant | | B1992-034 | |

| | | | | | | |
|---------------------------------------|--|-----------------------------------|-------|-------------------|-------------|------------|
| Class: COMMERCIAL- IMPROVE/ZONING: C1 | | Building Permit (s) | | Status | | |
| SCHOOL: FOREST HILLS PUBLIC SCHOOLS | | | | | | |
| Description | | Front | Depth | Rate | Adj. Reason | Value |
| SF | | 5194 | Sqft | 48.50000 | 100 | 251,918 |
| 0.12 Total Acres | | Total Est. | | Land Value | | 251,918 |
| Public | | * Factors * | | | | |
| Improvements | | Description | | Rate | | Cash Value |
| Dirt Road | | Land Improvement Cost Estimates | | 3.06 | | 17,813 |
| Paved Road | | D/W/P: Asphalt Paving | | 6.87 | | 1,089 |
| Storm Sewer | | Ad-Hoc Unit-In-Place Items | | 1,585.00 | | 1,395 |
| Sidewalk | | Description | | 91.50 | | 805 |
| Water | | /C116/YARI/OUTL/2AVG/PTO | | - | | 21,102 |
| Sewer | | /C116/YARI/OUTL/2AVG/POLS | | - | | |
| Electric | | Total Estimated Land Improvements | | True Cash Value - | | |
| Gas | | | | | | |
| Curb | | | | | | |
| Street Lights | | | | | | |
| Standard Utilities | | | | | | |
| Underground Utilis. | | | | | | |

| | | | | | | | | | | | | | | | |
|--------------------|--|--------------------------|--|------------|--|----------------|--|----------------|--|-----------------|--|----------------|--|---------------|--|
| Topography of Site | | Year | | Land Value | | Building Value | | Assessed Value | | Board of Review | | Tribunal/Other | | Taxable Value | |
| Level | | 2025 | | 126,000 | | 398,700 | | 524,700 | | | | | | 381,183C | |
| Rolling | | SR 09/24/2024 REVIEW COM | | 122,100 | | 496,000 | | 618,100 | | | | | | 381,183C | |
| Low | | JR 09/10/2024 DATA ENTER | | 484,200 | | 0 | | 484,200 | | | | | | 363,032C | |
| High | | JR 08/29/2024 FIELD REVI | | 447,500 | | 0 | | 447,500 | | | | | | 345,745C | |
| Landscaped | | | | | | | | | | | | | | | |
| Swamp | | | | | | | | | | | | | | | |
| Wooded | | | | | | | | | | | | | | | |
| Pond | | | | | | | | | | | | | | | |
| Waterfront | | | | | | | | | | | | | | | |
| Ravine | | | | | | | | | | | | | | | |
| Wetland | | | | | | | | | | | | | | | |
| Flood Plain | | | | | | | | | | | | | | | |

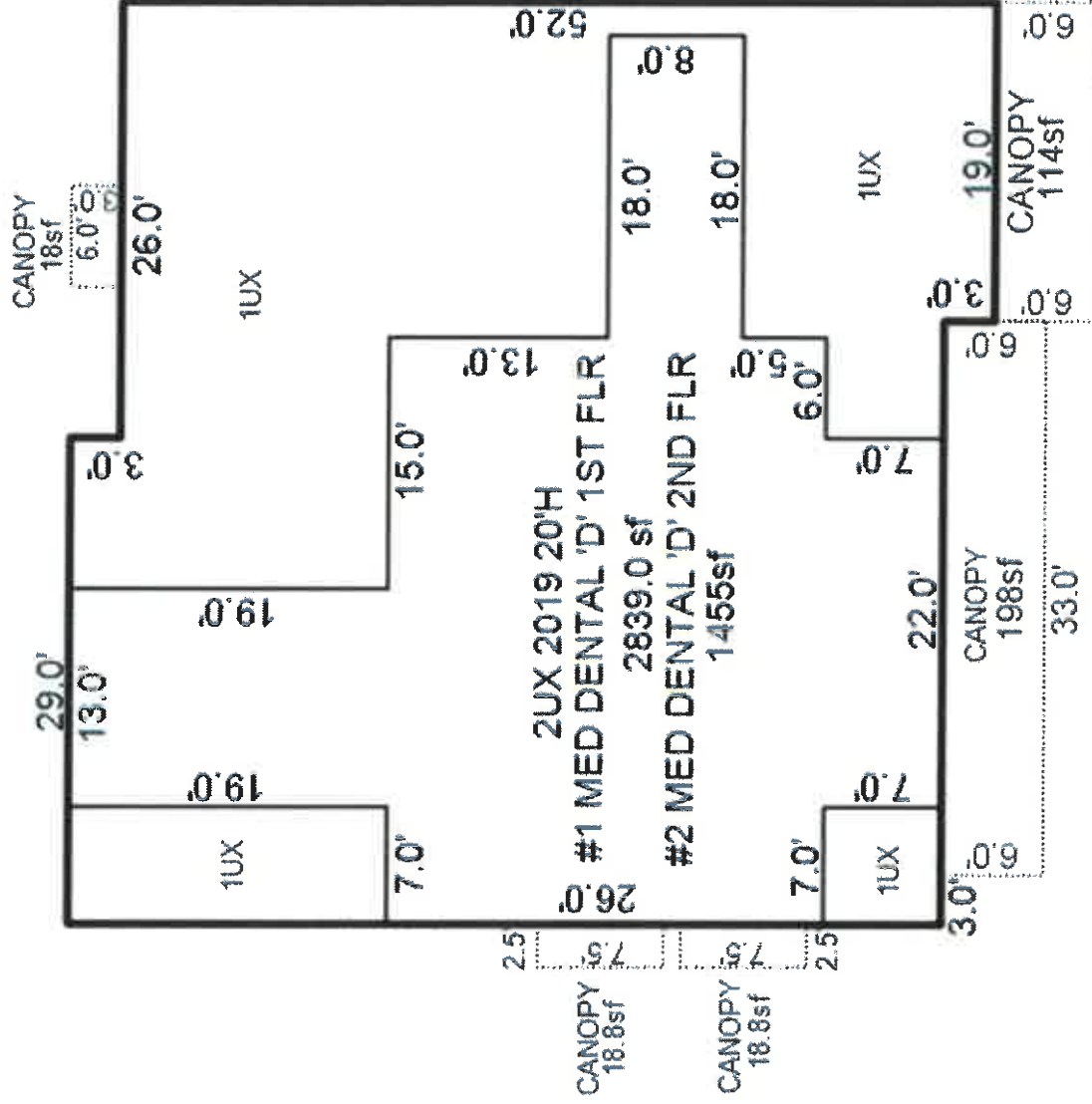
updated LV, LI's & COMM bldgs



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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|-----------------|----------|----------------|---------|-------------------|---|------------|----------|---------------|---------------|--|---------------|----------------|--|---------|-----------------|--|---|-----|---------|-----|------|--------------------|---------------------------------|--------------|---------------|--------------------------|---------------|--------------|----------------------|----------|--------------|--|
| <p>Desc. of Bldg/Section: #1 MED DENTAL 'D'</p> <p>Calculator Occupancy: Medical - Dental Clinics</p> <p>Class: D ✓ Quality: Average</p> <p>Floor Area: 2,839 ✓ Gross Bldg Area: 4,294</p> <p>Stories Above Grd: 1 ✓ Overall Building Height: 20</p> <p>Average Wall Height: 11</p> <p>Perimeter: 220</p> <p>Base Rate for Upper Floors = 172.80</p> <p>Quality: Average</p> <p>Heat#1: Package Heating & Cooling 100% ✓</p> <p>Heat#2: Package Heating & Cooling 0%</p> <p>Ave. SqFt/Story: 2839</p> <p>Ave. Perimeter: 220</p> <p>Has Elevators: ✓</p> <p>*** Basement Info ***</p> <p>Area: 2,839</p> <p>Perimeter: 220</p> <p>Type: Hot Water, Radiant Floor</p> <p>* Mezzanine Info *</p> <p>Area #1: 0</p> <p>Type #1: 0</p> <p>Area #2: 0</p> <p>Type #2: 0</p> <p>Area: 0</p> <p>Type: Average</p> | <p>Construction Cost</p> <p>High Above Ave. Ave. X Low</p> <p>Calculator Cost Data ** **</p> <p>Reproduction/Replacement Cost = 564,507</p> <p>Overall %Good: 86 /100/100/86.0</p> <p>Total Depreciated Cost = 485,476</p> <p>Segregated Cost Computations</p> <p>Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels</p> <p># of Weighted Stories</p> <p>3qft Adj. Adj. Cost</p> <p>Total Cost New = 0</p> <p>Reproduction/Replacement Cost = 0</p> <p>Overall %Good: 86 /100/100/86.0</p> <p>Total Depreciated Cost = 0</p> <p>See Valuation printout for complete pricing. >>>></p> | <p>Calculator Cost Computations</p> <p>Stories: 1 Story Height: 11</p> <p>Overall Building Height: 20</p> <p>Base Rate for Upper Floors = 172.80</p> <p>(10) Heating System: Package Heating & Cooling Cost/SqFt: 26.04 100%</p> <p>Adjusted Square Foot Cost for Upper Floors = 198.84</p> <p>Total Floor Area: 2,839</p> <p>Base Cost New of Upper Floors = 564,507</p> <p>Eff. Age: 5 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 86 /100/100/86.0</p> <p>Total Depreciated Cost = 485,476</p> <p>Segregated Cost Computations</p> <p>Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels</p> <p># of Weighted Stories</p> <p>3qft Adj. Adj. Cost</p> <p>Total Cost New = 0</p> <p>Reproduction/Replacement Cost = 0</p> <p>Overall %Good: 86 /100/100/86.0</p> <p>Total Depreciated Cost = 0</p> <p>See Valuation printout for complete pricing. >>>></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(1) Excavation/Site Prep:</p> | <p>(7) Interior:</p> | <p>(11) Electric and Lighting:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(2) Foundation: <input type="checkbox"/> Footings</p> <p><input checked="" type="checkbox"/> Poured Conc. <input type="checkbox"/> Brick/Stone <input type="checkbox"/> Block</p> | <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td></td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> <td></td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> <td></td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> <td></td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> <td></td> </tr> </table> | 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 | | <p>Outlets:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Few</td> <td>Average</td> <td>Few</td> </tr> <tr> <td>Many</td> <td>Unfinished Typical</td> <td>Average Many Unfinished Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Rigid Conduit</td> <td>Incandescent Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Non-Metallic</td> <td>Mercury Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Trans former</td> <td></td> </tr> </table> <p>(13) Roof Structure: Slope=0</p> | Few | Average | Few | Many | Unfinished Typical | Average Many Unfinished Typical | Flex Conduit | Rigid Conduit | Incandescent Fluorescent | Armored Cable | Non-Metallic | Mercury Sodium Vapor | Bus Duct | Trans former | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Few | Average | Few | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Many | Unfinished Typical | Average Many Unfinished Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flex Conduit | Rigid Conduit | Incandescent Fluorescent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Armored Cable | Non-Metallic | Mercury Sodium Vapor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bus Duct | Trans former | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(3) Frame:</p> | <p>(9) Sprinklers:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">(10) Heating and Cooling:</td> </tr> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> </tr> <tr> <td></td> <td>Hand Fired Boiler</td> </tr> </table> | (10) Heating and Cooling: | | Gas Oil | Coal Stoker | | Hand Fired Boiler | <p>(40) Exterior Wall:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Thickness</td> <td>Insulat.</td> </tr> </table> | Thickness | Insulat. | | | | | | | | | | | | | | | | | | | | | | | | | |
| (10) Heating and Cooling: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gas Oil | Coal Stoker | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Hand Fired Boiler | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Thickness | Insulat. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(4) Floor Structure:</p> | <p>(14) Roof Cover:</p> | <p>(39) Miscellaneous:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(5) Floor Cover:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(6) Ceiling:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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



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

Desc. of Bldg/Section: #2 MED DENTAL 'D' 2ND FLR
 Calculator Occupancy: Medical - Dental Clinics

Class: D
 Floor Area: 1,455
 Gross Bldg Area: 4,294
 Stories Above Grd: 1
 Average Story Height: 9
 Bsmnt Wall Height

Quality: Average
 Heat#1: Package Heating & Cooling
 Heat#2: Package Heating & Cooling
 Ave. Sqft/Story: 1455
 Ave. Perimeter: 210
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor
 * Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

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

(2) Foundation: Footings Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:
 * Sprinkler Info *
 Area:
 Type: Average

(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 Coal Hand Fired
 Oil Stoker Boiler

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

(12) Roof Structure: Slope=0
 (13) Roof Cover:

(14) Roof Cover:

Class: D Quality: Average
 Stories: 1 Story Height: 9 Perimeter: 210
 Overall Building Height: 20
 Base Rate for Upper Floors - 191.92
 (10) Heating System: Package Heating & Cooling Cost/Sqft: 28.92 100%
 Adjusted Square Foot Cost for Upper Floors - 220.84
 Total Floor Area: 1,455 Base Cost New of Upper Floors - 321,323
 Eff. Age: 5 Phy. %Good/Abr. Phy./Func./Econ./Overall %Good: 86 /100/90 /100/77.4
 Total Depreciated Cost - 248,704

<<<<<< Segregated Cost Computations
 Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels
 Cost # or Height Storys
 Col. Rate Sqft Adj. Adj. Cost
 Total Cost New - 0
 Reproduction/Replacement Cost = 321,323
 Phy. %Good/Abr. Phy./Func./Econ./Overall %Good: 86 /100/90 /100/77.4
 Total Depreciated Cost - 248,704

<<<<<< Segregated Cost Computations
 Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels
 Cost # or Height Storys
 Col. Rate Sqft Adj. Adj. Cost
 Total Cost New - 0
 Reproduction/Replacement Cost = 321,323
 Phy. %Good/Abr. Phy./Func./Econ./Overall %Good: 86 /100/90 /100/77.4
 Total Depreciated Cost - 248,704

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

(39) Miscellaneous:

(40) Exterior Wall:
 Thickness Bsmnt Insul.

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

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

41-15-28-479-006
Property Class: 201
ap #:

2025 Est. T.C.V.
ADA

BUCCAL UP LLC
7167 HEADLEY ST SE
ADA, MI 49301

Land Value Estimates for Land Table ADA-C.ADA COM

| | | * Factors * | | CONDO | | |
|------------------|----------|-------------|-----------|----------|------------|-------------------------|
| Description | Frontage | Depth | Front | Depth | Rate %Adj. | Reason |
| SF | HEADLY | | 5194 SqFt | 48.50000 | 100 | |
| 0.12 Total Acres | | | | | | Total Est. Land Value = |
| | | | | | | 251,918 |
| | | | | | | 251,918 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|----------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.06 | 6615 | 88 | 17,813 |
| D/W/P: 4in Concrete | 6.87 | 180 | 88 | 1,089 |
| Ad-Hoc Unit-In-Place Items | | | | |
| Description | Rate | Size | % Good | Cash Value |
| /CI16/YARI/OUTL/2AVG/FLO | 1,585.00 | 1 | 88 | 1,395 |
| /CI16/YARI/OUTL/2AVG/POLS | 91.50 | 10 | 88 | 805 |
| Total Estimated Land Improvements True Cash Value = | | | | 21,102 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2019

Description of Occupancy: #1 MED DENTAL 'D'

Costs are taken from the Medical - Dental Clinics cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 11 Perimeter: 220
Overall Building Height: 20

Base Rate for Upper Floors = 172.80

'10) Heating system: Package Heating & Cooling Cost/SqFt: 26.04 100%
Adjusted Square Foot Cost for Upper Floors = 198.84

Total Floor Area: 2,839 Base Cost New of Upper Floors = 564,507

Reproduction/Replacement Cost = 564,507
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0
Total Depreciated Cost = 485,476

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

| Item Description | Cost Col. | Rate | # or SqFt | Height | Adj. | Adj. | Cost |
|------------------|-----------|------|-----------|--------|------|------|------|
|------------------|-----------|------|-----------|--------|------|------|------|

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0
Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|--------|----------|------|-------|-----------|
| /CI14/SERS/BBUIIU/CAN/STE/ALOC | 28.33 | 19 | 1.00 | 86 | 463 |
| /CI14/SERS/BBUIIU/CAN/STE/ALOC | 28.33 | 19 | 1.00 | 86 | 463 |
| /CI14/SERS/BBUIIU/CAN/STE/ALOC | 28.33 | 198 | 1.00 | 86 | 4,824 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/CO | 38.06 | 114 | 1.00 | 86 | 3,731 |
| /CI14/SERS/BBUIIU/CAN/STE/ALOC | 28.33 | 18 | 1.00 | 86 | 439 |
| /CI16/YARI/OUTL/2AVG/SPOOLDE | 430.23 | 3 | 1.00 | 86 | 1,850 |
| /CI1/SLAOG/REI/4A | 5.03 | 198 | 1.00 | 86 | 857 |
| /CI1/SLAOG/REI/4A | 5.03 | 114 | 1.00 | 86 | 493 |

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 517,543
Replacement Cost/Floor Area= 204.21 Est. TCV/Floor Area= 182.30

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2019

Description of Occupancy: #2 MED DENTAL 'D' 2ND FLR

Costs are taken from the Medical - Dental Clinics cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 9 Perimeter: 210
Overall Building Height: 20

Base Rate for Upper Floors = 191.92

{10} Heating system: Package Heating & Cooling Cost/SqFt: 28.92 100%
Adjusted Square Foot Cost for Upper Floors = 220.84

Total Floor Area: 1,455 Base Cost New of Upper Floors = 321,323
Reproduction/Replacement Cost = 321,323
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/90 /100/77.4
Total Depreciated Cost = 248,704

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

| Item Description | Cost | # or Height | Stories | Cost |
|------------------|------|-------------|----------------|--------------------|
| | Col. | Rate | SqFt Adj. Adj. | |
| | | | | Total Cost New = 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/90 /100/77.4
Total Depreciated Cost = 0

| nit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|------------------------------|--------|----------|------|-------|-----------|
| /CI16/YARI/OUTL/2AVG/SPOOLDE | 430.23 | 2 | 1.00 | 86 | 740 |

ECF (ADA COM) 1.038 => TCV of Bldg: 2 = 258,923
Replacement Cost/Floor Area= 221.43 Est. TCV/Floor Area= 177.95

Total Estimated True Cash Value of Commercial/Industrial Buildings = 776,466

2025 Est. T.C.V. 41-15-28-479-006 = 1,049,486

Est. TCV/Total Floor Area = 244.41

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 618,100 | 618,100 | 618,100 | 381,183 | 0.00 | | |
| 2025 New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -93,400 | 0 | 0 | 0 | 0 | |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 524,700 | 524,700 | 524,700 | 381,183 | 381,183 | 0 | |

| | | | | | | | | |
|--|--|------------|------------|------------|------------------|----------------|--------------------|---------------|
| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
| ADA WEST VILLAGE UNIT 8 LLPDL VENTURES LLC | ADA WEST VILLAGE UNIT 8 LI | ***,*** | 06/23/2023 | WD | 103-ARM'S LENGTH | 20230626003535 | REAL PROPERTY STAT | 0.0 |
| GELD LLC | ADA WEST VILLAGE UNIT 8 LI | ***,*** | 10/11/2019 | WD | 103-ARM'S LENGTH | 26191023008198 | DEED | 0.0 |
| Property Address | Class: COMMERCIAL-VACANT Zoning: C1 Building Permit(s) | | | | | | | |
| 7159 HEADLEY ST SE | School: FOREST HILLS PUBLIC SCHOOLS | | | | | | | |
| Owner's Name/Address | F.R.B. 0: | | | | | | | |
| FDL VENTURES LLC | MAP #: | | | | | | | |
| 7163 HEADLEY ST SE, SUITE C | 2025 Est TCV 319,098 | | | | | | | |
| ADA MI 49301 | Land Value Estimates for Land Table ADA-C.ADA COM | | | | | | | |

| | | | | | | | |
|---|--|----------|-------|-------------|--------|-------------|-------|
| Tax Description | Description | Frontage | Depth | Front Depth | Rate | Adj. Reason | Value |
| 411528479008 UNIT 8 * ADA WEST COMMERCIAL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1001 INSTRUMENT NO.20160310-0819500 SPLIT/COMBINED ON 04/12/2016 FROM 41-15-28-477-045; 41-15-27-352-003, 41-15-28-477-044, 41-15-28-477-045; | Public | 70.00 | 93.99 | 1.0000 | 0.0000 | 0 0* | 0 |
| Comments/Influences | SF HEADLY 6579 Sqft 48.50000 100 * denotes lines that do not contribute to the total acreage calculation. 70 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 319,098 | | | | | | |

| | | | | | | | |
|--------------------|------|------------|----------------|----------------|-----------------|----------------|---------------|
| Improvements | Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
| Dirt Road | 2025 | 159,500 | 0 | 159,500 | | | 154,600C |
| Gravel Road | 2024 | 154,600 | 0 | 154,600 | | | 154,600S |
| Paved Road | 2023 | 171,100 | 0 | 171,100 | | | 115,811C |
| Storm Sewer | 2022 | 154,600 | 0 | 154,600 | | | 110,297C |
| 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 | | | | | | | |

②
LVS
updated



411528479008
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Licensed To: County of Kent, Michigan

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

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

41-15-28-479-008 2025 Est. T.C.V. PDL VENTURES LLC
 Property Class: 202 7159 HEADLEY ST SE
 Map #: ADA ADA, MI 49301

Land Value Estimates for Land Table ADA-C.ADA COM
 * Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-----------|----------|------|-------|--------|---------|
| | 70.00 | 93.99 | 1.0000 | 0.0000 | 0 | 0* | | 0 |
| SF HEADLY | | | 6579 SqFt | 48.50000 | 100 | | | 319,098 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | | |
| 70 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = | | | | | | | | 319,098 |

2025 Est. T.C.V. 41-15-28-479-008 = 319,098

Est. TCV/Total Floor Area = 74.31

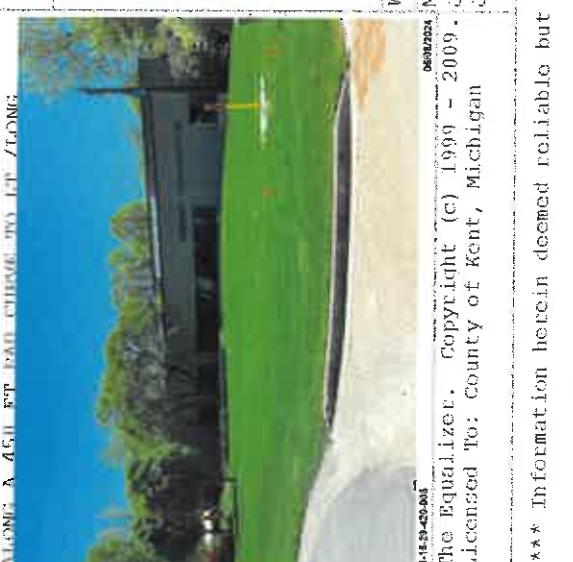
| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|---------|--------------|----------------|---------|---|
| 154,600 | 154,600 | 154,600 | 154,600 | 0.00 | | |
| 2025 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 4,900 | 0 | 0 | 0 | 0 | 0 |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 159,500 | 159,500 | 159,500 | 154,600 | 154,600 | 0 | |

| | | | | | | | | |
|---|--------------------------|------------|------------|------------|-------------------|-----------------|--------------------|-------------|
| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Pct. Trans. |
| ERHARDT LAWRENCE E TRUST | JLEB HOLDINGS 6060 LLC | ***,*** | 12/28/2023 | WD | 21-NOT USED/OTHER | 202312290073511 | REAL PROPERTY STAT | 0.0 |
| ERHARDT LAWRENCE E | ERHARDT LAWRENCE E TRUST | 0 | 08/27/1996 | QC | 21-NOT USED/OTHER | 3925:0402 | DEED | 0.0 |
| ERHARDT MARGARET A | ERHARDT LAWRENCE E | 0 | 10/31/1995 | QC | 21-NOT USED/OTHER | 3739:0250 | DEED | 0.0 |
| DAN VOS DEVELOPMENT CO INC | ERHARDT MARGARET A | 33,750 | 01/03/1980 | WD | 16-LC PAYOFF | 2319:0191 | DEED | 0.0 |
| Property Address | | | | | | | | |
| 6060 FULTON ST E | | | | | | | | |
| Class: COMMERCIAL-IMPROVEMENT; I | | | | | | | | |
| School: FOREST HILLS PUBLIC SCHOOLS | | | | | | | | |
| P.R.E. 0% | | | | | | | | |
| MAP #: | | | | | | | | |
| 2025 Est TCV 1,961,656 TCV/TPA: 79.81 | | | | | | | | |
| X Improved Vacant | | | | | | | | |
| Land Value Estimates for Land Table ADA-T.ADA IND | | | | | | | | |

| | | | | | | | |
|--|--------------|-------------|----------|-------|------------|--------|------------|
| Tax Description | Improvements | Description | Frontage | Depth | Rate %Adj. | Reason | Value |
| PART OF W 1/2 SE 1/4 COM AT GEN OF SEC TH S 0D 47M 37S E ALONG N65 1/4 LINE 264.05 FT TH S 84D 00M 26S E 279.86 FT TH S 51D 18M 05S E 369.51 FT TH N 61D 30M 39S E TO ELY LINE OF RIPPING DR /66 FT WIDE/ TH N 62D 19M 05S E 162.49 FT TO SLY LINE OF RELOCATED FULTON ST /HWY M-21/ TH S 83D 12M E ALONG SLY LINE OF SD HWY TO A PT WHICH IS 1261.40 FT S 83D 12M E ALONG FORMER CL OF SD HWY & 225.0 FT S 6D 49M W & 312.0 FT N 83D 12M W FROM N63 1/4 LINE TH S 10D 45M W 235.0 FT TH S ELY 95.82 FT ALONG A 450 FT RAD CURVE TO PT /LONG | Public | FULTON SF | 117612 | 94ft | 4.70000 | 100 | 552,776 |
| Land Improvement Cost Estimates | | | | | | | 552,776 |
| Description | | | | | | | Cash Value |
| D/W/F: Asphalt Paving | Rate | 3.08 | Size | 20374 | 40 | 25,101 | 25,101 |
| D/W/F: 4in Concrete | Rate | 6.92 | Size | 4500 | 94 | 29,272 | 29,272 |
| D/W/F: Crushed Rock | Rate | 2.25 | Size | 25766 | 40 | 24,090 | 24,090 |
| D/W/F: 4in Concrete | Rate | 6.92 | Size | 444 | 40 | 1,229 | 1,229 |
| Fencing: Wire Mesh, #9 | Rate | 3.77 | Size | 1380 | 45 | 2,341 | 2,341 |
| Fencing: Mesh, + for Rails | Rate | 3.12 | Size | 230 | 45 | 323 | 323 |
| Fencing: Mesh, + Barb Wire | Rate | 4.09 | Size | 230 | 45 | 423 | 423 |
| Total Estimated Land Improvements True Cash Value = | | | | | | | 82,779 |

updated LV, LIS : COMM bldg attributes

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 276,400 | 704,400 | 980,800 | | | 857,800 |
| 2024 | 247,000 | 610,800 | 857,800 | | | 857,800 |
| 2023 | 158,800 | 573,800 | 732,600 | | | 490,094C |
| 2022 | 150,000 | 577,000 | 727,000 | | | 486,757C |



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

Desc. of Bldg/Section: #1 WHS STG 'ST & #1A (SUELL) ✓
 Calculator/occupancy: Industrials - Light Manufacturing/Warehouse
 Construction Cost

Class: S
 Floor Area: 8,944 ✓
 Gross Bldg Area: 24,578 ✓
 Stories Above Grd: 1 ✓
 Average Sty Hght: 21 ✓
 Bsmnt Wall Hght

Quality: Average
 Heat #1: Space Heaters, Gas with Fan ✓ 75%
 Heat #2: Package Heating & Cooling ✓ 0%
 Avc. Sqft/Story: 8944 ✓
 Avc. Perimeter: 311 ✓
 Has Elevators: ✓

*** Basement Info ***
 Area: 1980 Year Built
 Perimeter: 1992 Remodeled
 Type: Utility Basement ✓
 Heat: No Heating or Cooling ✓

* Mezzanine Info *
 Area #1: 2240 ✓
 Type #1: Open ✓
 Area #2: (No Rates)
 Type #2:

* Sprinkler Info *
 Area:
 Type: Average

Comments:
 Overall Bldg Height

Calculator Cost Computations
 Class: S Quality: Average
 Stories: 1 Story Height: 21 Perimeter: 311
 Overall Building Height: 21

Base Rate for Upper Floors = 46.49
 Mezzanine 1 open Base Rate = 41.15

(10) Heating system: Space Heaters, Gas with Fan Cost/Sqft: 5.21 75%
 Adjusted Square Foot Cost for Upper Floors = 50.40
 Total Floor Area: 8,944 Base Cost New of Upper Floors = 450,755
 Mezzanine 1 Area: 2,240 Base Cost New of Mezzanine = 92,176

Reproduction/Replacement Cost = 542,931
 Eff. Age: 25 Phy. % Good/Abnr. Phy./Func./Econ./Overall % Good: 53 / 100 / 100 / 100 / 53.0
 Total Depreciated Cost = 287,753

ECF (ADA IND) 1.127 -> TCV of Bldg: 1. = 324,290
 Replacement Cost/Floor Area= 60.70 Est. TCV/Floor Area= 36.26

(1) Excavation/site Prep:

(2) Foundation: Footings
 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 | | | | | |
| Utinals | | | | | |
| Wash Bowls | | | | | |
| Water Heaters | | | | | |
| Wash Fountains | | | | | |
| Water Softeners | | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | |
|---------|-------------|-------------------|
| Gas Oil | Coal Stoker | Hand Fired Boiler |
|---------|-------------|-------------------|

(11) Electric and Lighting:

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

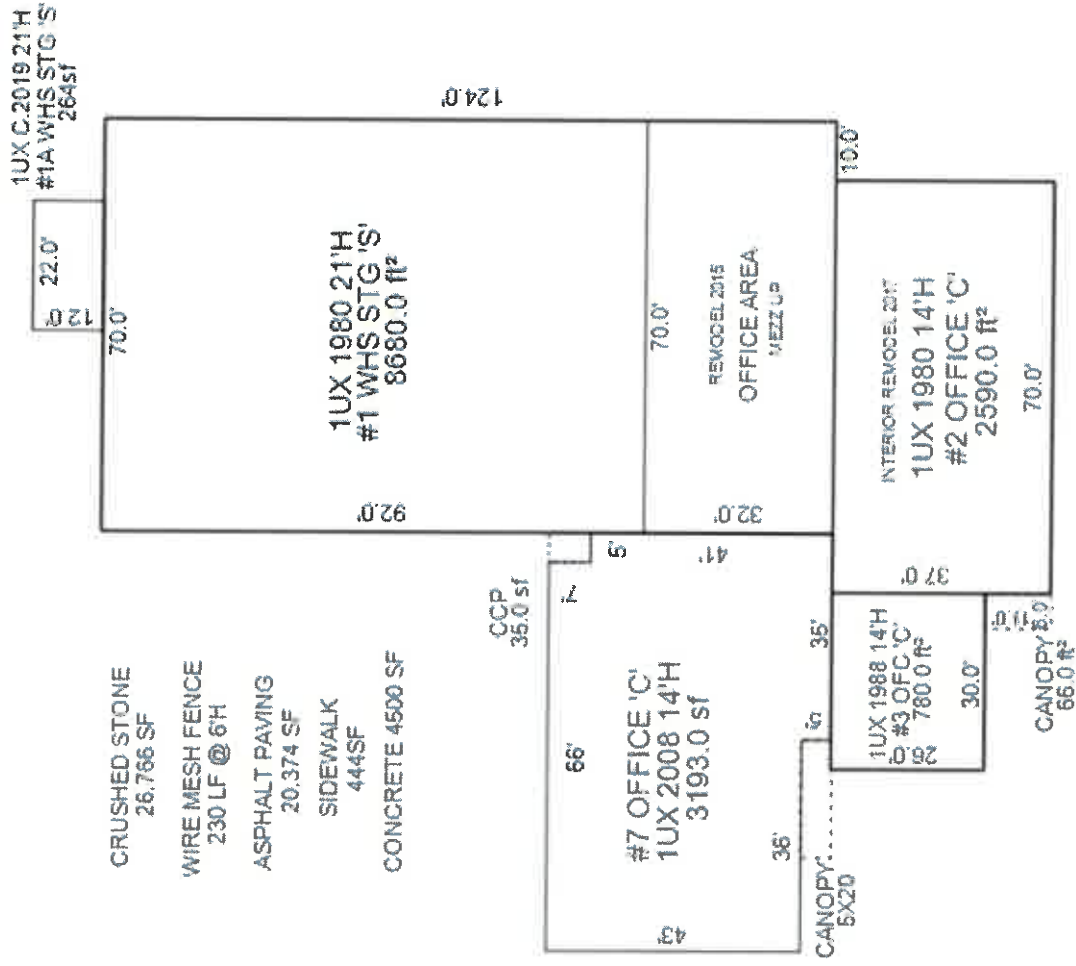
(13) Roof Structure: Slope=0

(14) Roof Cover:

(40) Exterior Wall:
 Thickness: Bsmnt Insul.

(39) Miscellaneous:

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



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

Desc. of Bldg/Section: #2 OFFICE 'C'
 Calculator Occupancy: Office Buildings
 Class: C
 Floor Area: 2,590
 Gross Bldg Area: 24,578
 Stories Above Gnd: 1
 Average STY Hght: 14
 Bsmnt Wall Hght
 Depr. Table: 25
 Effective Age: 25
 Physical %Good: 60
 Func. %Good: 100
 Economic %Good: 100
 1980 Year Built
 2017 Remodeled
 14 Overall Bldg Height
 Comments: Height

Construction Cost
 Above Ave. X Avc. Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Package Heating & Cooling 100%
 Heat#2: Forced Air Furnace 0%
 Avc. Sqft/Story: 2590
 Avc. Perimeter: 118
 Has Elevators:
 *** Basement Info ***
 Area:
 Perimeter:
 Type: Utility Basement
 Heat: No Heating or Cooling
 * 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: 14 Perimeter: 118
 Overall Building Height: 14
 Base Rate for Upper Floors = 134.09
 (10) Heating System: Package Heating & Cooling Cost/SqFt: 25.29 100%
 Adjusted Square Foot Cost for Upper Floors = 159.38
 Total Floor Area: 2,590 Base Cost New of Upper Floors = 412,794
 Reproduction/Replacement Cost = 412,794
 Eff. Age: 25 Phy. %Good: Abnr. Fly. / Func. / Econ. / Overall %Good: 60 / 100 / 100 / 100 / 60.0
 Total Depreciated Cost = 247,676
 Unit in Place Items Rate Quantity Arch %Good Repr. Cost
 / CLL4/SRKS/BBUIIU/CAN/WOOPA/CO 38.33 66 1.00 60 1,518
 ECF (ADA IND) 1.127 -> TCV of Bldg: 2 280,842
 Replacement Cost/Floor Area= 160.36 Est. TCV/Floor Area= 108.43

(1) Excavation/ Site Prep:
 (2) Foundation: Footings Brick/Stone Block
 X Poured Conc. 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 |
| Average | Many |
| Many | Unfinished |
| Unfinished | Typical |
| Typical | Incandescent |
| Flex Conduit | Fluorescent |
| Rigid Conduit | Mercury |
| Armored Cable | Sodium Vapor |
| Non-Metallic | Transformer |
| Bus Duct | |

 (13) Roof Structure: Slopc-0
 (14) Roof Cover:
 (40) Exterior Wall:
 Thickness Bsmt Insul.

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

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

| | | | | | |
|--|--|--|--|--|--|
| Desc. of Bldg/Section: #3 OFC 'C' Calculator Occupancy: Office Buildings | | Class: C Quality: Average Stories: 1 Story Height: 14 Overall Building Height: 14 | | Calculator Cost Computations Perimeter: 61 | |
| Floor Area: 780 Gross Bldg Area: 24,578 Stories Above Gnd: 14 Average Story Height: 14 Bsmnt Wall Hght | | Construction Cost Above Ave. <input checked="" type="checkbox"/> X Ave. <input type="checkbox"/> Low <input type="checkbox"/> | | Base Rate for Upper Floors = 146.14 (10) Heating System: Package Heating & Cooling Cost/SqFt: 27.56 100% Adjusted Square Foot Cost for Upper Floors = 173.70 | |
| Dept. Table: 2% Effective Age: 25 Physical %Good: 60 Func. %Good: 100 Economic %Good: 100 | | Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Forced Air Furnace 0% Ave. Sqft/Story: 780 Ave. Perimeter: 61 Has Elevators: | | Total Floor Area: 780 Base Cost New of Upper Floors = 135,485 Reproduction/Replacement Cost = 135,485 Overall %Good: 60 /100/100/100/50.0 Total Depreciated Cost = 81,292 | |
| 1988 Year Built Remodeled Overall Bldg Height | | *** Basement Info *** Type: Utility Basement Heat: No Heating or Cooling * Mezzanine Info * * Sprinkler Info * | | ECF (ADA IND) Replacement Cost/Floor Area= 173.70 1.127 -> TCV of Bldg: 3 - 91,616 Est. TCV/Floor Area= 117.46 | |
| Comments: | | Area: #1: Type #1: Area #2: Type #2: Area: Type: Average | | (11) Electric and Lighting: (39) Miscellaneous: | |
| (1) Excavation/Site Prep: | | (7) Interior: | | (13) Roof Structure: Slope=0 | |
| (2) Foundation: Footings Poured Conc. Brick/Stone Block | | (8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures: Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners 3-Piece Baths 2-Piece Baths Shower Stalls Toilets | | Outlets: FCW Average Many Unfinished Typical Average Many Unfinished Typical Flex Conduit Incandescent Fluorescent Mercury Sodium Vapor Transformer (40) Exterior Wall: Thickness Bsmnt Insul. | |
| (3) Frame: | | (9) Sprinklers: | | (14) Roof Cover: | |
| (4) Floor Structure: | | (10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler | | | |
| (5) Floor Cover: | | | | | |
| (6) Ceiling: | | | | | |

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

Desc. of Bldg/Section: #4 SHED UTIL 'S'
 Calculator Occupancy: Shed - Utility Light Commercial Building
 Class: 3
 Floor Area: 3,060
 Gross Bldg Area: 24,578
 Stories Above Grd: 1
 Average Story Height: 15
 Bsmnt Wall Height: 15
 Depr. Table: 4%
 Effective Age: 25
 Physical %Good: 36
 Func. %Good: 100
 Economic %Good: 100
 1981 Year Built
 Remodeled
 15 Overall Bldg Height
 Comments:
 Area: 1981 Year Built
 Type: Remodeled
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average

High Above Ave. X Ave. Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: No Heating or Cooling 100%
 Heat#2: No Heating or Cooling 0%
 Ave. Sqft/Story: 3060
 Ave. Perimeter: 248
 Gas Elevators:
 *** Basement Info ***
 Type: Utility Basement
 Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Class: 3 Quality: Average
 Stories: 1 Story Height: 15
 Overall Building Height: 15
 Base Rate for Upper Floors = 27.27
 (10) Heating System: No Heating or Cooling Cost/Sqft: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 27.27
 Total Floor Area: 3,060 Base Cost New of Upper Floors = 83,447
 Eff. Age: 25 Phy. %Good/Abrn. Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
 Reproduction/Replacement Cost = 83,447
 Total Depreciated Cost = 30,041
 RCF (ADA IND) 1.127 => TCV of Bldg: 4 = 33,856
 Replacement Cost/Floor Area = 27.27 Est. TCV/Floor Area = 11.06

(1) Excavation/Site Prep:
 (2) Foundation: Footings
 X Footed 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 Hand Fired
 Stoker Boiler
 (11) Electric and Lighting:
 (12) Miscellaneous:
 Outlets: Fixtures:
 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
 (14) Roof Cover:
 Thickness Estmt Insul.
 (40) Exterior Wall:
 Thickness Estmt Insul.

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

Desc. of Bldg, Section: #5 & #5A SHED UTIL 'DPOLE' 3 W
 Calculator Occupancy: Shed - Utility Light Commercial Building
 Class: B, Pole
 Floor Area: 3,600
 Gross Bldg Area: 24,578
 Stories Above Gnd: 1
 Average Story Height: 14
 Bsmnt Wall Height
 Dept. Table : 4%
 Effective Age : 25
 Physical %Good: 36
 Func. %Good : 100
 Economic %Good: 100
 1986 Year Built
 2001 Remodeled
 14 Overall Bldg Height
 Comments:

Construction Cost
 Above Ave. X Ave. Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: No Heating or Cooling 100%
 Heat#2: No Heating or Cooling 0%
 Ave. Sqft/Story: 3600
 Ave. Perimeter: 172
 Has Elevators:
 *** Basement Info ***
 Area:
 Perimeter:
 Type: Utility Basement
 Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 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 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 Coal Hand Fired
 Oil Stoker Boiler

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

Calculator Cost Computations
 Class: D, Pole Quality: Average
 Stories: 1 Story Height: 14
 Overall Building Height: 14
 Perimeter: 172
 Base Rate for Upper Floors = 20.96
 (10) Heating System: No Heating or Cooling Cost/Sqft: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 20.96
 Total Floor Area: 3,600 Base Cost New of Upper Floors = 75,456
 Reproduction/Replacement Cost = 75,456
 ECF (ADA IND) Ely. %Wood/Abnr. Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
 Replacement Cost/Floor Area= 20.96 Total Depreciated Cost = 27,164
 1.127 -> TCV of Bldg: 5 = 30,614
 Est. TCV/Floor Area= 8.50

(40) Exterior Wall:
 Thickness Bsmnt Insul.

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

Desc. of Bldg./section: #6 SHED 3WALL
 Calculator Occupancy: Shed - Utility Light Commercial Building
 Class: D, Pole Quality: Average
 Stories: 1 story Height: 8 Perimeter: 37
 Overall Building Height: 6
 Floor Area: 171
 Gross Bldg Area: 24,578
 Stories Above Grd: 1
 Average Sty Hght: 8
 Beamt Wall Hght
 Dope. Table: 4%
 Effective Age: 25
 Physical %Good: 36
 Func. %Good: 100
 Economic %Good: 100
 2001 Year Built
 Remodeled
 Overall Bldg Height
 Comments:
 05-17-24, JR: ACTUAL
 HT IS 6'11, MINIMUM
 ALLOWED IS 8'11

Calculator Cost Computations
 Base Rate for Upper Floors = 28.46
 (10) Heating system: No Heating or Cooling Cost/Sqft: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 28.46
 Total Floor Area: 171
 Base Cost New of Upper Floors = 4,867
 Reproduction/Replacement Cost = 4,867
 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
 Total Depreciated Cost = 1,752
 1.127 => TCV of Bldg: 6 = 1,975
 Est. TCV/Floor Area= 11.55
 Replacement Cost/Floor Area= 28.46

Area: #1: Type: Average
 Area: #2: Type: Average
 Area: #3: Type: Average
 Area: #4: Type: Average
 Area: #5: Type: Average
 Area: #6: Type: Average
 Area: #7: Type: Average
 Area: #8: Type: Average
 Area: #9: Type: Average
 Area: #10: Type: Average
 Area: #11: Type: Average
 Area: #12: Type: Average
 Area: #13: Type: Average
 Area: #14: Type: Average
 Area: #15: Type: Average
 Area: #16: Type: Average
 Area: #17: Type: Average
 Area: #18: Type: Average
 Area: #19: Type: Average
 Area: #20: Type: Average
 Area: #21: Type: Average
 Area: #22: Type: Average
 Area: #23: Type: Average
 Area: #24: Type: Average
 Area: #25: Type: Average
 Area: #26: Type: Average
 Area: #27: Type: Average
 Area: #28: Type: Average
 Area: #29: Type: Average
 Area: #30: Type: Average
 Area: #31: Type: Average
 Area: #32: Type: Average
 Area: #33: Type: Average
 Area: #34: Type: Average
 Area: #35: Type: Average
 Area: #36: Type: Average
 Area: #37: Type: Average
 Area: #38: Type: Average
 Area: #39: Type: Average
 Area: #40: 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 Wash Bowls
 2-Piece Baths Water Heaters
 Shower Stalls Wash Fountains
 Toilets Water Softeners
 (9) Sprinklers:
 (10) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (11) Electric and Lighting:
 Outlets: Fixtures:
 FEW Average Many Unfinished Typical
 Average Many Unfinished Typical
 Flex Conduit Incandescent
 Rigid Conduit Fluorescent
 Armored Cable Mercury
 Non-Metallic Sodium Vapor
 Bus Duct Transformer
 (12) Roof Structure: Slope=0
 (13) Roof Cover:
 (14) Roof Cover:
 (15) Miscellaneous:
 (16) Miscellaneous:
 (17) Miscellaneous:
 (18) Miscellaneous:
 (19) Miscellaneous:
 (20) Miscellaneous:
 (21) Miscellaneous:
 (22) Miscellaneous:
 (23) Miscellaneous:
 (24) Miscellaneous:
 (25) Miscellaneous:
 (26) Miscellaneous:
 (27) Miscellaneous:
 (28) Miscellaneous:
 (29) Miscellaneous:
 (30) Miscellaneous:
 (31) Miscellaneous:
 (32) Miscellaneous:
 (33) Miscellaneous:
 (34) Miscellaneous:
 (35) Miscellaneous:
 (36) Miscellaneous:
 (37) Miscellaneous:
 (38) Miscellaneous:
 (39) Miscellaneous:
 (40) Exterior Wall:
 Thickness Bsmnt Insul.

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

Desc. of Bldg. Section: #7 OFFICE 'C'
 Calculator Occupancy: Office Buildings

Class: C Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 162
 Overall Building Height: 14

Base Rate for Upper Floors = 135.96
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 25.64 100%
 Adjusted Square Foot Cost for Upper Floors = 161.60

Total Floor Area: 3,193 Base Cost New of Upper Floors = 515,990
 Reproduction/Replacement Cost = 515,990
 Eff. Age: 16 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
 Total Depreciated Cost = 371,513

Segregated Cost Computations
 Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals
 # of Height Storys
 Col. Rate SqFt Adj. Cost

Item Description Total Cost New = 0
 Architectural Multiplier: 0.00

Eff. Age: 16 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
 Total Depreciated Cost = 0
 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(39) Miscellaneous:

(1) Excavation/Site Prep:

(2) Foundation: Footings
 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 | Water Softeners | |
| Toilets | | |

(9) Sprinklers:

| | | |
|---------|-------------|-------------------|
| Gas Oil | Coal Stoker | Hand Fired Boiler |
|---------|-------------|-------------------|

(10) Heating and Cooling:

(11) Electric and Lighting:

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

(13) Roof Structure: Slope=0
 (14) Roof Cover:

(40) Exterior Wall:
 Thickness Remat Insul.

Construction Cost
 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: 3193
 Ave. Perimeter: 162
 Has Elevators:
 *** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor
 * Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average

2008 Year Built
 Remodeled
 14 Overall Bldg Height
 Comments:

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

Desc. of Bldg/Section: #1 WHIST SIG S' OFC (INT)

Calculator Occupancy: Industrials - Light Manufacturing/Warehouse

Class: C

Floor Area: 2,240

Gross Bldg Area: 24,578

Stories Above Gnd: 1

Average Sty Hght: 10

Basmt Wall Hght

Depr. Table: 2%

Effective Age: 20

Physical %Good: 67

Func. %Good: 100

Economic %Good: 100

1980 Year Built

2015 Remodeled

21 Overall Bldg Hght

Comments:

Area #1:

Type #1:

Area #2:

Type #2:

Area:

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: 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 Coal Hand Fired

Oil Stoker Boiler

(11) Electric and Lighting:

Outlets: Fixtures:

Average Average FCW

Many Many Unfinished Unfinished

Typical Typical Incandescent Incandescent

Flex Conduit Rigid Conduit Fluorescent Fluorescent

Armored Cable Mercury Sodium Vapor

Bus Duct Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

Thickness Basmt Insl.

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

Class: C Quality: Average

Stories: 1 Story Height: 10

Overall Building Height: 21

Perimeter: 204

Base Rate for Upper Floors = 65.19

(10) Heating System: Package Heating & Cooling Cost/SqFt: 18.55 100%

Adjusted Square Foot Cost for Upper Floors = 83.74

Total Floor Area: 2,240

Base Cost New of Upper Floors = 187,578

Reproduction/Replacement Cost = 187,578

Eff. Age: 20 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 125,677

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description Cost # or Height Storys

Col. Rate SqFt Adj. Adj. Cost

Architectural Multiplier: 0.00 Total Cost New = 0

Eff. Age: 20 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 0

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

(39) Miscellaneous:

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

Parcel Number: 41-15-29-420-005

Page: 2

/CI14/SERS/BBUIIU/CAN/WOOPA/CO /38.33 /66 1.00 60 / 1,518

ECF (ADA IND) 1.127 => TCV of Bldg: 2 = 280,842
Replacement Cost/Floor Area= 160.36 Est. TCV/Floor Area= 108.43

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1988
Description of Occupancy: #3 OFC 'C'

Costs are taken from the Office Buildings cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 14 Perimeter: 61
Overall Building Height: 14

Base Rate for Upper Floors = 146.14

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.56 100%
Adjusted Square Foot Cost for Upper Floors = 173.70

Total Floor Area: 780 Base Cost New of Upper Floors = 135,486
Reproduction/Replacement Cost = 135,486
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 81,292

ECF (ADA IND) 1.127 => TCV of Bldg: 3 = 91,616
Replacement Cost/Floor Area= 173.70 Est. TCV/Floor Area= 117.46

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 1981
Description of Occupancy: #4 SHED UTIL 'S'

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 15 Perimeter: 248
Overall Building Height: 15

Base Rate for Upper Floors = 27.27

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 27.27

Total Floor Area: 3,060 Base Cost New of Upper Floors = 83,447
Reproduction/Replacement Cost = 83,447
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 30,041

ECF (ADA IND) 1.127 => TCV of Bldg: 4 = 33,856
Replacement Cost/Floor Area= 27.27 Est. TCV/Floor Area= 11.06

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 1986
Description of Occupancy: #5 & #5A SHED UTIL 'DPOLE' 3 W

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 14 Perimeter: 172
Overall Building Height: 14

Base Rate for Upper Floors = 20.96

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 20.96

Parcel Number: 41-15-29-420-005

Page: 4

/CI14/SERS/BBUIIU/CAN/WOOPA/BE 31.67 100 1.00 72 2,280

ECF (ADA IND) 1.127 => TCV of Bldg: 7 = 421,264
Replacement Cost/Floor Area= 162.59 Est. TCV/Floor Area= 131.93

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 1980
Description of Occupancy: #1 WHST STG 'S' OFC (INT)

Costs are taken from the Industrials - Light Manufacturing/Warehouse (Alternate Method) (Interior) cost schedule:
<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
Stories: 1 Story Height: 10 Perimeter: 204
Overall Building Height: 21

Base Rate for Upper Floors = 65.19

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.55 100%
Adjusted Square Foot Cost for Upper Floors = 83.74

Total Floor Area: 2,240 Base Cost New of Upper Floors = 187,578
Reproduction/Replacement Cost = 187,578
Eff. Age: 20 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 125,677

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|--------------------|
| | | | | | | Total Cost New = 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff. Age: 20 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 0

ECF (ADA IND) 1.127 => TCV of Bldg: 8 = 141,638
Replacement Cost/Floor Area= 83.74 Est. TCV/Floor Area= 63.23

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,326,103

2025 Est. T.C.V. 41-15-29-420-005 = 1,961,658
Est. TCV/Total Floor Area = 79.81

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 857,800 | 857,800 | 857,800 | 857,800 | 0.00 | | |
| 2025 New Eq. Adjustment | Loss | | Additions | Tax Adjustment | Losses | |
| 0 | 123,000 | 0 | 0 | 0 | 0 | |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 980,800 | 980,800 | 980,800 | 857,800 | 857,800 | 0 | |

Grantor: MARYLAND DEVELOPMENT CO
 Grantee: WILDE AMS LLC
 Terms of Sale: 03-ARM'S LENGTH
 Sale Date: 09/28/2016
 Inst. Type: WD
 Liber & Page: 20161010008889 OTHER
 Verified By: [Signature]
 Percent Trans.: 0.0

Property Address: 6306 FULTON ST E
 Owner's Name/Address: WILDE AMS LLC
 3875 SMOKEY HOLLOW CT NE
 GRAND RAPIDS MI 49525
 Class: COMMERCIAL-IMPROVE Zoning: I/FUD Building Permit (s)
 School: FOREST HILLS PUBLIC SCHOOLS
 P.R.E.: 0%
 MAP #: 2017
 Date: 07/12/2017
 Number: B2017-142
 Date: 06/15/2017
 Number: B2017-118
 Status:

2025 Est. TCV 535,607 TCV/TEA: 77.62
 Land Value Estimates for Land Table ADA-I.ADA I.MD
 * Factors *
 CONDO

| Description | Frontage | Depth | Rate | % Adj. | Reason | Value |
|---|------------|---------|--------|------------|-----------------|---------------------------------|
| 3F FULTON WDS PARK | 27561 Sqft | 4.20000 | 100 | 15% | OF TOTAL PARCEL | 115,75 |
| 0.63 Total Acres | | | | | | Total Est. Land Value = 115,757 |
| Land Improvement Cost Estimates | | | | | | |
| Description | Rate | Size | % Good | Cash Value | | |
| Fencing: Wd, Split, 5 ft. | 28.32 | 50 | 50 | 878 | | |
| D/W/P: 4in Concrete | 6.92 | 686 | 50 | 2,373 | | |
| D/W/P: Asphalt Paving | 3.08 | 8249 | 50 | 12,703 | | |
| Total Estimated Land Improvements True Cash Value = | | | | | | 15,954 |

Public Improvements:
 Diet Road
 Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utilities.

Topography of Site

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

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 57,900 | 209,900 | 267,800 | | | 206,776C |
| 2024 | 51,700 | 283,600 | 335,300 | | | 206,776C |
| 2023 | 48,000 | 234,000 | 282,000 | | | 196,930C |
| 2022 | 48,000 | 212,900 | 260,900 | | | 187,553C |

Updated LVS, LIS: Comm bldg attributes

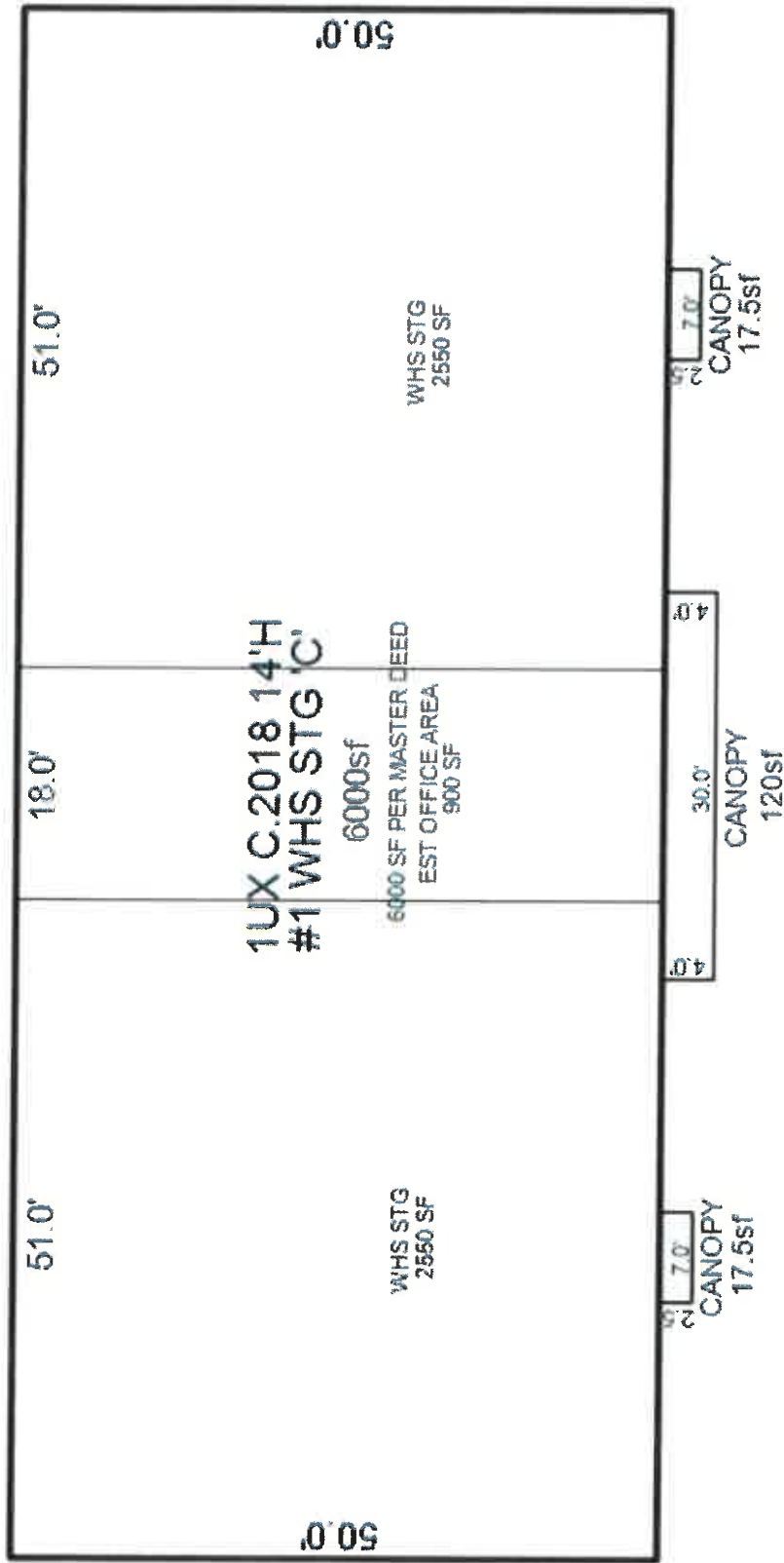


04/15/2014 06
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*** Information herein deemed reliable but not guaranteed ***

| | |
|--|---|
| <p>Desc. of Bldg/Section: #1 WHS STG YC Calculator Occupancy: Industrial - Light Manufacturing/Warehouse Class: C Quality: Average Stories: 1 Story Height: 14 Overall Building Height: 14 Perimeter: 340 Base Rate for Upper Floors = 50.63 (10) Heating system: Space Heaters, Gas with Fan Cost/Sqft: 4.97 85% (10) Heating system: No Heating or Cooling Cost/Sqft: 0.00 15% Adjusted Square Foot Cost for Upper Floors = 54.85 Total Floor Area: 6,000 Base Cost New of Upper Floors = 329,127 Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 87 /100/100/100/87.0 Total Depreciated Cost = 286,340 Segregated Cost Computations Costs taken from Segregated Cost Section 2: Multiples & Motels Item Description Cost Col. Rate # or Height Storys Cost Sqft Adj. Adj. Cost Architectural Multiplier: 0.00 Total Cost New = 0</p> | <p>Calculator Cost Computations <<<<<< >>>>>> Area: 6018 Year Built Perimeter: Remodeled Type: Overall Bldg Heat: Hot Water, Radiant Floor * Mezzanine Info * * Sprinkler Info * Area: Type: Average (1) Excavation/Site Prep: (2) Foundation: Footings X Poured Conc.: Brick/Stone Block (3) Frame: (4) Floor Structure: (5) Floor Cover: (6) Coal/Hot: (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 Coal Hand Fired Oil Stoker Boiler (11) Electric and Lighting: (12) Roof Structure: Slope=0 (13) Root Cover: (14) Root Cover: (15) Miscellaneous: (16) Exterior Wall: Thickness Basement Insul.</p> |
|--|---|

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



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

| <p>Desc. of Bldg/Section: #1 WHS STS 'C' OFFICE (INT) ✓</p> <p>Calculator Occupancy: Industrial - Light Manufacturing/Warehouse (Construction Cost)</p> <p>Class: C Quality: Average</p> <p>Stories: 1 Story Height: 10 Perimeter: 136</p> <p>Overall Building Height: 10</p> <p>Base Rate for Upper Floors = 65.19</p> <p>(10) Heating system: Package Heating & Cooling Cost/Sqft: 18.55 100%</p> <p>Adjusted Square Foot Cost for Upper Floors = 83.74</p> <p>Total Floor Area: 900 Base Cost New of Upper Floors = 75,366</p> <p>Eff. Age: 6 Phy. %Good/Abnr./Func./Overall %Good: 89 / 100 / 100 / 100 / 89.0</p> <p>Total Depreciated Cost = 67,076</p> <p>2018 Year Built Remodeled</p> <p>Overall Bldg Height</p> <p>Comments:</p> | <p>Calculator Cost Computations</p> <p>Class: C Quality: Average</p> <p>Stories: 1 Story Height: 10 Perimeter: 136</p> <p>Overall Building Height: 10</p> <p>Base Rate for Upper Floors = 65.19</p> <p>(10) Heating system: Package Heating & Cooling Cost/Sqft: 18.55 100%</p> <p>Adjusted Square Foot Cost for Upper Floors = 83.74</p> <p>Total Floor Area: 900 Base Cost New of Upper Floors = 75,366</p> <p>Eff. Age: 6 Phy. %Good/Abnr./Func./Overall %Good: 89 / 100 / 100 / 100 / 89.0</p> <p>Total Depreciated Cost = 67,076</p> <p>Segregated Cost Computations</p> <p>Costs taken from Segregated Cost Section 2: Multiples & Metals</p> <p>Cost # or Height Storys</p> <p>Item Description Col. Rate SqFt Adj. Cost</p> <p>Architectural Multiplier: 0.00 Total Cost New = 0</p> <p>Eff. Age: 6 Phy. %Good/Abnr./Func./Overall %Good: 89 / 100 / 100 / 100 / 89.0</p> <p>Reproduction/Replacement Cost = 0</p> <p>Total Depreciated Cost = 0</p> <p>Total Depreciated Cost = 0</p> <p>(39) Miscellaneous:</p> | <p>High <input type="checkbox"/> Above Ave. <input type="checkbox"/> Ave. <input checked="" type="checkbox"/> Low <input type="checkbox"/></p> <p>Quality: Average</p> <p>Heat#1: Package Heating & Cooling 100%</p> <p>Heat#2: Package Heating & Cooling 0%</p> <p>Ave. Sqft/Story: 900</p> <p>Ave. Perimeter: 136</p> <p>Gas Elevators:</p> <p>*** Basement Info ***</p> <p>Area: Perimeter: Type: Heat: Hot water, Radiant Floor</p> <p>* Mezzanine Info *</p> <p>Area #1: Type #1: Area #2: Type #2:</p> <p>* Sprinkler Info *</p> <p>Area: Type: Average</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|-----------------|-------------|-------------------|-----|---------|----------------|---------|------------|---------------|------------|-----------------|---------------|---------------|--------------|-----------------|-------------|-----------------|---------------|---------------|--------------|-----------------|-------------|-----------------|---------------|---------------|------------|-----------------|------------|-----------------|---------|---------------|------------|-----------------|------------|-----------------|-------------------------|
| <p>(1) Excavation/site Prep:</p> | <p>(7) Interior:</p> | <p>(11) Electric and Lighting:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Outlets:</th> <th>Fixtures:</th> </tr> <tr> <td>Few</td> <td>Few</td> </tr> <tr> <td>Average</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Many</td> </tr> <tr> <td>Unfinished</td> <td>Unfinished</td> </tr> <tr> <td>Typical</td> <td>Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Incandescent</td> </tr> <tr> <td>Rigid Conduit</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Mercury</td> </tr> <tr> <td>Non-Metallic</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformer</td> </tr> </table> <p>(13) Roof Structure: Slope=0</p> | Outlets: | Fixtures: | Few | Few | Average | Average | Many | Many | Unfinished | Unfinished | Typical | Typical | Flex Conduit | Incandescent | Rigid Conduit | Fluorescent | Armored Cable | Mercury | Non-Metallic | Sodium Vapor | Bus Duct | Transformer | | | | | | | | | | | | | | |
| Outlets: | Fixtures: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Few | Few | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average | Average | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Many | Many | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unfinished | Unfinished | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Typical | Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flex Conduit | Incandescent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rigid Conduit | Fluorescent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Armored Cable | Mercury | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Non-Metallic | Sodium Vapor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bus Duct | Transformer | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(2) Foundation: Footings</p> <p>X Poured Conc. Brick/Stone Block</p> | <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Many</th> <th>Above</th> <th>Avg.</th> <th>Typical</th> <th>Few</th> <th>None</th> </tr> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td>Wash Bowls</td> <td>Water Heaters</td> <td>Wash Sinks</td> <td>Water Softeners</td> </tr> <tr> <td>3-Piece Baths</td> <td>Water Heaters</td> <td>Wash Sinks</td> <td>Water Softeners</td> <td>Wash Sinks</td> <td>Water Softeners</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> <td>Wash Sinks</td> <td>Water Softeners</td> <td>Wash Sinks</td> <td>Water Softeners</td> </tr> <tr> <td>Shower Stalls</td> <td>Water Heaters</td> <td>Wash Sinks</td> <td>Water Softeners</td> <td>Wash Sinks</td> <td>Water Softeners</td> </tr> <tr> <td>Toilets</td> <td>Water Heaters</td> <td>Wash Sinks</td> <td>Water Softeners</td> <td>Wash Sinks</td> <td>Water Softeners</td> </tr> </table> | Many | Above | Avg. | Typical | Few | None | Total Fixtures | Urinals | Wash Bowls | Water Heaters | Wash Sinks | Water Softeners | 3-Piece Baths | Water Heaters | Wash Sinks | Water Softeners | Wash Sinks | Water Softeners | 2-Piece Baths | Water Heaters | Wash Sinks | Water Softeners | Wash Sinks | Water Softeners | Shower Stalls | Water Heaters | Wash Sinks | Water Softeners | Wash Sinks | Water Softeners | Toilets | Water Heaters | Wash Sinks | Water Softeners | Wash Sinks | Water Softeners | <p>(14) Roof Cover:</p> |
| Many | Above | Avg. | Typical | Few | None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Fixtures | Urinals | Wash Bowls | Water Heaters | Wash Sinks | Water Softeners | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3-Piece Baths | Water Heaters | Wash Sinks | Water Softeners | Wash Sinks | Water Softeners | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2-Piece Baths | Water Heaters | Wash Sinks | Water Softeners | Wash Sinks | Water Softeners | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shower Stalls | Water Heaters | Wash Sinks | Water Softeners | Wash Sinks | Water Softeners | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Toilets | Water Heaters | Wash Sinks | Water Softeners | Wash Sinks | Water Softeners | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(3) Frame:</p> | <p>(9) Sprinklers:</p> | <p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table> | Gas Oil | Coal Stoker | Hand Fired Boiler | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gas Oil | Coal Stoker | Hand Fired Boiler | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(4) Floor Structure:</p> | <p>(5) Floor Cover:</p> | <p>(40) Exterior Wall:</p> <p>Thickness Batt Insul.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

| | | |
|---------------------|------------------|------------------|
| 41-15-29-444-006 | 2025 Est. T.C.V. | WILDE AMS LLC |
| Property Class: 201 | | 6306 FULTON ST E |
| ap #: 2017 | ADA | ADA, MI 49301 |

Land Value Estimates for Land Table ADA-I.ADA IND

| | | * Factors * | | CONDO | | | |
|-------------|-----------------|------------------|-------|-------------------------|------------|---------------------|---------|
| Description | Frontage | Depth | Front | Depth | Rate %Adj. | Reason | Value |
| SF | FULTON WDS PARK | 27561 | SqFt | 4.20000 | 100 | 15% OF TOTAL PARCEL | 115,757 |
| | | 0.63 Total Acres | | Total Est. Land Value = | | | 115,757 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|-------|------|--------|------------|
| Fencing: Wd, Split, 5 ft. | 28.32 | 62 | 50 | 878 |
| D/W/P: 4in Concrete | 6.92 | 686 | 50 | 2,373 |
| D/W/P: Asphalt Paving | 3.08 | 8249 | 50 | 12,703 |
| Total Estimated Land Improvements True Cash Value = | | | | 15,954 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2018
Description of Occupancy: #1 WHS STG 'C'

Costs are taken from the Industrials - Light Manufacturing/Warehouse (Alternate Method) (Shell) cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: C Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 340
 Overall Building Height: 14

Base Rate for Upper Floors = 50.63

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.97 85%
 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 15%
 Combined Heating System adjustment: 4.22 100%
 Adjusted Square Foot Cost for Upper Floors = 54.85

Total Floor Area: 6,000 Base Cost New of Upper Floors = 329,127
 Reproduction/Replacement Cost = 329,127
 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 87 /100/100/100/87.0
 Total Depreciated Cost = 286,340

<<<<< Segregated Cost Computations >>>>>
 Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = | | | | | | 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 87 /100/100/100/87.0
 Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|---------|----------|------|-------|-----------|
| /CI14/SERS/BBUIIU/CAN/WOOFA/CO | 38.33 ✓ | 120 | 1.00 | 87 ✓ | 4,002 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.67 ✓ | 35 | 1.00 | 87 ✓ | 964 |

ECF (ADA IND) 1.127 => TCV of Bldg: 1 = 328,302
 Replacement Cost/Floor Area= 55.81 Est. TCV/Floor Area= 54.72

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2018
Description of Occupancy: #1 WHS STG 'C' OFFICE (INT)

Costs are taken from the Industrials - Light Manufacturing/Warehouse (Alternate Method) (Interior) cost schedule:
 <<<<< Calculator Cost Computations >>>>>
 Class: C Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 136
 Overall Building Height: 10

Parcel Number: 41-15-29-444-006

Page: 2

Base Rate for Upper Floors = 65.19

{10} Heating system: Package Heating & Cooling Cost/SqFt: 18.55 100%
Adjusted Square Foot Cost for Upper Floors = 83.74

Total Floor Area: 900 Base Cost New of Upper Floors = 75,366
Reproduction/Replacement Cost = 75,366
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 67,076

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Stories Adj. | Cost |
|------------------|-----------|------|-----------|-------------|--------------|--------------------|
| | | | | | | Total Cost New = 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 0

ECF (ADA IND) 1.127 => TCV of Bldg: 2 = 75,594
Replacement Cost/Floor Area= 83.74 Est. TCV/Floor Area= 83.99

Total Estimated True Cash Value of Commercial/Industrial Buildings = 403,896

2025 Est. T.C.V. 41-15-29-444-006 = 535,607

Est. TCV/Total Floor Area = 77.62

| Year | Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | Losses |
|------|----------|------------|---------|--------------|----------------|---------|
| 2024 | 335,300 | 335,300 | 335,300 | 206,776 | 0.00 | |
| 2025 | New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses |
| | 0 | -67,500 | 0 | 0 | 0 | 0 |
| 2025 | Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| | 267,800 | 267,800 | 267,800 | 206,776 | 206,776 | 0 |

Grantor: NEED INVESTMENT GROUP LLC
 Sale Price: ***,***
 Sale Date: 11/17/2022
 Inst. Type: MLC
 Terms of Sale: 03-ARM'S LENGTH
 Liber & Page: 20221118008776/DEED
 Verified By: [Signature]
 Percent Trans.: 0.0

Property Address: 4900 FULTON ST E
 Building Permit #: 10/01/1987-B1987-182
 Status: [Blank]

Owner's Name/Address: REED INVESTMENT GROUP LLC
 2946 WOODCLIFF CIR SE
 GRAND RAPIDS MI 49506

Class: COMMERCIAL-IMPROVEMENT ZONING: I
 School: FOREST HILLS PUBLIC SCHOOLS
 P.R.G. #: 00
 MAP #: 2025 Est TCV 787,989 TCV/FEA: 115.61
 X Improved [] Vacant [] Land Value Estimates for Land Table ADA-I.ADA IND

| Description | Frontage | Depth | Rate | %Adj. | Reason | Value |
|--------------------|----------|--------|--------|-------|--------|-------|
| Dirt Road | 373.37 | 264.38 | 1.0000 | 0 | 0* | 0 |
| Gravel Road | | | | | | |
| Paved Road | | | | | | |
| Storm Sewer | | | | | | |
| Sidewalk | | | | | | |
| Water | | | | | | |
| Sewer | | | | | | |
| Electric | | | | | | |
| Gas | | | | | | |
| Curb | | | | | | |
| Street Lights | | | | | | |
| Standard Utilities | | | | | | |
| Underground UTILS. | | | | | | |
| Topography of Site | | | | | | |
| Level | | | | | | |
| Rolling | | | | | | |
| Low | | | | | | |
| High | | | | | | |
| Landscaped | | | | | | |
| Swamp | | | | | | |
| Wooded | | | | | | |
| Pond | | | | | | |
| Waterfront | | | | | | |
| Ravine | | | | | | |
| Wetland | | | | | | |
| Flood Plain | | | | | | |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|-------|-------|--------|------------|
| D/W/P: Asphalt Paving | 3.08 | 33681 | 37 | 38,383 |
| D/W/P: 4in Concrete | 6.92 | 200 | 37 | 512 |
| D/W/P: 4in Concrete | 6.92 | 70 | 37 | 179 |
| D/W/P: 4in Concrete | 6.92 | 232 | 97 | 1,557 |
| Wood Frame | 23.91 | 256 | 44 | 2,693 |
| Total Estimated Land Improvements True Cash Value = | | | | 43,324 |

Land Value Estimates for Land Table ADA-I.ADA IND

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 232,000 | 162,000 | 394,000 | | | 173,565C |
| 2024 | 207,300 | 140,100 | 347,400 | | | 173,565C |
| 2023 | 165,300 | 0 | 165,300 | | | 165,300S |
| 2022 | 156,300 | 0 | 156,300 | | | 85,823C |

Handwritten note: updated LVS, LIS, COMM blogs

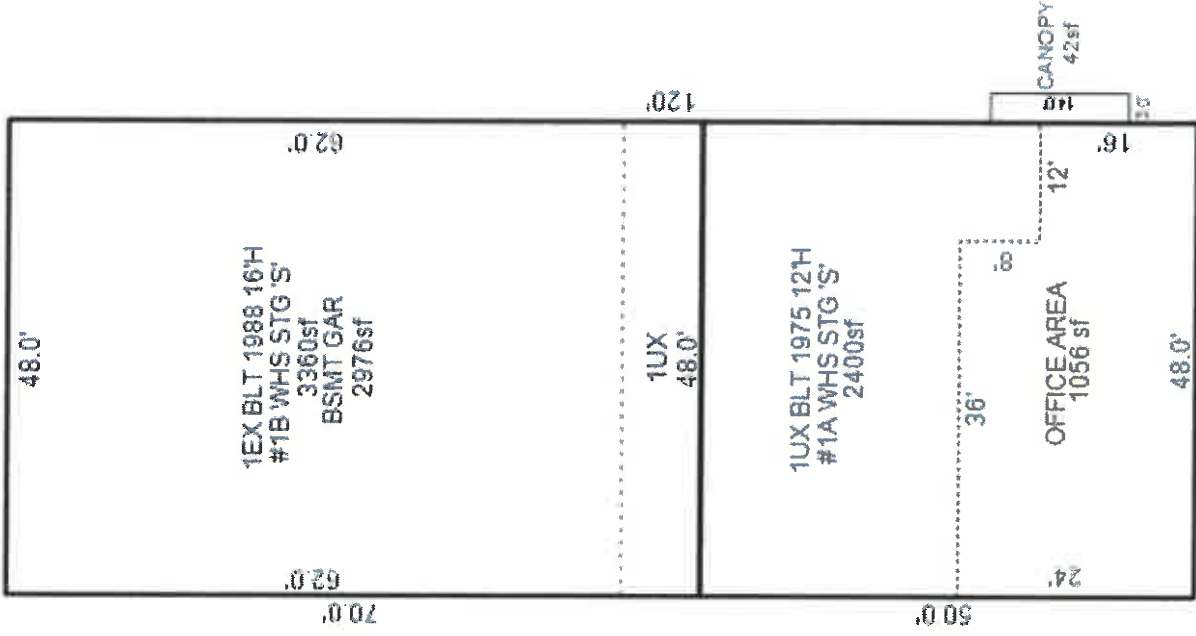


41-15-30-019
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 *** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: #1A WBS STG 'S' (SHELL) /
 Calculator occupancy: Industrial - Light Manufacturing/Warehouse
 Class: S Quality: Average
 Stories Above Gnd: 1 Story Height: 12
 Average Story Height: 12
 Overall Building Height: 12
 Perimeter: 148
 Construction Cost
 Above Ave. Avg. Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Space Heaters, Gas with Fan 44%
 Heat#2: No Heating or Cooling 56%
 Ave. Sqft/Story: 2400
 Ave. Perimeter: 148
 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
 (1) Excavation/site Prep:
 (2) Foundation: Footings 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:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (10) Heating and Cooling:
 (11) Electric and Lighting:
 Outlets: Few Average Many Typical Unfinished Typical
 Fixtures: Few Average Many Typical Unfinished Typical
 Incandescent Fluorescent Mercury Sodium Vapor Transformer
 (12) Roof Structure: Slope-0
 (13) Roof Cover:
 (14) Roof Cover:
 (40) Exterior Wall:
 Thickness Beam Insul.

<<<<<<
 Calculator Cost Computations
 Class: S Quality: Average
 Stories: 1 Story Height: 12
 Overall Building Height: 12
 Perimeter: 148
 Base Rate for Upper Floors = 43.39
 (10) Heating system: Space Heaters, Gas with Fan Cost/Sqft: 4.86 44%
 (10) Heating system: No Heating or Cooling Cost/Sqft: 0.00 56%
 Combined Heating System adjustment: 2.14 100%
 Adjusted Square Foot Cost for Upper Floors = 45.53
 Total Floor Area: 2,400 Base Cost New of Upper Floors = 109,268
 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
 Reproduction/Replacement Cost = 109,268
 Total Depreciated Cost = 57,912
 <<<<<<
 Segregated Cost Computations
 Costs taken from Segregated Cost Section 2: Multiples & Motels
 # of Height Storys
 Cost Col. Rate Sqft Adj. Cost
 Item Description
 Architectural Multiplier: 0.00 Total Cost New = 0
 <<<<<< Calculations too long. See valuation printout for complete pricing. >>>>>>
 (39) Miscellaneous:
 (40) Exterior Wall:
 Thickness
 Beam Insul.
 (13) Roof Structure: Slope-0
 (14) Roof Cover:
 <<<<<<

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



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

Desc. of Bldg/Section: #1A WHS STE 'S' OFC AREA (INT)
 Calculator Occupancy: Industrial - Light Manufacturing/Warehouse

Class: 8
 Stories: 1
 Overall Building Height: 12
 Perimeter: 144

Quality: Average
 Story Height: 9
 Overall Building Height: 12

Base Rate for Upper Floors = 53.95

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.19 100%

Adjusted Square Foot Cost for Upper Floors = 82.14

Total Floor Area: 1,056
 Base Cost New of Upper Floors = 86,740

Reproduction/Replacement Cost = 86,740

Eff. Age: 25
 Phy. %Good/Abnr. Phy./Func.: 56 / 100/100/100/56.0

Total Depreciated Cost = 48,574

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

or Height Storys

Item Description Col. Rate SqFt Adj. Cost

Architectural Multiplier: 0.00 Total Cost New = 0

Eff. Age: 25
 Phy. %Good/Abnr. Phy./Func.: 56 / 100/100/100/56.0

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

(11) Electric and Lighting:

(39) Miscellaneous:

(40) Exterior Wall:

Thickness

Basmt Insul.

(13) Roof Structure: Slope=0

(14) Roof Cover:

OUTLETS:

Few Average Many Unfinished Typical

Flex Conduit Incandescent

Rigid Conduit Fluorescent

Armored Cable Mercury

Non-Metallic Sodium Vapor

Bus Duct Transformer

(12) Roof Structure: Slope=0

(14) Roof Cover:

(7) Interior:

(8) Plumbing:

Many Above Avg. Average Typical Few None

Total Fixtures Urinals

3-Piece Baths Wash Bowls

2-Piece Baths Water Uraters

Toilets Shower Stalls Wash Fountains

Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

Gas Oil Coal Stoker Hand Fired

Boiler

Construction Cost

Above Ave. Ave. X Low

Quality: Average

Heat#1: Space Heaters, Gas with Fan 0%

Heat#2: Package Heating & Cooling 100%

Ave. SqFt/Story: 1056

Ave. Perimeter: 144

Has Elevators:

*** Basement Info ***

Area:

Perimeter:

Type:

Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:

Type #1:

Area #2:

Type #2:

Area:

Type: Average

* Sprinkler Info *

(1) Excavation/Site Prep:

(2) Foundation:

X Fourd Conc. Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

Comments:

OFFICE CEILING HT ESTIMATED AT 9'11.

Desc. of Bldg/Section: #1B WHS STG 'S' (SHELL) **Calculator Cost Computations**

Calculator Occupancy: Industrial - Light Manufacturing/Warehouse

Class: 8 Quality: Average Stories: 1 Story Height: 16 Perimeter: 188

Base Rate for Upper Floors = 46.02

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.15 100%
Adjusted Square Foot Cost for Upper Floors = 51.17

Total Floor Area: 3,360 Base Cost New of Upper Floors = 171,931

Eff. Age: 25 Phy. %Good/Abnr. Ph. / Func. / Econ. / Overall %Good: 53 / 100 / 100 / 100 / 53.0
Total Depreciated Cost = 91,123

<<<<<< Segregated Cost Computations >>>>>>
Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description Col. Rate SqFt Adj. Cost

Architectural Multiplier: 0.00 Total Cost New = 0

Eff. Age: 25 Phy. %Good/Abnr. Ph. / Func. / Econ. / Overall %Good: 53 / 100 / 100 / 100 / 53.0
Reproduction/Replacement Cost = 0
Total Depreciated Cost = 0

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

Class: 8 Quality: Average

Stories: 1 Story Height: 16 Perimeter: 188

Base Rate for Upper Floors = 46.02

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.15 100%
Adjusted Square Foot Cost for Upper Floors = 51.17

Total Floor Area: 3,360 Base Cost New of Upper Floors = 171,931

Eff. Age: 25 Phy. %Good/Abnr. Ph. / Func. / Econ. / Overall %Good: 53 / 100 / 100 / 100 / 53.0
Total Depreciated Cost = 91,123

<<<<<< Segregated Cost Computations >>>>>>
Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description Col. Rate SqFt Adj. Cost

Architectural Multiplier: 0.00 Total Cost New = 0

Eff. Age: 25 Phy. %Good/Abnr. Ph. / Func. / Econ. / Overall %Good: 53 / 100 / 100 / 100 / 53.0
Reproduction/Replacement Cost = 0
Total Depreciated Cost = 0

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

(1) Excavation/Site Prep:

(2) Foundation: Footings Brick/Stone Block

(3) Frame: Total Fixtures: Urinals Wash Bowls Water Heaters 2-Piece Baths Wash Fountains Water Softeners

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling: Hand Fired Boiler

(7) Interior:

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

(9) Sprinklers:

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

(11) Electric and Lighting:

(12) Mechanical:

(13) Roof Structure: Slope=0

(14) Roof Cover:

(15) Miscellaneous:

OUTLETS: Average Many Unfinished Typical Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct

FIXTURES: Few Average Many Unfinished Typical Incandescent Fluorescent Mercury Sodium Vapor Transformer

(40) Exterior Wall: Thickness Esmt Insul.

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

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Valuation Report

DB: 2025 Study

| | | |
|---------------------|------------------|---------------------------|
| 41-15-30-300-019 | 2025 Est. T.C.V. | REED INVESTMENT GROUP LLC |
| Property Class: 201 | | 4900 FULTON ST E |
| ip #: | ADA | ADA, MI 49301 |

Land Value Estimates for Land Table ADA-I.ADA IND

| | | * Factors * | | IRREG SHAPED LOT | | | |
|--|----------|-------------|------------|------------------|------------|--------|---------------------------------|
| Description | Frontage | Depth | Front | Depth | Rate %Adj. | Reason | Value |
| | 373.37 | 264.38 | 1.0000 | 0.0000 | 0 | 0* | 0 |
| SF | FULTON | | 98710 SqFt | 4.70000 | 100 | | 463,937 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | |
| 373 Actual Front Feet, 2.27 Total Acres | | | | | | | Total Est. Land Value = 463,937 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|-------|-------|--------|------------|
| D/W/P: Asphalt Paving | 3.08 | 33681 | 37 | 38,383 |
| D/W/P: 4in Concrete | 6.92 | 200 | 37 | 512 |
| D/W/P: 4in Concrete | 6.92 | 70 | 37 | 179 |
| D/W/P: 4in Concrete | 6.92 | 232 | 97 | 1,557 |
| Wood Frame | 23.91 | 256 | 44 | 2,693 |
| Total Estimated Land Improvements True Cash Value = | | | | 43,324 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1975
 Description of Occupancy: #1A WHS STG 'S' (SHELL)

Costs are taken from the Industrials - Light Manufacturing/Warehouse (Alternate Method) (Shell) cost schedules.
 <<<<<< Calculator Cost Computations >>>>>>

Class: S Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 148
 Overall Building Height: 12

Base Rate for Upper Floors = 43.39

10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.86 44%
 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 56%
 Combined Heating System adjustment: 2.14 100%
 Adjusted Square Foot Cost for Upper Floors = 45.53

Total Floor Area: 2,400 Base Cost New of Upper Floors = 109,268
 Reproduction/Replacement Cost = 109,268
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
 Total Depreciated Cost = 57,912

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | # or | Height | Storys | Cost |
|------------------|------|------|--------|--------|------|
| | Col. | Rate | SqFt | Adj. | Adj. |
| Total Cost New = | | | | | 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
 Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost | |
|--------------------------------|--------|----------|------|-------|-----------|-------|
| /CI16/YARI/OUTL/2AVG/SPOOLDE | 433.33 | ✓ | 2 | 1.00 | 53 ✓ | 459 |
| /CI14/SERS/BBUIIU/CAN/STE/ALOC | 28.53 | ✓ | 42 | 1.00 | 97 ✓ | 1,162 |

ECF (ADA IND) 1.127 => TCV of Bldg: 1 = 67,094
 Replacement Cost/Floor Area= 46.39 Est. TCV/Floor Area= 27.96

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1975
 Description of Occupancy: #1A WHS STG 'S' OFC AREA (INT)

Costs are taken from the Industrials - Light Manufacturing/Warehouse (Alternate Method) (Interior) cost schedule:
 <<<<<< Calculator Cost Computations >>>>>>

Class: S Quality: Average
Stories: 1 Story Height: 9 Perimeter: 144
Overall Building Height: 12

Base Rate for Upper Floors = 63.95

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.19 100%
Adjusted Square Foot Cost for Upper Floors = 82.14

Total Floor Area: 1,056 Base Cost New of Upper Floors = 86,740
Reproduction/Replacement Cost = 86,740
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 48,574

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | | # or Height Storys | | Cost |
|------------------|------|------|--------------------|------|------|
| | Col. | Rate | SqFt | Adj. | |
| Total Cost New = | | | | | 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 0

ECF (ADA IND) 1.127 => TCV of Bldg: 2 = 54,743
Replacement Cost/Floor Area= 82.14 Est. TCV/Floor Area= 51.84

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: #1B WHS STG 'S' (SHELL)

Costs are taken from the Industrials - Light Manufacturing/Warehouse (Alternate Method) (Shell) cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
Stories: 1 Story Height: 16 Perimeter: 188

Base Rate for Upper Floors = 46.02

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.15 100%
Adjusted Square Foot Cost for Upper Floors = 51.17

Total Floor Area: 3,360 Base Cost New of Upper Floors = 171,931
Reproduction/Replacement Cost = 171,931
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 91,123

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | | # or Height Storys | | Cost |
|------------------|------|------|--------------------|------|------|
| | Col. | Rate | SqFt | Adj. | |
| Total Cost New = | | | | | 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|------------------------------|--------|----------|------|-------|-----------|
| /CI16/YARI/OUTL/2AVG/SPOOLDE | 433.33 | ✓ | 4 | 1.00 | 53 ✓ 919 |

| Local Cost Items | Rate | Quantity/Area | %Good | Depr.Cost |
|------------------|------|---------------|-------|-----------|
|------------------|------|---------------|-------|-----------|

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Valuation Report

DB: 2025 Study

Parcel Number: 41-15-30-300-019

Page: 3

| | | | | |
|------------------------------|---------|----------------------|------------------|---------|
| STORAGE BASEMENT | 31.03 / | 2976 / | 53 / | 48,943 |
| ECF (ADA IND) | | 1.127 => | TCV of Bldg: 3 = | 158,891 |
| Replacement Cost/Floor Area= | 66.25 | Est. TCV/Floor Area= | 47.29 | |

Total Estimated True Cash Value of Commercial/Industrial Buildings = 280,728

2025 Est. T.C.V. 41-15-30-300-019 = 787,989

Est. TCV/Total Floor Area = 115.61

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|-----------|----------------|-------------|---------|---|
| 347,400 | 347,400 | 347,400 | 173,565 | 0.00 | | |
| 2025 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 46,600 | 0 | 0 | 0 | | 0 |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 394,000 | 394,000 | 394,000 | 173,565 | 173,565 | | 0 |

| | | | | | | | | |
|---------------------------|---|----------------|----------------|-----------------|-------------------|----------------|-------------|----------------|
| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Percent Trans. |
| DEKOK DENNIS J & BRANDI S | F1 ENTERPRISES LLC | ***,*** | 01/23/2023 | WD | 09-FAMILY | 20230125000440 | DEED | 0.0 |
| DEKOK DENNIS J & BRANDI S | DEKOK DENNIS J & BRANDI S | 0 | 11/01/2022 | APP | 21-NOT USED/OTHER | 20221104008482 | DEED | 0.0 |
| CASCADE ROAD EXCHANGE LLC | CASCADE ROAD EXCHANGE LLC | ***,*** | 07/25/2022 | WD | 21-NOT USED/OTHER | 20221013008042 | DEED | 0.0 |
| WHENN PROPERTIES LLC | CASCADE ROAD EXCHANGE LLC | ***,*** | 04/15/2022 | WD | 03-ARMY'S LENGTH | 20220422003416 | DEED | 0.0 |
| Property Address | Class: COMMERCIAL-IMPROVEZONING: PO (*) Building Permit (s) | | | | | | | |
| 4915 CASCADE RD SE | School: FOREST HILLS PUBLIC SCHOOLS | | | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | | | |
| F1 ENTERPRISES LLC | MAP #: | | | | | | | |
| 4915 CASCADE RD SE | 2025 Est TCY 779,844 TCY/WPA: 292.36 | | | | | | | |
| GRAND RAPIDS MI 49546 | X Improved Vacant Land Value Estimates for Land Table ADA-C.ADA CCM | | | | | | | |
| Tax Description | * Factors * | | | | | | | |
| LOTS 3 & 4 APPLE PLAT | Description Frontage Depth Front Rate %Adj. Reason Value | | | | | | | |
| Comments/Influences | SF CASCADE/SPAULDI 39957 Sqft 10.90000 100 435,528 | | | | | | | |
| | SF RURAL 34033 Sqft 2.50000 100 ZONED RES 85,084 | | | | | | | |
| | * denotes lines that do not contribute to the total acreage calculation. | | | | | | | |
| | 90 Actual Front Feet, 1.70 Total Acres Total Est. Land Value = 520,611 | | | | | | | |
| | Land Improvement Cost Estimates | | | | | | | |
| | Description Rate Size % Good Cash Value | | | | | | | |
| | Gazebo(s) : Standard 8,560.02 1 10 856 | | | | | | | |
| | D/W/P: Asphalt Paving 3.06 7983 45 10,993 | | | | | | | |
| | D/W/P: 3.5 Concrete 6.49 222 45 648 | | | | | | | |
| | Metal Prefab 17.65 120 45 953 | | | | | | | |
| | Total Estimated Land Improvements True Cash Value = 13,450 | | | | | | | |
| Topography of Site | <div style="display: flex; align-items: center;">  <div> <p>Level</p> <p>Rolling</p> <p>Low</p> <p>High</p> <p>Landscaped</p> <p>Swamp</p> <p>Wooded</p> <p>Pond</p> <p>Waterfront</p> <p>Ravine</p> <p>Wetland</p> <p>Flood Plain</p> </div> </div> | | | | | | | |
| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value | | |
| 2025 | 260,300 | 129,100 | 389,400 | | | 389,400 | | |
| 2024 | 267,300 | 165,600 | 432,900 | | | 404,775C | | |
| 2023 | 256,200 | 129,300 | 385,500 | | | 385,500 | | |
| 2022 | 247,400 | 48,100 | 295,500 | | | 244,614C | | |

② updated LV, B's, res? comm bldg activities

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

| | | | | | | | | | | | |
|--|--|---|--|--|--|--|--|---|--|--|--|
| Building Type X Single Family Mobile Home Town Home Duplex A-Frame Wood Frame | | (3) Roof (cont.) Eavesstrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Drywall Plaster Fencelid Wood T&G Trim & Decoration [Ex] [Ord] [Min] | | (11) Heating/Cooling Gas [] Oil [] Elec. [] Wood [] Coal [] Steam [] Forced Air w/o Ducts [] Forced Air w/ Ducts [] Forced Hot Water [] Electric Baseboard [] Elec. Ceil. Radiant [] Radiant (In-floor) [] Electric Wall Heat [] Space Heater [] Wall/Floor Furnace [] Forced Heat & Cool [] Heat Pump [] No Heating/Cooling [] Central Air [] Wood Furnace [] (12) Electric 0 Amps Service | | (15) Built-ins Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Invented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System | | (16) Porches/Decks Area/Type 120 4in Concrete 304 Treated Wood | | (17) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Basmt Garage: 1 Car Carport Area: Roof: | |
| Room List Basement 1st Floor 2nd Floor Bedrooms | | (13) Plumbing Many [] Ave. [] Few [] Average Fixture(s) 1 1/3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan | | 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 | | Total Base New : 153,209 Total Depr Cost : 107,246 Estimated T.C.V: 113,466 | | Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 880 SF Floor Area = 880 SF. Phy/Ab.Phy/Punc/Recon/Comb. % Good=70/100/100/100/70 | | Class: C Effic. Age: 30 Floor Area: 880 Total Base New : 153,209 Total Depr Cost : 107,246 Estimated T.C.V: 113,466 | |
| (1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation | | (6) Ceilings (7) Excavation Basement: 880 S.F. Crawls: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor Basement Finish | | 1 Story Exterior Siding Foundation Basement | | Size 880 Total: 131,739 Cost New 2,469 Depr. Cost 1,728 | | C1s C BIT 0 | | Other Additions/Adjustments Basement, Outside Entrance, Below Grade Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Basement Garage: 1 Car Porches 4in Concrete Totals: 153,209 ECF (ADA COM) 1.058 => TCV: 113,466 | |
| (2) Windows Many [] Avg. [] Few [] Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Ratio Doors Storms & Screens | | (9) Basement Finish Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support Joists: Unsupported Len: Cont.Sup. | | 1000 Gal Septic 2000 Gal Septic Lump Sum Items: | | 120 Totals: 153,209 | | 947 107,246 | | 1,755 663 107,246 | |
| Building Style: 1 STORY Yr Built Remodeled 0 0 Condition: Average | | No./Qual. of Fixtures Ex. [] Ord. [] Min [] No. of Elec. Outlets | | (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic | | Notes: | | Notes: | | Notes: | |

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

Desc. of Bldg/Section: #1 OFFICE BLDG
 Calculator Occupancy: Office Buildings

Class: D
 Floor Area: 1,784
 Gross Bldg Area: 1,784
 Stories Above Grd: 1
 Average Story Height: 8
 Bsmt Wall Height: 8
 Depr. Table: 2.5%
 Effective Age: 20
 Physical %Good: 60
 Func. %Good: 100
 Economic %Good: 100

1990 Year Built
 2022 Remodeled

Overall Bldg Height

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

Area:
 Type: Low

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

Construction Cost
 Above Ave. X Ave. Low
 ** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Package Heating & Cooling 100%
 Heat#2: Package Heating & Cooling 0%
 Ave. Sqft/Story: 1784
 Ave. Perimeter: 186
 Gas Elevators:
 *** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor
 * Mezzanine Info *
 * Sprinkler Info *

Class: D Quality: Low Cost
 Stories: 1 Story Height: 8 Perimeter: 186
 Overall Building Height: 8
 Base Rate for Upper Floors = 90.96
 (10) Heating System: Package Heating & Cooling Cost/SqFt: 25.57 100%
 Adjusted Square Foot Cost for Upper Floors = 116.53
 Total Floor Area: 1,784 Base Cost New of Upper Floors = 207,890
 Eff. Age: 20 Phy. %Good/Abnr. Phy./Func./Overall %Good: 60 / 100/100/100/60.0
 Total Depreciated Cost = 124,734
 Unit in Place Items Rate Quantity Arch %Good Depr. Cost
 /CL16/YARI/OUTL/2AVG/SFOOLDE 430.23 2 1.00 60 516
 Local Cost Items Rate Quantity/Area %Good Depr. Cost
 WDBECK 1508P UPE16P4 17.50 120 60 1,260
 ECF (ADA COM) 1.038 -> TCV of Bldg: 1 131,317
 Replacement Cost/Floor Area= 117.72 Est. TCV/Floor Area= 73.61

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

(7) Interior:
 (8) Plumbing:
 Many Above Ave. Few None
 Average Typical
 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 Coal Hand Fired
 Oil Stoker Boiler

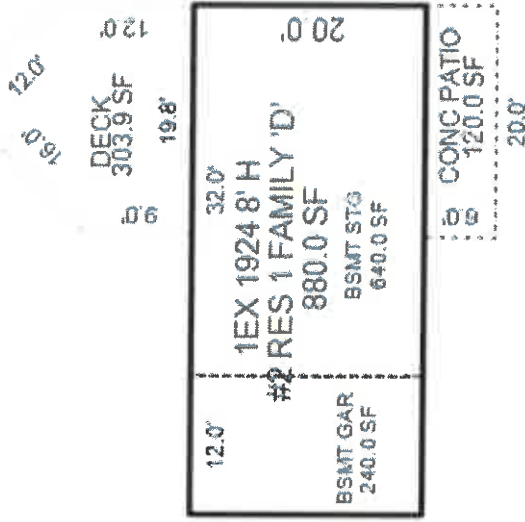
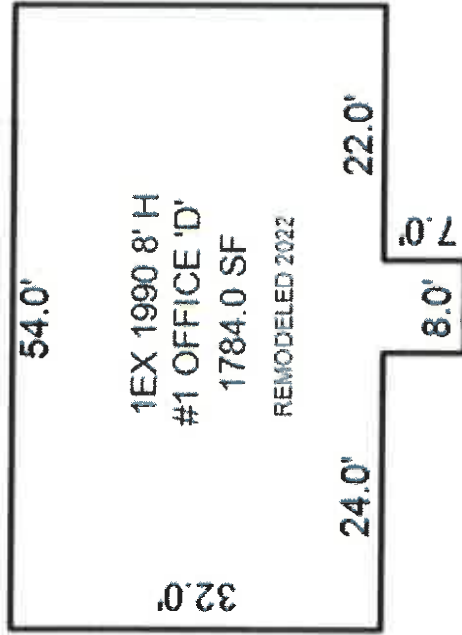
(39) Miscellaneous:
 (40) Exterior Wall:
 Thickness Insul.

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



10.0'

12.0'
DECK
120.0 SF



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

11/27/2024
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Valuation Report

DB: 2025 Study

| | | |
|---------------------|------------------|------------------------|
| 41-15-31-303-038 | 2025 Est. T.C.V. | F1 ENTERPRISES LLC |
| Property Class: 201 | | 4915 CASCADE RD SE |
| Map #: | ADA | GRAND RAPIDS, MI 49546 |

Land Value Estimates for Land Table ADA-C.ADA COM

| * Factors * | | | | | | | | |
|--|-----------------|--------|--------|----------|------|-----------|--------|---------------------------------|
| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
| | 90.34 | 819.02 | 1.0000 | 0.0000 | 0 | 100* | | 0 |
| SF | CASCADE/SPAULDI | 39957 | SqFt | 10.90000 | 100 | | | 435,528 |
| SF | RURAL | 34033 | SqFt | 2.50000 | 100 | ZONED RES | | 85,084 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | | |
| 90 Actual Front Feet, 1.70 Total Acres | | | | | | | | Total Est. Land Value = 520,611 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|----------|------|--------|------------|
| Gazebo(s): Standard | 8,560.02 | 1 | 10 | 856 |
| D/W/P: Asphalt Paving | 3.06 | 7983 | 45 | 10,993 |
| D/W/P: 3.5 Concrete | 6.49 | 222 | 45 | 648 |
| Metal Prefab | 17.65 | 120 | 45 | 953 |
| Total Estimated Land Improvements True Cash Value = | | | | 13,450 |

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---------|----------|------------|--------|----------|------------|
| 1 Story | Siding | Basement | 880 | | |
| | | | Total: | 131,739 | 92,218 |

Other Additions/Adjustments

| | | | |
|--|-----|---------|---------|
| Basement, Outside Entrance, Below Grade | 1 | 2,469 | 1,728 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,692 | 3,284 |
| Water Well, 100 Feet | 1 | 5,602 | 3,921 |
| Deck | | | |
| Treated Wood | 304 | 5,253 | 3,677 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Basement Garage: 1 Car | 1 | 2,507 | 1,755 |
| Porches | | | |
| 4in Concrete | 120 | 947 | 663 |
| Totals: | | 153,209 | 107,246 |

Notes:

ECF (ADA COM) 1.058 => TCV: 113,466

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1990
Description of Occupancy: #1 OFFICE 'D'

Costs are taken from the Office Buildings cost schedules.
<<<<<< Calculator Cost Computations >>>>>>

Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 186
Overall Building Height: 8

Base Rate for Upper Floors = 90.96

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.57 100%

| | | | | | | | | |
|-----------------------------|----------------------------|--|------------|---|---------------------|----------------|-------------|---------------|
| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified BY | Prcnt. Trans. |
| 4880 CASCADE ROAD LLC | GREAT LAKES MI VENTURES LI | ***,*** | 06/19/2019 | WD | 03-ARM'S LENGTH | 20190718005222 | OTHER | 0.0 |
| R-4 HOLDINGS LLC | 4880 CASCADE ROAD LLC | ***,*** | 02/25/2013 | WD | 03-ARM'S LENGTH | 20130322002983 | OTHER | 0.0 |
| | K-4 HOLDINGS LLC | 0 | 11/11/1911 | WLC | 33-TO BE DETERMINED | | OTHER | 0.0 |
| Property Address | | Class: COMMERCIAL-IMPROVEMENT ZONING: PO | | Building Permit (#) | | Date | | Status |
| 4880 CASCADE RD SE | | SCHOOL: FOREST HILLS PUBLIC SCHOOLS | | | | 10/16/2019 | | B2019-242 |
| Owner's Name/Address | | P.R.E. # | | MAP # | | Date | | Status |
| GREAT LAKES MI VENTURES LLC | | 03 | | STUDY 2013 | | 07/16/2019 | | B2019-131 |
| 4880 CASCADE RD SE SUITE A | | 2025 Est TCV 1,711,880 TCV/TFA: 245.61 | | | | 09/18/2003 | | B2003-255 |
| GRAND RAPIDS MI 49546 | | X Improved Vacant | | Land Value Estimates for Land Table ADA-C.ADA COM | | 02/20/2003 | | B2003-031 |

| | | | |
|---------------------|--|-------------|-------------|
| Public Improvements | | * Factors * | |
| Dirt Road | Description | Frontage | Depth |
| Gravel Road | 272.00 | 141.25 | 1.0000 |
| Paved Road | 38419 | Sqft | 110 |
| Storm Sewer | * denotes lines that do not contribute to the total average calculation. | | |
| Sidewalk | 272 Actual Front Feet, 0.88 Total Acres | | |
| Water | Total Est. Land Value - 460,645 | | |
| Sewer | Land Improvement Cost Estimates | | |
| Electric | Description | Rate | Size % Good |
| Gas | Fencing: Wd, Solid, 6 ft. | 30.45 | 42 |
| Curb | Fencing: Wd, Solid, 6 ft. | 30.45 | 12 |
| Street Lights | D/W/P: Asphalt Paving | 3.06 | 15888 |
| Standard Utilities | D/W/P: 3.5 Concrete | 6.49 | 1240 |
| Underground Utills. | D/W/P: 4in Concrete | 6.87 | 216 |
| Topography of Site | Ad-Hoc Unit-In-Place Items | | 56 |
| Level | Description | Rate | Size % Good |
| Rolling | /C.II16/YARI/OUTL/2AVG/POLS | 91.50 | 10 |
| Low | /C.II16/YARI/OUTL/2AVG/FLO1 | 1,302.50 | 1 |
| High | Total Estimated Land Improvements True Cash Value - 34,726 | | |
| Lands Scaped | | | |
| Swamp | | | |
| Wooded | | | |
| Pond | | | |
| Waterfront | | | |
| Ravine | | | |
| Wetland | | | |
| Flood Plain | | | |

| | | | | | | |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
| 2025 | 230,300 | 625,600 | 855,900 | | | 624,107C |
| 2024 | 237,700 | 756,800 | 994,500 | | | 624,107C |
| 2023 | 225,000 | 616,700 | 841,700 | | | 594,388C |
| 2022 | 211,300 | 554,200 | 765,500 | | | 566,084C |

Updated LV, LIS 1 COMM bldg attributes



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

Desc. of Bldg/Section: #1 MED OFC 'D'
 Calculator: Occupancy: Medical - Office Buildings
 Class: D Quality: Good
 Stories: 1 Story Height: 10 Perimeter: 422
 Overall Building Height: 10
 Base Rate for Upper Floors = 196.15
 (10) Heating System: Zoned A.C. Warm & Cooled Air Cost/SqFt: 39.53 100%
 Adjusted Square Foot Cost for Upper Floors = 235.63
 Total Floor Area: 6,970 Base Cost New of Upper Floors = 1,642,690
 Eff. Age: 15 Phy. %Good/Abnr. Phy./Func./Overall %Good: 71 /100/100/100/71.0
 Total Depreciated Cost = 1,166,310
 Reproduction/Replacement Cost = 1,642,690
 Unit in Place Items Rate Quantity Arch %Good Depr. Cost
 /C114/SERS/BBUIIU/CAM/WOOFA/CO 38.06 120 1.00 52 2,832
 /C114/SERS/BBUIIU/CAM/WOOFA/CO 38.06 120 1.00 52 2,832
 ECF (ADA COM) 1.038 -> TCV of Bldg: 1 = 1,216,509
 Replacement Cost/Floor Area= 236.99 Est. TCV/Floor Area= 174.53

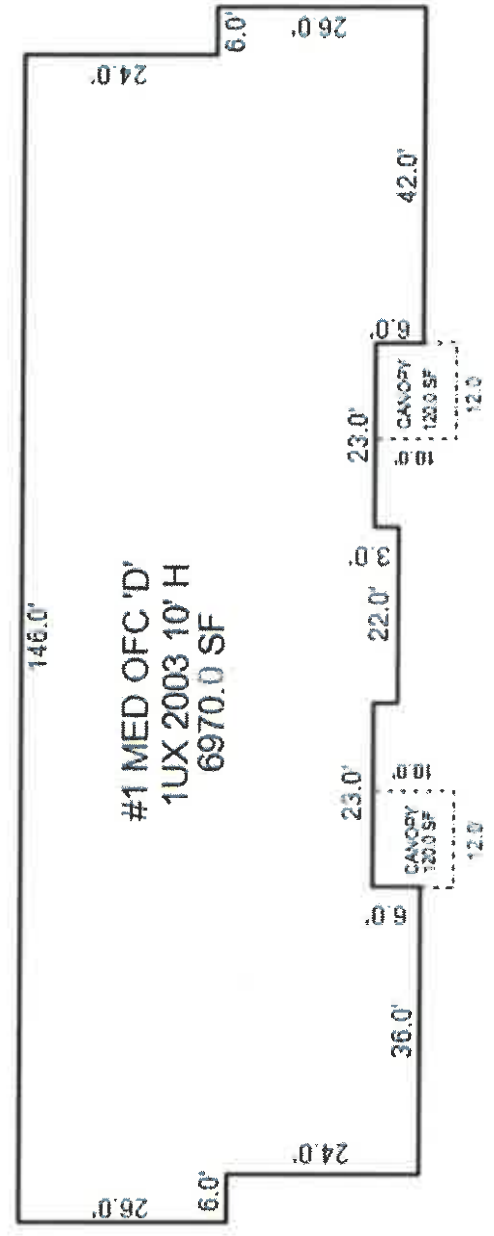
Calculator Cost Computations
 <<<<<< >>>>>>

Construction Cost
 Above Ave. X Ave. Low
 ** ** Calculator Cost Data ** **
 Quality: Good
 Heat#1: Zoned A.C. Warm & Cooled Air 100%
 Heat#2: Zoned A.C. Warm & Cooled Air 0%
 Ave. SqFt/Story: 6970
 Ave. Perimeter: 422
 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: Good

(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. Few None
 Average Typical
 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 Coal Hand Fired
 Oil Stoker Boiler
 (11) Electric and Lighting:
 (12) Roof Structure: Slope=0
 (13) Roof Cover:
 (14) Roof Cover:
 (39) Miscellaneous:
 (40) Exterior Wall:
 Thickness
 Emant Insul.

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



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

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

| | | |
|---------------------|------------------|-----------------------------|
| 41-15-31-305-031 | 2025 Est. T.C.V. | GREAT LAKES MI VENTURES LLC |
| Property Class: 201 | | 4880 CASCADE RD SE |
| Map #: STUDY 2013 | ADA | GRAND RAPIDS, MI 49546 |

Land Value Estimates for Land Table ADA-C.ADA COM

| * Factors * | | | | | | | | |
|--|----------|--------|--------|--------|----------|-------|-------------------------|---------|
| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
| | 272.00 | 141.25 | 1.0000 | 0.0000 | 0 | 100* | | 0 |
| SF | CASCADE | | 38419 | SqFt | 10.90000 | 110 | MINOR CORNER | 460,645 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | | |
| 272 Actual Front Feet, 0.88 Total Acres | | | | | | | Total Est. Land Value = | 460,645 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|----------|-------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 30.45 | 42 | 56 | 716 |
| Fencing: Wd, Solid, 6 ft. | 30.45 | 12 | 56 | 204 |
| D/W/P: Asphalt Paving | 3.06 | 15888 | 56 | 27,226 |
| D/W/P: 3.5 Concrete | 6.49 | 1240 | 56 | 4,507 |
| D/W/P: 4in Concrete | 6.87 | 216 | 56 | 831 |
| Ad-Hoc Unit-In-Place Items | | | | |
| Description | Rate | Size | % Good | Cash Value |
| /CI16/YARI/OUTL/2AVG/POLS | 91.50 | 10 | 56 | 512 |
| /CI16/YARI/OUTL/2AVG/FLO1 | 1,302.50 | 1 | 56 | 730 |
| Total Estimated Land Improvements True Cash Value = | | | | 34,726 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003
 Description of Occupancy: #1 MED OFC 'D'

Costs are taken from the Medical - Office Buildings cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Good
 Stories: 1 Story Height: 10 Perimeter: 422
 Overall Building Height: 10

Base Rate for Upper Floors = 196.15

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 39.53 100%
 Adjusted Square Foot Cost for Upper Floors = 235.68

Total Floor Area: 6,970 Base Cost New of Upper Floors = 1,642,690
 Reproduction/Replacement Cost = 1,642,690
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
 Total Depreciated Cost = 1,166,310

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CI14/SERS/BBUIIU/CAN/WOOFA/CO | 38.06 | 120 | 1.00 | 62 | 2,832 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/CO | 38.06 | 120 | 1.00 | 62 | 2,832 |

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 1,216,509
 Replacement Cost/Floor Area= 236.99 Est. TCV/Floor Area= 174.53

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,216,509

2025 Est. T.C.V. 41-15-31-305-031 = 1,711,880

Est. TCV/Total Floor Area = 245.61

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|----------|-----------|----------------|-------------|---------|---|
| 994,500 | 994,500 | 994,500 | 624,107 | 0.00 | | |
| 2025 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -139,600 | 0 | 0 | 0 | 0 | 0 |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 855,900 | 855,900 | 855,900 | 624,107 | 624,107 | 0 | |

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Pct. Trans. |
|---------------------------|---|------------|------------|------------|---------------------|----------------|---------------------|-------------|
| 5075 CASCADE ROAD LLC | 5075 CASCADE HOLDINGS LLC | ***,*** | 12/15/2023 | WD | 03-ARM'S LENGTH | 20231221007250 | REAL PROPERTY STATE | 0.0 |
| REID ROBERT A & JANETTE H | 5075 CASCADE ROAD LLC | 0 | 01/12/2011 | CC | 21-NOT USED/OTHER | | DEED | 0.0 |
| VANDERVEEN MARILYN | 5075 CASCADE ROAD LLC | 0 | 01/10/2011 | CC | 21-NOT USED/OTHER | | DEED | 0.0 |
| Property Address | 5075 CASCADE RD LLC | 0 | 11/11/1911 | OTH | 33-TO BE DETERMINED | 5083:0291 | DEED | 0.0 |
| 5075 CASCADE RD SE | Class: COMMERCIAL-IMPROVEMENT; PO Building Permit (s) | | | | | | | |
| Owner's Name/Address | School: FOREST HILLS PUBLIC SCHOOLS | | | | | | | |
| 5075 CASCADE HOLDINGS LLC | P.R.E. 0% | | | | | | | |
| 793 STATE HWY 197S | MAP #: STUDY 2016 | | | | | | | |
| BURNSVILLE NC 28714 | 2025 Est TCV 4,865,689 TCV/TFA: 136.46 | | | | | | | |

| | | | |
|-----------------------|--|---|--------|
| X Improved | Vacant | Land Value Estimates for Land Table ADA-C.ADA COM | |
| Public | * Factors * | | |
| Improvements | Description | Frontage | Depth |
| Dirt Road | 315.33 | 343.97 | 1.0000 |
| Gravel Road | | 0.0000 | 0.0000 |
| Paved Road | | 0.1000 | 100 |
| Storm Sewer | | 108464 | SqFt |
| Sidewalk | * denotes lines that do not contribute to the total acreage calculation. | | |
| Water | 315 Actual Front Feet, 2.49 Total Acres | | |
| Electric | Total Est. Land Value - 1,182,262 | | |
| Gas | | | |
| Curb | | | |
| Street Lights | | | |
| Standard Utilities | | | |
| Underground Utilities | | | |
| Topography of Site | | | |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 591,100 | 1,941,700 | 2,432,800 | | | 2,043,700C |
| 2024 | 610,100 | 1,433,600 | 2,043,700 | 2,043,700M | | 2,043,700B |
| 2023 | 577,600 | 1,007,500 | 1,585,200 | | | 886,836C |
| 2022 | 542,300 | 1,251,000 | 1,793,300 | | | 944,606C |

Updated LV, LIS, comm bldg attributes



41-15-31-326-021
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Kent, Michigan
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: #1 & #2 - 1ST FLR
 Calculator Occupancy: Office Buildings
 Class: C
 Floor Area: 17,628
 Gross Bldg Area: 35,656
 Stories Above Grd: 1
 Average Sty Hght: 11
 Bsmnt Wall Hght
 Depr. Table: 2%
 Effective Age: 33
 Physical %Good: 51
 Func. %Good: 100
 Economic %Good: 100
 1980 Year Built
 1988 Remodeled
 22 Overall Bldg Height
 Comments:

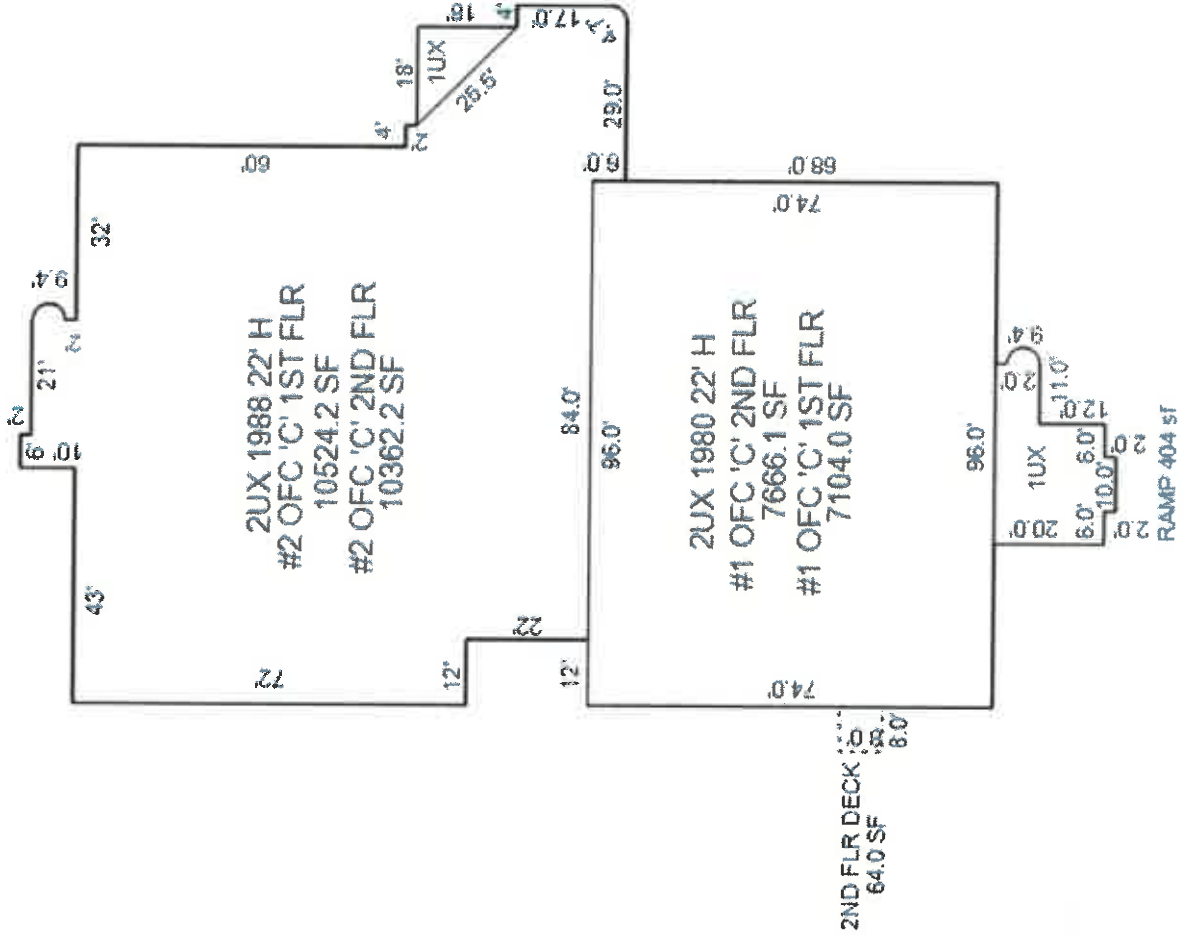
Construction Cost
 Above Avc. X Avc. Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Package Heating & Cooling 100%
 Heat#2: Forced Air Furnace 0%
 Avc. Sqft/Story: 17628
 Avc. Perimeter: 638
 Has Elevators: X
 *** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor
 * Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average

Calculator Cost Computations
 Class: C Quality: Average
 Stories: 1 Story Height: 11 Perimeter: 638
 Overall Building Height: 22
 Base Rate for Upper Floors = 124.74
 (10) Heating system: Package Heating & Cooling Cost/Sqft: 23.02 100%
 Adjusted Square Foot Cost for Upper Floors = 147.76
 Total Floor Area: 17,628
 Base Cost New of Upper Floors = 2,604,714
 Reproduction/Replacement Cost = 2,604,714
 Eff. Age: 33 Phy. %Good/Abnc. Ph. /Func. /Overall %Good: 51 /100/100/100/51.0
 Total Depreciated Cost = 1,328,404
 Unit in Place Items /CIMS/DOC/LOADL Rate Quantity Arch %Good Depr. Cost
 54.33 /404 1.00 51
 ECF (ADA COM) 1.038 -> TCV of Bldg: 1 = 1,390,503
 Replacement Cost/Floor Area= 149.01 Est. TCV/Floor Area= 78.88

(1) Excavation/site Prep:
 (2) Foundation: Footings
 X Foured Conc. Brick/Stone Block
 (3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:

(7) Interior:
 (8) Plumbing:
 Many Above Avc. 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 Coal Stoker Hand Fired Boiler
 (11) Electric and Lighting:
 (12) Miscellaneous:
 (13) Roof Structure: Slope=0
 (14) Roof Cover:
 (40) Exterior Wall:
 Thickness Remnt Insul.

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



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

| | | |
|---|--|---|
| <p>Desc. of Bldg/Section: #1 & #2 - 2ND FLR Calculator Occupancy: Office Buildings Class: C Floor Area: 18,028 Gross Bldg Area: 35,656 Stories Above Grd: 1 Average Story Hght: 11 Basement Wall Hght: 23 Depr. Table: 2% Effective Age: 33 Physical %Good: 51 Func. %Good: 100 Economic %Good: 100 1980 Year Built 1988 Remodeled Overall Bldg Height</p> | <p>Construction Cost Above Ave. X Ave. Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Forced Air Furnace 0% Avg. SqFt/Story: 18028 Ave. Perimeter: 675 Gas Elevators: X *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * * Sprinkler Info *</p> | <p>Calculator Cost Computations Class: C Quality: Average Stories: 1 Story Height: 11 Perimeter: 675 Overall Building Height: 22 Base Rate for Upper Floors = 125.16 (10) Heating system: Package Heating & Cooling Cost/SqFt: 23.10 100% Adjusted Square Foot Cost for Upper Floors = 148.26 Total Floor Area: 18,028 Base Cost New of Upper Floors = 2,672,832 Eff. Age: 33 Phy. %Good/Abnr. Phy./Func./Overall %Good: 51 / 100/100/100/51.0 Total Depreciated Cost = 1,363,144 ECF (ADA COM) 1.038 => TCV of Bldg: 2 = 1,414,944 Replacement Cost/Floor Area= 148.26 Est. TCV/Floor Area= 78.49 Reproduction/Replacement Cost = 2,672,832 Total Depreciated Cost = 1,363,144</p> |
| <p>(1) Excavation/Site Prep:</p> | <p>(7) Interior:</p> | <p>(11) Electric and Lighting:</p> |
| <p>(2) Foundation: X: Poured Conc.: Brick/Stone: Block</p> | <p>(8) Plumbing: Many Above Ave. Few Total Fixtures: Typical 3-Piece Baths: Urinals 2-Piece Baths: Wash Bowls Shower Stalls: Water Heaters Toilets: Wash Fountains Water Softeners</p> | <p>Outlets: Fixtures: Few Average Few Many Unfinished Many Typical Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer</p> |
| <p>(3) Frame:</p> | <p>(9) Sprinklers:</p> | <p>(13) Roof Structure: Slope=0 (40) Exterior Wall: Thickness Basement Insul.</p> |
| <p>(4) Floor Structure:</p> | <p>(10) Heating and Cooling: Gas Oil Coal Stoker Stoker Hand Fired Boiler</p> | <p>(14) Roof Cover:</p> |
| <p>(5) Floor Cover:</p> | | |

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

<<<<<< >>>>>>

Income Capitalization Calculations

| | | | |
|----------------|---|-----------------|---------|
| OFFICE 1ST FLR | @ 16.50/sq. ft. x | 17628 sq. ft. = | 290,862 |
| OFFICE 2ND FLR | @ 16.50/sq. ft. x | 18028 sq. ft. = | 297,462 |
| | Gross Income (100% Occupancy + Miscellaneous) | | 588,324 |
| | Vacancy & Collection loss 11.50% | | -67,857 |
| | Effective Gross Income = | | 520,667 |

Annual Operating Expenses

Non-Itemized Expenses: 208267

Total Annual Operating Expenses = 208,267

Net Operating Income before Taxes or Capital Charges = 312,400

Capitalization Rate = 12.00% Tax Rate = 2.46% Overall Cap. Rate = 14.46%

Income Capitalized Value (Net Income / Capitalization Rate) = 2,160,293

% of Stmt on Parcel: 100 Contribution to Total Parcel Cost = 2,160,293

Comments/Data From:
MKT EST, COSTAR 2021

<<<<< Income Capitalization Calculations >>>>>

| | | | | |
|------------------|---|-----------------|-----------------|---------|
| OFFICE 1ST FLOOR | @ | 19.00/sq. ft. x | 17628 sq. ft. = | 334,932 |
| OFFICE 2ND FLOOR | @ | 19.00/sq. ft. x | 18028 sq. ft. = | 342,532 |

| | | |
|---|---------|---------|
| GROSS Income (100% Occupancy + Miscellaneous) | = | 677,464 |
| Vacancy & Collection Loss | 7.00% = | -47,422 |
| Effective Gross Income | = | 630,042 |

Annual Operating Expenses
Non-Itemized Expenses: 252017

| | | |
|--|------------------|----------------------------|
| Net Operating Income before Taxes or Capital Charges | = | 252,017 |
| Capitalization Rate = 11.50% | Tax Rate = 2.47% | Overall Cap. Rate = 13.97% |

| | | |
|---|-------------------------------------|-----------|
| Income Capitalized Value (Net Income / Capitalization Rate) | = | 2,705,396 |
| % of Stmt on Parcel: 100 | Contribution to Total Parcel Cost = | 2,705,396 |

Comments/Data From:
MKT EST COSTAR 2024

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

11/27/2024
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Valuation Report

DB: 2025 Study

| | | |
|---------------------|------------------|---------------------------|
| 41-15-31-326-021 | 2025 Est. T.C.V. | 5075 CASCADE HOLDINGS LLC |
| Property Class: 201 | | 5075 CASCADE RD SE |
| Map #: STUDY 2016 | ADA | GRAND RAPIDS, MI 49546 |

Land Value Estimates for Land Table ADA-C.ADA COM

| * Factors * | | | | | | | | |
|--|-----------------|--------|--------|----------|------|-------|--------|-----------------------------------|
| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
| | 315.33 | 343.97 | 1.0000 | 0.0000 | 0 | 100* | | 0 |
| SF | CASCADE/SPAULDI | 108464 | SqFt | 10.90000 | 100 | | | 1,182,262 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | | |
| 315 Actual Front Feet, 2.49 Total Acres | | | | | | | | Total Est. Land Value = 1,182,262 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|----------|-------|--------|------------|
| D/W/P: Asphalt Paving | 3.08 | 46410 | 42 | 60,036 |
| D/W/P: 4in Concrete | 6.92 | 1654 | 42 | 4,807 |
| Ad-Hoc Unit-In-Place Items | | | | |
| Description | Rate | Size | % Good | Cash Value |
| /CI16/YARI/OUTL/2AVG/POLS | 91.50 | 90 | 42 | 3,459 |
| /CI16/YARI/OUTL/2AVG/FLO | 1,585.00 | 5 | 42 | 3,328 |
| Total Estimated Land Improvements True Cash Value = | | | | 71,630 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980
 Description of Occupancy: #1 & #2 - 1ST FLR

Costs are taken from the Office Buildings cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: C Quality: Average
 Stories: 1 Story Height: 11 Perimeter: 638
 Overall Building Height: 22

Base Rate for Upper Floors = 124.74

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.02 100%
 Adjusted Square Foot Cost for Upper Floors = 147.76

Total Floor Area: 17,628 Base Cost New of Upper Floors = 2,604,714
 Reproduction/Replacement Cost = 2,604,714
 Eff.Age:33 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
 Total Depreciated Cost = 1,328,404

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|-------------------------------------|----------|----------------------------|------|-------|-----------|
| /CIMS/DOC/LOARL | 54.33 | 404 | 1.00 | 51 | 11,194 |
| ECF (ADA COM) | 1.038 => | TCV of Bldg: 1 = | | | 1,390,503 |
| Replacement Cost/Floor Area= 149.01 | | Est. TCV/Floor Area= 78.88 | | | |

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1980
 Description of Occupancy: #1 & #2 - 2ND FLR

Costs are taken from the Office Buildings cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: C Quality: Average
 Stories: 1 Story Height: 11 Perimeter: 675
 Overall Building Height: 22

Base Rate for Upper Floors = 125.16

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.10 100%
 Adjusted Square Foot Cost for Upper Floors = 148.26

Total Floor Area: 18,028 Base Cost New of Upper Floors = 2,672,832
 Reproduction/Replacement Cost = 2,672,832
 Eff.Age:33 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
 Total Depreciated Cost = 1,363,144

LCF (ADA COM) 1.038 => TCV of Bldg: 2 = 1,414,944
 Replacement Cost/Floor Area= 148.26 Est. TCV/Floor Area= 78.49

Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,805,447
 <<<<< Income Capitalization Calculations >>>>>
 OFFICE 1ST FLR @ 16.50/sq. ft. x 17628 sq. ft. = 290,862
 OFFICE 2ND FLR @ 16.50/sq. ft. x 18028 sq. ft. = 297,462
 Gross Income (100% Occupancy + Miscellaneous) = 588,324
 Vacancy & Collection Loss 11.50% = -67,657
 Effective Gross Income = 520,667

Annual Operating Expenses
 Non-Itemized Expenses: 208267
 Total Annual Operating Expenses = 208,267
 Net Operating Income before Taxes or Capital Charges = 312,400
 Capitalization Rate = 12.00% Tax Rate = 2.46% Overall Cap. Rate = 14.46%
 Income Capitalized Value (Net Income / Capitalization Rate) = 2,160,293
 % of Stmt on Parcel: 100 Contribution to Total Parcel Cost = 2,160,293

<<<<< Income Capitalization Calculations >>>>>
 OFFICE 1ST FLOOR @ 19.00/sq. ft. x 17628 sq. ft. = 334,932
 OFFICE 2ND FLOOR @ 19.00/sq. ft. x 18028 sq. ft. = 342,532
 Gross Income (100% Occupancy + Miscellaneous) = 677,464
 Vacancy & Collection Loss 7.00% = -47,422
 Effective Gross Income = 630,042

Annual Operating Expenses
 Non-Itemized Expenses: 252017
 Total Annual Operating Expenses = 252,017
 Net Operating Income before Taxes or Capital Charges = 378,025
 Capitalization Rate = 11.50% Tax Rate = 2.47% Overall Cap. Rate = 13.97%
 Income Capitalized Value (Net Income / Capitalization Rate) = 2,705,396
 % of Stmt on Parcel: 100 Contribution to Total Parcel Cost = 2,705,396

2025 Est. T.C.V. 41-15-31-326-021 = 4,865,689
 Est. TCV/Total Floor Area = 136.46, Most recent sale 01/12/2011 for 0

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|-----------|-----------|--------------|----------------|---------|---|
| 2,043,700 | 2,043,700 | 2,043,700 | 2,043,700 | 0.00 | | |
| 2025 New Eq. Adjustment | Loss | | Additions | Tax Adjustment | Losses | |
| 0 | 389,100 | 0 | 0 | 0 | 0 | 0 |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 2,432,800 | 2,432,800 | 2,432,800 | 2,043,700 | 2,043,700 | 0 | |

| | | | | | | | | |
|------------------------------|--|------------|------------|------------|---------------------|----------------|-------------|---------------|
| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Libert & Sage | Verified By | Prcht. Trans. |
| STRATEGIC CAPITAL LLC | AFC REAL ASSETS LLC | 550,000 | 08/31/2018 | WD | 03-ARM'S LENGTH | 20180906006979 | OTHER | 0.0 |
| SPAULDING AVE DEVEL | STRATEGIC CAPITAL LLC | ***,*** | 07/30/2008 | WD | 03-ARM'S LENGTH | | OTHER | 0.0 |
| | SPAULDING AVE DEVEL | 0 | 11/11/1911 | MUC | 33-TO BE DETERMINED | 2556:0858 | OTHER | 0.0 |
| Property Address | Class: COMMERCIAL-IMPROVEMENT ZONING: PO | | | | | | | |
| 979 SPAULDING AVE SE | SCHOOL: FOREST HILLS PUBLIC SCHOOLS | | | | | | | |
| Owner's Name/Address | P.R.E. 03 | | | | | | | |
| AFC REAL ASSETS LLC | MAP #: | | | | | | | |
| 979 SPAULDING AVE SE SUITE A | 2025 Est TCV 1,240,735 TCV/TFA: 228.39 | | | | | | | |
| ADA MT 49301 | X Improved Vacant | | | | | | | |

| | | | | | | | |
|--|-----------------------|------|-------|-------|--------|----------------------|---------|
| Tax Description | Improvements | Rate | Depth | Front | Rate % | Reason | Value |
| UNIT 4 * SPAULDING AVENUE OFFICE PARK | Public | | | | | CONDO | |
| KENT COUNTY CONDOMINIUM SUBDIVISION PLAN | Dirt Road | | | | | CASCADE/SPAULDI | 601,513 |
| NO.142 LIBER 2556 PAGE 858 | Gravel Road | | | | | 1.1.91% OF LAND AREA | 601,513 |
| Comments/Influences | Fayed Road | | | | | 1.27 Total Acres | |
| Year Activated: 1988. | Storm Sewer | | | | | | |
| Year Activated: 1988. | Sidewalk | | | | | | |
| | Water | | | | | | |
| | Sewer | | | | | | |
| | Electric | | | | | | |
| | Gas | | | | | | |
| | Curb | | | | | | |
| | Street Lights | | | | | | |
| | Standard Utilities | | | | | | |
| | Underground Utilities | | | | | | |

| | | | | | | |
|--------------------|----------------|----------------|------------|------|-----------------|---------------|
| Topography of Site | Assessed Value | Building Value | Land Value | Year | Board of Review | Taxable Value |
| Level | 624,900 | 324,100 | 300,800 | 2025 | | 446,1085 |
| Rolling | 694,600 | 384,200 | 310,400 | 2024 | | 446,1085 |
| Low | 614,800 | 320,900 | 293,900 | 2023 | | 424,8655 |
| High | 539,100 | 263,200 | 275,900 | 2022 | | 404,6340 |
| Landscaped | | | | | | |
| Swamp | | | | | | |
| Wooded | | | | | | |
| Pond | | | | | | |
| Waterfront | | | | | | |
| Bayine | | | | | | |
| Wetland | | | | | | |
| Flood Plain | | | | | | |

Ⓢ updated LV, LIS : Comm Wdy attributes



41-15-31-32B-004
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 Licensed To: County of Kent, Michigan

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

Desc. of Bldg/Section: #1 OFC 'C' >>>>>

Calculator Occupancy: Office Buildings

Class: C Quality: Average

Floor Area: 5,472 ✓ Gross Bldg Area: 5,472 ✓

Stories Above Grd: 1 ✓ Average Story Height: 12 Perimeter: 343

Overall Building Height: 12

Construction Cost

Above Ave. AVE. X Low

*** Calculator Cost Data ** **

Quality: Average

Heat#1: Package Heating & Cooling ✓ 100%

Heat#2: Forced Air Furnace 0%

AVE. SqFt/Story: 5472

AVE. Perimeter: 343

Has Elevators:

*** Basement Info ***

Area: 1988 Year Built

Perimeter: 2019 Remodeled

Type: 12 Overall Bldg Height

Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:

Type #1:

Area #2:

Type #2:

Area: 5472 * Sprinkler Info *

Type: Average

Calculator Cost Computations

Base Rate for Upper Floors = 134.02

(10) Heating System: Package Heating & Cooling Cost/SqFt: 25.28 100%

Adjusted Square Foot Cost for Upper Floors = 159.30

Total Floor Area: 5,472 Base Cost New of Upper Floors = 871,689

5,472 Sq.Ft. of Sprinklers @ 5.64, Cost New = 30,862

Reproduction/Replacement Cost = 902,551

Eff. Age: 20 Phy. %Good/Abnr. Phy./Func./Overall %Good: 67/100/100/100/67.0

Total Depreciated Cost = 604,709

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 627,688

Replacement Cost/Floor Area= 164.94 Est. TCV/Floor Area= 114.71

(1) Excavation/site Prep:

(2) Foundation: Footings

X Poured Conc. Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | |
|-----------------|-----------------|----------|
| Many Above Ave. | Average Typical | Few None |
| Total Fixtures | 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 Typical | Unfinished Typical |
| Flex Conduit | Incandescent |
| Rigid Conduit | Fluorescent |
| Armored Cable | Mercury |
| Non-Metallic | Sodium Vapor |
| Bus Duct | Transformer |

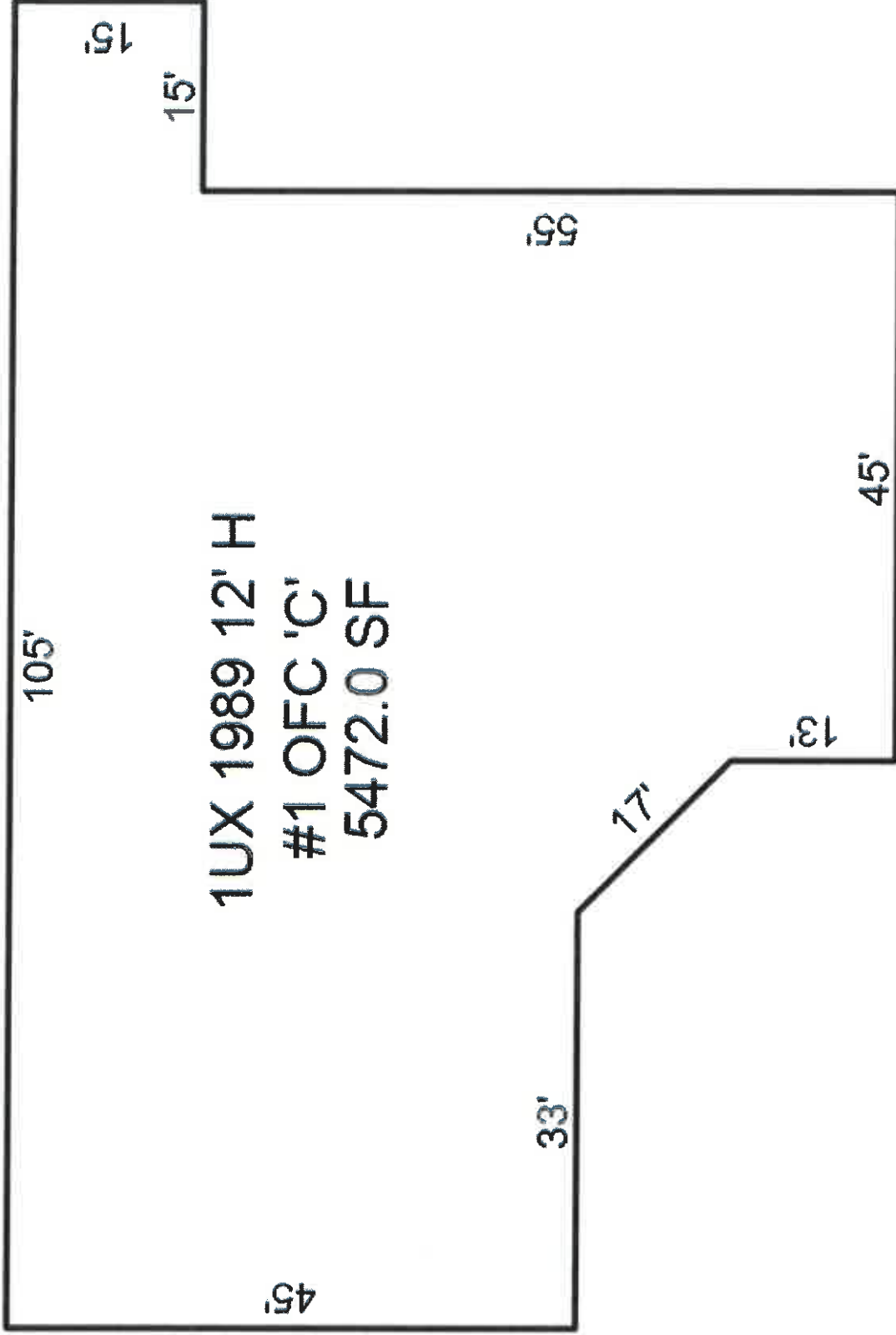
(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall: Thickness Paint Insul.

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



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

11/27/2024
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Valuation Report

DB: 2025 Study

41-15-31-328-004 2025 Est. T.C.V. AFC REAL ASSETS LLC
 Property Class: 201 ADA 979 SPAULDING AVE SE
 Map #: ADA, MI 49301

Land Value Estimates for Land Table ADA-C.ADA COM

* Factors * CONDO

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|-----------------|-------|-------|----------|------|--------|--------------|---------|
| SF | CASCADE/SPAULDI | 55185 | SqFt | 10.90000 | 100 | 11.91% | OF LAND AREA | 601,513 |
| 1.27 Total Acres Total Est. Land Value = | | | | | | | | 601,513 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|----------|-------|--------|------------|
| D/W/P: Asphalt Paving | 3.08 | 10741 | 45 | 14,887 |
| D/W/P: 3.5 Concrete | 6.54 | 1341 | 45 | 3,946 |
| Ad-Hoc Unit-In-Place Items | | | | |
| Description | Rate | Size | % Good | Cash Value |
| /CI16/YARI/OUTL/2AVG/FLO | 1,585.00 | 1 | 45 | 713 |
| /CI16/YARI/OUTL/2AVG/POLS | 91.50 | 24 | 45 | 988 |
| Total Estimated Land Improvements True Cash Value = | | | | 20,534 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1988
 Description of Occupancy: #1 OFC 'C'

Costs are taken from the Office Buildings cost schedules.

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

Class: C Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 343
 Overall Building Height: 12

Base Rate for Upper Floors = 134.02

'10) Heating system: Package Heating & Cooling Cost/SqFt: 25.28 100%
 Adjusted Square Foot Cost for Upper Floors = 159.30

Total Floor Area: 5,472 Base Cost New of Upper Floors = 871,689

5,472 Sq.Ft. of Sprinklers @ 5.64, Cost New = 30,862

Reproduction/Replacement Cost = 902,551

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
 Total Depreciated Cost = 604,709

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 627,688
 Replacement Cost/Floor Area= 164.94 Est. TCV/Floor Area= 114.71

Total Estimated True Cash Value of Commercial/Industrial Buildings = 627,688

2025 Est. T.C.V. 41-15-31-328-004 = 1,249,735

Est. TCV/Total Floor Area = 228.39, Most recent sale 08/31/2018 for 550,000

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|--------------------|---------|--------------|----------------|---------|--|
| 694,600 | 694,600 | 694,600 | 446,108 | 0.00 | | |
| 2025 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| | 0 | -69,700 | 0 | 0 | 0 | |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 624,900 | 624,900 | 624,900 | 446,108 | 446,108 | 0 | |

| | | | | | | | | |
|--------------------------|---|------------|------------|------------|-----------------|----------------|-------------|---------------|
| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prent. Trans. |
| NATURE MEADOWS LLC | 4970 CASCADE LLC | 250,000 | 02/04/2020 | WD | 03-ARM'S LENGTH | 20200302001814 | OTHER | 0.0 |
| RUSSELL LAURIE A TRUST | NATURE MEADOWS LLC | 0 | 01/10/2018 | OTH | 09-FAMILY | 20180119000538 | OTHER | 0.0 |
| RUSSELL LAURIE A & DAVID | RUSSELL LAURIE A TRUST | 0 | 07/18/2014 | WD | 09-FAMILY | 20140724005842 | OTHER | 0.0 |
| RUSSELL DAVID | RUSSELL DAVID | ***,*** | 06/06/1994 | WD | 03-ARM'S LENGTH | 3491:415 | OTHER | 0.0 |
| Property Address | Class: COMMERCIAL-IMPROVEMENTS; PO Building Permit(s) | | | | | | | |
| 4970 CASCADE RD SE | School: FOREST HILLS PUBLIC SCHOOLS | | | | | | | |
| Owner's Name/Address | P.R.E. 03 | | | | | | | |
| 4970 CASCADE LLC | MAP #: STUDY 2014 | | | | | | | |
| 4970 CASCADE RD SE | 2025 Est TCV 373,276 TCV/WPA: 290.26 | | | | | | | |
| GRAND RAPIDS MI 49546 | X Improved Vacant Land Value Estimates for Land Table ADA-C.ADA COM | | | | | | | |

| | | | | | | | |
|---|--|----------|----------|--------|-------|--------|---------|
| Tax Description | Description | Frontage | Depth | Rate | %Adj. | Reason | Value |
| PART OF SW 1/4 COM 490.04 FT SELY ALONG CL OF STL D316 FROM W LINE OF E 1/2 W 1/2 SW 1/4 TH SELY ON SD CL 73.7 FT TH S 11D 12M W 269.65 FT TH N 83D 25M W R5 FT TH N 14D 36M E 285.75 FT TO BEG * SEC 31 T7N R10W 0.50 A. | SF CASCADE/SEAUDI | 73.70 | 218.84 | 1.0000 | 0 | 100* | 0 |
| Comments/Influences | ROW | 5651.80 | 10.90000 | 100 | | | 175,803 |
| | * denotes lines that do not contribute to the total acreage calculation. | | | | | | |
| | 74 Actual Front Feet, 0.50 Total Acres | | | | | | |
| | Total Est. Land Value = 175,803 | | | | | | |

| | | | | | |
|--|---------------------------|-------|--------|------|------------|
| Land Improvement Cost Estimates | Description | Rate | Size % | Good | Cash Value |
| | Fencing: WD, Solid, 6 ft. | 30.45 | 337 | 91 | 9,338 |
| Total Estimated Land Improvements True Cash Value = 16,250 | D/W/P: Asphalt paving | 3.06 | 4098 | 50 | 6,270 |
| | D/W/P: 4in Concrete | 6.87 | 120 | 50 | 412 |
| | D/W/P: 4in Concrete | 6.87 | 67 | 50 | 230 |



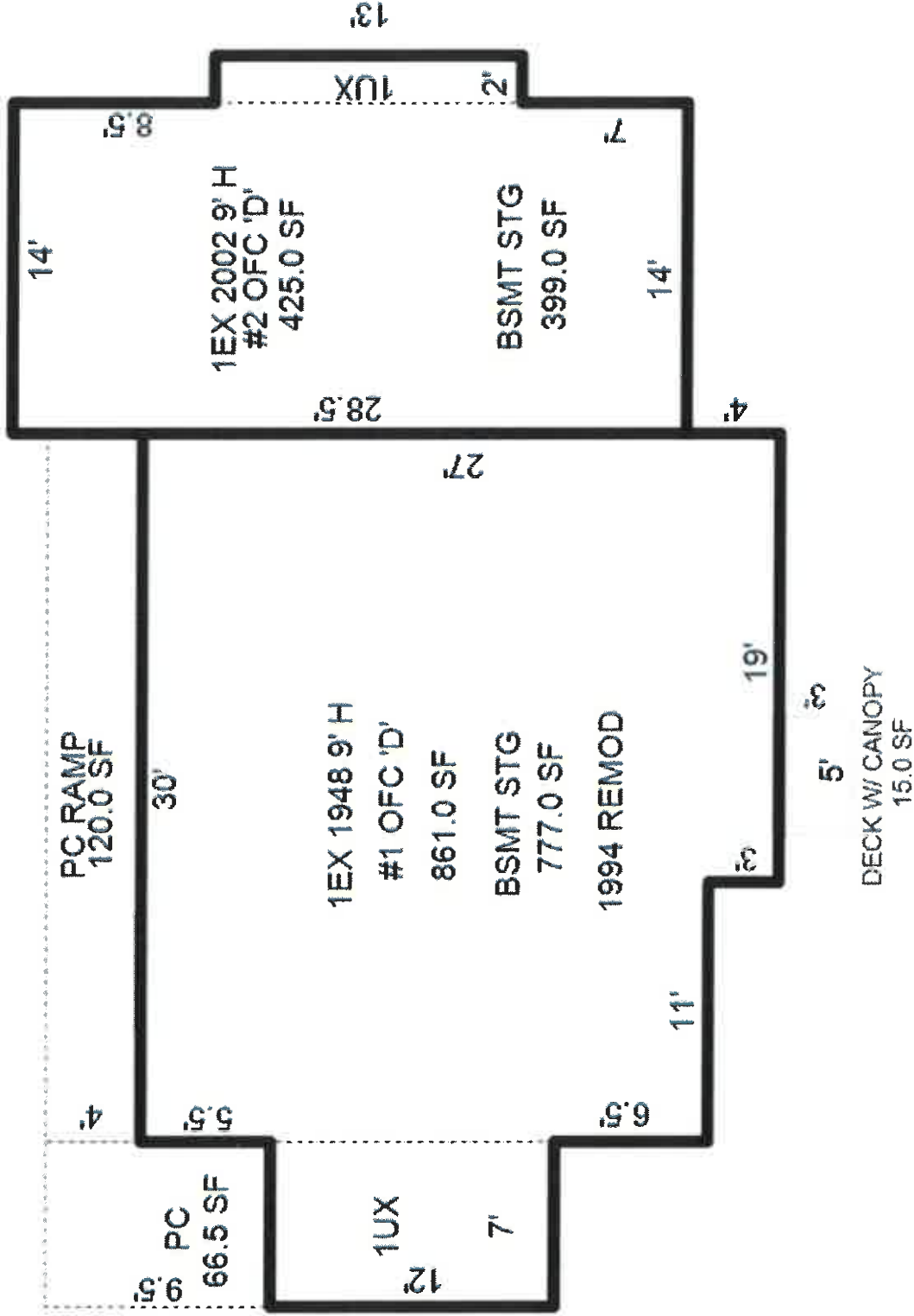
updated LV, LIS: comm bldg attributes

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 87,900 | 98,700 | 186,600 | | | 126,983C |
| 2024 | 90,700 | 88,400 | 179,100 | | | 126,983C |
| 2023 | 85,900 | 73,600 | 159,500 | | | 120,937C |
| 2022 | 80,600 | 57,300 | 137,900 | | | 115,179C |

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

| | | |
|--|---|---|
| <p>Desc. of Bldg/Section: #1 OFC TPY Calculator Occupancy: Office Buildings Class: D Floor Area: 861 Gross Bldg Area: 1,286 Stories Above Grd: 1 Average Sty Hght: 9 Bsmt Wall Hght: 8 Depr. Table: 2.25% Effective Age: 24 Physical %Good: 58 Punc. %Good: 100 Economic %Good: 100 1948 Year Built 1994 Remodeled 9 Overall Bldg Height Comments:</p> | <p>Construct ion Cost Above Ave. X Ave. Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 861 Ave. Perimeter: 105 Has Elevators: *** Basement Info *** Area: 777 Perimeter: 91 Type: Storage Basement Heat: Forced Air Furnace * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Average</p> | <p>Class: D Quality: Average Stories: 1 Story Height: 9 Perimeter: 105 Overall Building Height: 9 Base Rate for Upper Floors = 136.99 Storage Basement, Base Rate for Basement = 47.19 (Basement Fireproofing Rate = 0.00) (10) Heating System: Package Heating & Cooling Cost/SqFt: 27.39 100% Bsmt Heating System: Forced Air Furnace Cost/Sqft: 18.54 Adjusted Square Foot Cost for Upper Floors = 164.38 Adjusted Square Foot Cost for Basement = 65.73 Total Floor Area: 861 Base Cost New of Upper Floors = 141,532 Basement Area: 777 Base Cost New of Basement = 51,073 Eff. Age: 24 Phy. %Good/Abnr. Phy./Punc./Econ./Overall %Good: 58 /100/100/100/58-0 Total Depreciated Cost = 111,711 Unit in Place Items: Rate Quantity Arch %Good Depr. Cost /CII16/YARI/RAIPD/25 S/DECSRFEA 35-58 15 1.00 58 /CII14/SERS/BBUITU/CAN/WOIFA/AC 24.83 15 1.00 58 ECF (ADA COM) 1.038 -> TCV of Bldg: 1 = 116,502 Replacement Cost/Floor Area= 224.75 Est. TCV/Floor Area= 135.31</p> |
| <p>(1) Excavation/Site Prep:</p> | <p>(7) Interior:</p> | <p>(39) Miscellaneous:</p> |
| <p>(2) Foundation: X Poured Conc: Brick/Stone Block</p> | <p>(8) Plumbing: Many Above Ave. Few None Total Fixtures: Urinals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners</p> | <p>Outlets: Fixtures: Few Average Many Many Unfinished Typical Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Aluminated Cable Mercury Non-Metallic Sodium Vapor Bus Duct Trans former (40) Exterior Wall: Thickness Bsmt Insul.</p> |
| <p>(3) Frame:</p> | <p>(9) Sprinklers:</p> | <p>(11) Electric and Lighting: (13) Roof Structure: Slope=0 (14) Roof Cover:</p> |
| <p>(4) Floor Structure:</p> | <p>(10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler</p> | |
| <p>(5) Floor Cover:</p> | | |
| <p>(6) Ceiling:</p> | | |

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



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

| | | |
|--|---|--|
| <p>Desc. of Bldg/Section: #2 OFC 'DY Calculator Occupancy: Office Buildings Class: D Quality: Average Stories: 1 Story Height: 9 Perimeter: 66 Base Rate for Upper Floors = 147.76 Storage Basement Basement, Base Rate for Basement = 51.39 (Basement Fireproofing Rate = 0.00)</p> | <p>Construct Job Cost High Above Ave. X Ave. Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Forced Air Furnace 0% Avg. Sqft/Story: 425 Ave. Perimeter: 66 Has Elevators: *** Basement Info *** Area: 399 Perimeter: 62 Type: Storage Basement Heat: Forced Air Furnace * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Average</p> | <p>Calculator Cost Computations >>>>> (10) Heating System: Package Heating & Cooling Cost/SqFt: 29.55 100% Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 20.19 Adjusted Square Foot Cost for Upper Floors = 177.31 Adjusted Square Foot Cost for Basement = 71.58 Total Floor Area: 425 Base Cost New of Upper Floors = 75,358 Basement Area: 399 Base Cost New of Basement = 28,561 Reproduction/Replacement Cost = 103,919 Eff. Age: 22 Phy. %Good/Abnr. Fhy./Func./Overall %Good: 60 /100/100/100/50.0 Total Depreciated Cost = 62,351 ECF (ADA COM) 1.038 -> TCV of Bldg: 2 = 64,721 Replacement Cost/Floor Area= 244.52 Est. TCV/Floor Area= 152.28</p> |
| <p>(1) Excavation/site Prep:</p> | <p>(7) Interior:</p> | <p>(11) Electric and Lighting:</p> |
| <p>(2) Foundation: X Poured Conc. Brick/Stone Block</p> | <p>(8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures: Urinals Wash Bowls Water Heaters Wash Stalls Toilets 3-Piece Baths 2-Piece Baths Shower stalls Toilets Water Softeners</p> | <p>Outlets: Fixtures: Few Average Many Few Many Unfinished Typical Average Unfinished Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer (13) Roof Structure: Slope=0 (14) Roof Cover:</p> |
| <p>(3) Frame:</p> | <p>(9) Sprinklers:</p> | <p>(39) Miscellaneous: (40) Exterior Wall: Thickness Bsmnt Insul.</p> |
| <p>(4) Floor Structure:</p> | <p>(10) Heating and Cooling: Gas Oil Coal Hand Fired Stoker Boiler</p> | |
| <p>(5) Floor Cover:</p> | | |
| <p>(6) Ceiling:</p> | | |

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

11/27/2024
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Valuation Report

DB: 2025 Study

41-15-31-359-002 2025 Est. T.C.V. 4970 CASCADE LLC
Property Class: 201 4970 CASCADE RD SE
ap #: STUDY 2014 ADA GRAND RAPIDS, MI 49546

Land Value Estimates for Land Table ADA-C.ADA COM
* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-------------|-----------------|--------|--------|----------|------|-------|--------|---------|
| | 73.70 | 218.84 | 1.0000 | 0.0000 | 0 | 100* | | 0 |
| SF | CASCADE/SPAULDI | 16129 | SqFt | 10.90000 | 100 | | | 175,803 |
| SF | ROW | 5651 | SqFt | 0.00000 | 100 | | | 0 |

* denotes lines that do not contribute to the total acreage calculation.
74 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 175,803

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|-------|------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 30.45 | 337 | 91 | 9,338 |
| D/W/P: Asphalt Paving | 3.06 | 4098 | 50 | 6,270 |
| D/W/P: 4in Concrete | 6.87 | 120 | 50 | 412 |
| D/W/P: 4in Concrete | 6.87 | 67 | 50 | 230 |
| Total Estimated Land Improvements True Cash Value = | | | | 16,250 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1948
Description of Occupancy: #1 OFC 'D'

Costs are taken from the Office Buildings cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 9 Perimeter: 105
Overall Building Height: 9

Base Rate for Upper Floors = 136.99
Storage Basement Basement, Base Rate for Basement = 47.19
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.39 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 18.54
Adjusted Square Foot Cost for Upper Floors = 164.38
Adjusted Square Foot Cost for Basement = 65.73

Total Floor Area: 861 Base Cost New of Upper Floors = 141,532
Basement Area: 777 Base Cost New of Basement = 51,073

Reproduction/Replacement Cost = 192,605
Eff.Age:24 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 58 /100/100/100/58.0
Total Depreciated Cost = 111,711

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CI16/YARI/RAIPD/25 S/DECSFPEA | 35.58 | 15 | 1.00 | 58 | 310 |
| /CI14/SERS/BBUIIU/CAN/WOOFAC | 24.83 | 15 | 1.00 | 58 | 216 |

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 116,502
Replacement Cost/Floor Area= 224.75 Est. TCV/Floor Area= 135.31

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2002
Description of Occupancy: #2 OFC 'D'

Costs are taken from the Office Buildings cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 9 Perimeter: 66

Base Rate for Upper Floors = 147.76
Storage Basement Basement, Base Rate for Basement = 51.39
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.55 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 20.19

Parcel Number: 41-15-31-359-002


Page: 2

Adjusted Square Foot Cost for Upper Floors = 177.31
Adjusted Square Foot Cost for Basement = 71.58

| | | |
|--|--|---------|
| Total Floor Area: 425 | Base Cost New of Upper Floors = | 75,358 |
| Basement Area: 399 | Base Cost New of Basement = | 28,561 |
| | Reproduction/Replacement Cost = | 103,919 |
| Eff. Age: 22 | Phy. % Good / Abnr. Phy. / Func. / Econ. / Overall % Good: 60 / 100 / 100 / 100 / 60.0 | |
| | Total Depreciated Cost = | 62,351 |
| ECF (ADA COM) | 1.038 => TCV of Bldg: 2 = | 64,721 |
| Replacement Cost / Floor Area = 244.52 | Est. TCV / Floor Area = 152.28 | |

Total Estimated True Cash Value of Commercial/Industrial Buildings = 181,223

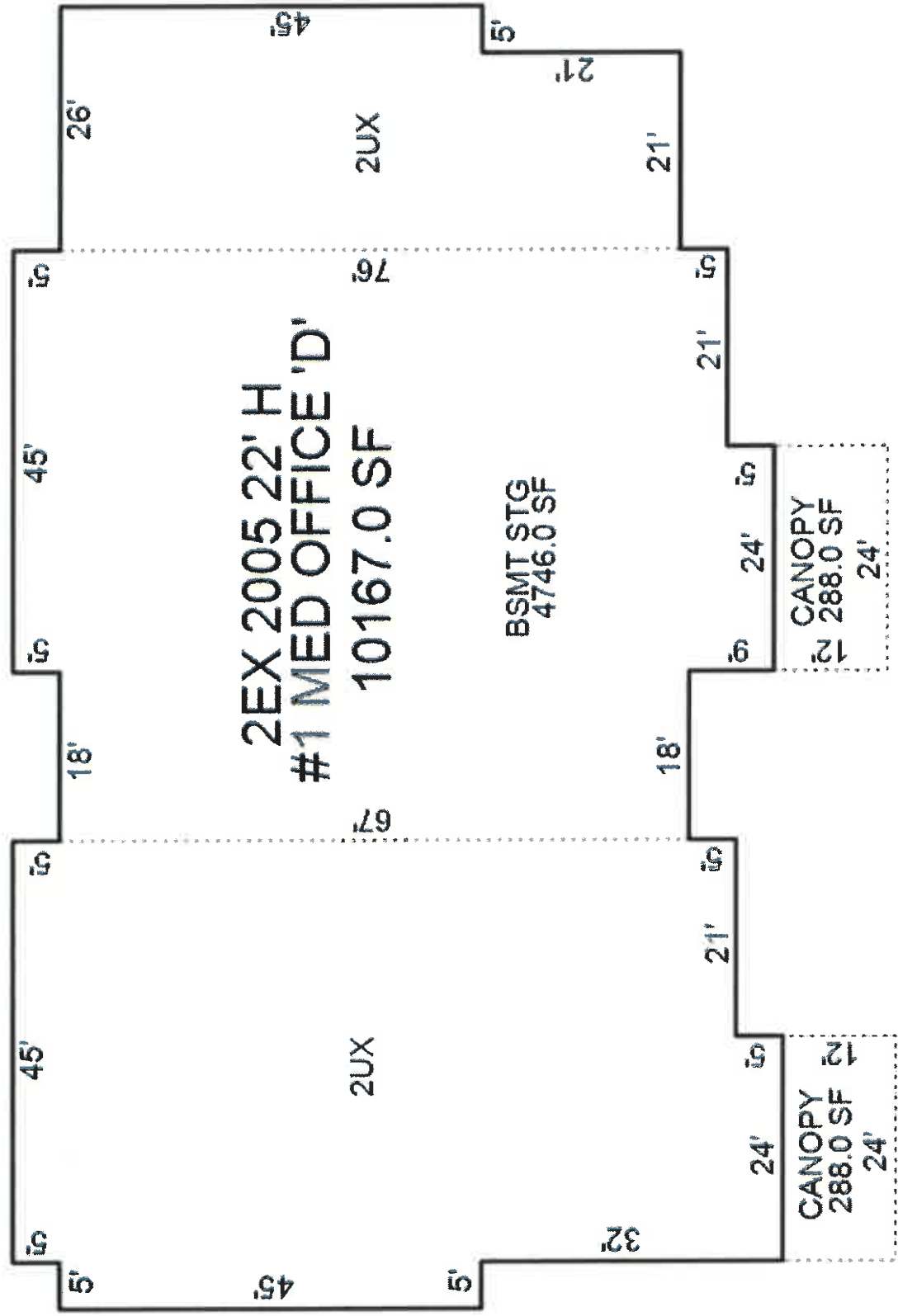
| | | | | | |
|---|---------|-----------|----------------|-------------|---------|
| 2025 Est. T.C.V. 41-15-31-359-002 | = | 373,276 | | | |
| Est. TCV / Total Floor Area = 290.26, Most recent sale 02/04/2020 for 250,000 | | | | | |
| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
| 179,100 | 179,100 | 179,100 | 126,983 | 0.00 | |
| 2025 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | 7,500 | 0 | 0 | 0 | 0 |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 186,600 | 186,600 | 186,600 | 126,983 | 126,983 | 0 |

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Libers & Page | Verified by | Prcnt. Trans. | | | | |
|-----------------------------|-----------------------------|------------|------------|------------|---|---|----------------|----------------|----------------|-----------------|---------------|---------------|
| COBALT SKY PROPERTIES LLC | JB 5070 CASCADE LLC & | ***,*** | 07/17/2023 | WD | 03-ARM'S LENGTH | 20230720004054 | DEED | 0.0 | | | | |
| CASCADE PROFESSIONAL CENTRE | COBALT SKY PROPERTIES LLC | 2,630,000 | 08/30/2019 | WD | 03-ARM'S LENGTH | 20190909006789 | NOT VERIFIED | 0.0 | | | | |
| BOPT Tyme LLC | CASCADE PROFESSIONAL CENTRE | 0 | 12/09/2004 | WD | 09-FAMILY | | NOT VERIFIED | 0.0 | | | | |
| Property Address | BOPT Tyme LLC | 0 | 12/31/2000 | WD | 21-NOT USED/OTHER | | OTHER | 100.0 | | | | |
| 5070 CASCADE RD SE | | | | | Building Permit(s) | Date | Number | Status | | | | |
| Owner's Name/Address | | | | | School: FOREST HILLS PUBLIC SCHOOLS | 01/06/2021 | B2021-004 | | | | | |
| JB 5070 CASCADE LLC | | | | | P.R.E. 03 | 10/11/2016 | B2016-178 | | | | | |
| MCK HOLDINGS LLC | | | | | MAP #: STUDY 2015 | 03/30/2016 | B2016-147 | | | | | |
| 3405 32ND ST SW | | | | | 2025 EST TCV 3,520,641 TCY/TEA: 173.141 | 09/18/2014 | B2014-144 | | | | | |
| GRAND RAPIDS MI 49546 | | | | | X Improved | Land Value Estimates for Land ADA-C.ADA COM | | | | | | |
| | | | | | Vacant | * Factors * | | | | | | |
| | | | | | PUBLIC | Description | | | | | | |
| | | | | | Improvements | Frontage | Depth | Front | Depth | Rate | Adj. Reason | Value |
| | | | | | Dirt Road | 233.12 | 336.34 | 1.0000 | 0.0000 | 0 | 100* | 0 |
| | | | | | Gravel Road | SF | CASCADE/SPALDI | 66508 | Sqft | 10.90000 | 100 | 724,937 |
| | | | | | Paved Road | SF | LOW WET | 11900 | Sqft | 0.10000 | 100 | 1,190 |
| | | | | | Storm Sewer | * denotes lines that do not contribute to the total acreage calculation. | | | | | | |
| | | | | | Sidewalk | 233 Actual Front Feet, 1.80 Total Acres | | | | | | |
| | | | | | Water | Total Est. Land Value = 726,127 | | | | | | |
| | | | | | Sewer | Land Improvement Cost Estimates | | | | | | |
| | | | | | Electric | Description | Rate | Size | % Good | Cash Value | | |
| | | | | | Gas | Fencing: Wd, Solid, 6 ft. | 30.45 | 48 | 60 | 877 | | |
| | | | | | Curb | D/W/P: Asphalt Paving | 3.06 | 31710 | 60 | 59,220 | | |
| | | | | | Street Lights | D/W/P: 3.5 Concrete | 6.49 | 2476 | 60 | 9,641 | | |
| | | | | | Standard Utilities | D/W/P: 4in Concrete | 6.87 | 128 | 60 | 527 | | |
| | | | | | Underground Utils. | Total Estimated Land Improvements True Cash Value = 69,265 | | | | | | |
| | | | | | Topography of Site | <div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p>updated LV, LIS : comm bldg attributes</p> </div> </div> | | | | | | |
| | | | | | Level | Year | Land Value | Building Value | Assessed Value | Board of Review | Tribuna/Other | Taxable Value |
| | | | | | Rolling | 2025 | 363,100 | 1,397,200 | 1,760,300 | | | 1,760,300 |
| | | | | | Low | 2024 | 374,700 | 1,745,800 | 2,120,500 | | | 2,120,500 |
| | | | | | Hill | 2023 | 364,800 | 1,430,500 | 1,785,300 | | | 1,785,300 |
| | | | | | Landscaped | 2022 | 333,100 | 1,391,800 | 1,724,900 | | | 1,724,900 |
| | | | | | Swamp | | | | | | | |
| | | | | | Wooded | | | | | | | |
| | | | | | Pond | | | | | | | |
| | | | | | Waterfront | | | | | | | |
| | | | | | Ravine | | | | | | | |
| | | | | | Wetland | | | | | | | |
| | | | | | Flood Plain | | | | | | | |
| | | | | | Who | When | What | | | | | |
| | | | | | MVH | 07/17/2024 | REVIEW COM | | | | | |
| | | | | | JR | 07/02/2024 | DATA ENTER | | | | | |
| | | | | | JR | 05/16/2024 | DATA ENTER | | | | | |

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

| <p>Desc. of Bldg/Section: #1 OFC '0'</p> <p>Calculator Occupancy: Medical - Office Buildings ✓</p> <p>Class: D Quality: Average</p> <p>Stories: 2 Story Height: 11 Perimeter: 470</p> <p>Overall Building Height: 22</p> <p>Base Rate for Upper Floors = 154.41</p> <p>Storage Basement, Base Rate for Basement = 45.65</p> <p>(Basement Fireproofing Rate = 0.00)</p> <p>(10) Heating System: Package Heating & Cooling Cost/SqFt: 23.97 100%</p> <p>Beamnt Heating System: Forced Air Furnace Cost/Sqft: 17.94</p> <p>Adjusted Square Foot Cost for Upper Floors = 178.38</p> <p>Adjusted Square Foot Cost for Basement = 63.59</p> <p>Total Floor Area: 20,334 Base Cost New of Upper Floors = 3,627,179</p> <p>Basement Area: 4,746 Base Cost New of Basement = 301,798</p> <p>20,334 Sq.Ft. of Sprinklers @ 4.53, Cost New = 92,113</p> <p>Eff. Age: 14 Phy. %Good/Abrn. Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0</p> <p>Total Depreciated Cost = 2,613,709</p> <p>Unit in Place Items Rate Quantity Arch %Good Depr. Cost</p> <p>/C114/SERS/BBUILD/CAM/WOOFA/BE 31.44 288 1.00 65 5,886</p> <p>/C114/SERS/BBUILD/CAM/WOOFA/BE 31.44 288 1.00 65 5,886</p> <p><<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>></p> | <p>Calculator Cost Computations</p> <p>Class: D Quality: Average</p> <p>Stories: 2 Story Height: 11 Perimeter: 470</p> <p>Overall Building Height: 22</p> <p>Base Rate for Upper Floors = 154.41</p> <p>Storage Basement, Base Rate for Basement = 45.65</p> <p>(Basement Fireproofing Rate = 0.00)</p> <p>(10) Heating System: Package Heating & Cooling Cost/SqFt: 23.97 100%</p> <p>Beamnt Heating System: Forced Air Furnace Cost/Sqft: 17.94</p> <p>Adjusted Square Foot Cost for Upper Floors = 178.38</p> <p>Adjusted Square Foot Cost for Basement = 63.59</p> <p>Total Floor Area: 20,334 Base Cost New of Upper Floors = 3,627,179</p> <p>Basement Area: 4,746 Base Cost New of Basement = 301,798</p> <p>20,334 Sq.Ft. of Sprinklers @ 4.53, Cost New = 92,113</p> <p>Eff. Age: 14 Phy. %Good/Abrn. Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0</p> <p>Total Depreciated Cost = 2,613,709</p> <p>Unit in Place Items Rate Quantity Arch %Good Depr. Cost</p> <p>/C114/SERS/BBUILD/CAM/WOOFA/BE 31.44 288 1.00 65 5,886</p> <p>/C114/SERS/BBUILD/CAM/WOOFA/BE 31.44 288 1.00 65 5,886</p> <p><<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>></p> | <p>Area #1: 4746</p> <p>Type #1: Remodeled</p> <p>Area #2: 288</p> <p>Type #2: Remodeled</p> <p>Area: 20334</p> <p>Type: Average</p> <p>* Sprinkler Info *</p> <p>* Mezzanine Info *</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|-----------------|-------------------|--|-----------|---------------|---------------|------------|--|---------------|---------------|--|---------------|----------------|--|---------|-----------------|--|---|----------|-----------|-----|---------|------|------|--------------------|--------------------|--------------|--------------|---------------|-------------|---------------|---------|--------------|--------------|----------|-------------|------------------------------|--|
| <p>(1) Excavation/site Prep:</p> | <p>(7) Interior:</p> | <p>(11) Electric and Lighting:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(2) Foundation:</p> <p>X Poured Conc. Brick/Stone Block</p> | <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Many Above Ave.</th> <th>Average Typical</th> <th>Few None</th> </tr> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td></td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> <td></td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> <td></td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> <td></td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> <td></td> </tr> </table> | 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 | | <p>(13) Miscellaneous:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Outlets:</th> <th>Fixtures:</th> </tr> <tr> <td>Few</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Many</td> </tr> <tr> <td>Unfinished Typical</td> <td>Unfinished Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Incandescent</td> </tr> <tr> <td>Rigid Conduit</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Mercury</td> </tr> <tr> <td>Non-Metallic</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformer</td> </tr> <tr> <td colspan="2">(13) Roof Structure: Slope=0</td> </tr> </table> | Outlets: | Fixtures: | Few | Average | Many | Many | Unfinished Typical | Unfinished Typical | Flex Conduit | Incandescent | Rigid Conduit | Fluorescent | Armored Cable | Mercury | Non-Metallic | Sodium Vapor | Bus Duct | Transformer | (13) Roof Structure: Slope=0 | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outlets: | Fixtures: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Few | Average | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Many | Many | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unfinished Typical | Unfinished Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flex Conduit | Incandescent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rigid Conduit | Fluorescent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Armored Cable | Mercury | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Non-Metallic | Sodium Vapor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bus Duct | Transformer | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (13) Roof Structure: Slope=0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(3) Frame:</p> | <p>(9) Sprinklers:</p> | <p>(14) Roof Cover:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(4) Floor Structure:</p> | <p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table> | Gas Oil | Coal Stoker | Hand Fired Boiler | <p>(40) Exterior Wall:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Thickness</td> <td>Beamnt Insul.</td> </tr> </table> | Thickness | Beamnt Insul. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gas Oil | Coal Stoker | Hand Fired Boiler | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Thickness | Beamnt Insul. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(5) Floor Cover:</p> | <p>(6) Columns:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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



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

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

| | | |
|---------------------|------------------|------------------------|
| 41-15-31-376-012 | 2025 Est. T.C.V. | JB 5070 CASCADE LLC |
| Property Class: 201 | | 5070 CASCADE RD SE |
| Ap #: STUDY 2015 | ADA | GRAND RAPIDS, MI 49546 |

Land Value Estimates for Land Table ADA-C.ADA COM

| * Factors * | | | | | | | | |
|--|-----------------|--------|--------|----------|------|-------|-------------------------|---------|
| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
| | 233.12 | 336.34 | 1.0000 | 0.0000 | 0 | 100* | | 0 |
| SF | CASCADE/SPAULDI | 66508 | SqFt | 10.90000 | 100 | | | 724,937 |
| SF | LOW WET | 11900 | SqFt | 0.10000 | 100 | | | 1,190 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | | |
| 233 Actual Front Feet, 1.80 Total Acres | | | | | | | Total Est. Land Value = | 726,127 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|-------|-------|--------|------------|
| Fencing: Wd, Solid, 6 ft. | 30.45 | 48 | 60 | 877 |
| D/W/P: Asphalt Paving | 3.06 | 31710 | 60 | 58,220 |
| D/W/P: 3.5 Concrete | 6.49 | 2476 | 60 | 9,641 |
| D/W/P: 4in Concrete | 6.87 | 128 | 60 | 527 |
| Total Estimated Land Improvements True Cash Value = | | | | 69,265 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2005
 Description of Occupancy: #1 OFC 'D'

Costs are taken from the Medical - Office Buildings cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average
 Stories: 2 Story Height: 11 Perimeter: 470
 Overall Building Height: 22

Base Rate for Upper Floors = 154.41
 Storage Basement Basement, Base Rate for Basement = 45.65
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.97 100%
 Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 17.94
 Adjusted Square Foot Cost for Upper Floors = 178.38
 Adjusted Square Foot Cost for Basement = 63.59

Total Floor Area: 20,334 Base Cost New of Upper Floors = 3,627,179
 Basement Area: 4,746 Base Cost New of Basement = 301,798

20,334 Sq.Ft. of Sprinklers @ 4.53, Cost New = 92,113

Reproduction/Replacement Cost = 4,021,090
 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0
 Total Depreciated Cost = 2,613,709

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 288 | 1.00 | 65 | 5,886 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 288 | 1.00 | 65 | 5,886 |

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 2,725,249
 Replacement Cost/Floor Area= 198.64 Est. TCV/Floor Area= 134.02

Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,725,249

2025 Est. T.C.V. 41-15-31-376-012 = 3,520,641
 Est. TCV/Total Floor Area = 173.14, Most recent sale 08/30/2019 for 2,650,000


| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
|---------------|--------------------|-----------|--------------|----------------|---------|
| 2,120,500 | 2,120,500 | 2,120,500 | 2,120,500 | 0.00 | |
| 025 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
| 0 | -360,200 | 0 | 0 | -360,200 | 0 |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 1,760,300 | 1,760,300 | 1,760,300 | 2,120,500 | 1,760,300 | 0 |

| | | | | | | | | |
|--|---|------------|------------|------------|----------------------|----------------------------------|-------------|-------------|
| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Pct. Trans. |
| CWD 5200 CASCADE LLC | 5200 CASCADE HOLDINGS LLC | ***,*** | 02/05/2024 | CD | 03-ARM'S LENGTH | 202402090006901DEED | | 0.0 |
| OLD NATIONAL BANK | CWD 5200 CASCADE LLC | ***,*** | 01/31/2023 | CD | 03-ARM'S LENGTH | 20230201000567REAL PROPERTY STAT | | 0.0 |
| FOUNDERS BANK & TRUST | OLD NATIONAL BANK | 0 | 01/21/2015 | OTH | 133-TO BE DETERMINED | 20150126000647DEED | | 0.0 |
| CASCADE LANDING PROFESSION FOUNDERS BANK & TRUST | CASCADE LANDING PROFESSION FOUNDERS BANK & TRUST | 0 | 07/26/2013 | OC | 21-NOT USED/OTHER | 20130731007971DEED | | 0.0 |
| Property Address | Class: COMMERCIAL- IMPROVE/ZONING: PO Building Permit (s) | | | | | | | |
| 5200 CASCADE RD SE | SCHOOL: FOREST HILLS PUBLIC SCHOOLS | | | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | | | |
| CWD 5200 CASCADE LLC | MAP #: | | | | | | | |
| 50 LOUIS NW #600 | 2025 EST TCV 6,056,997 TTY/TEA: 338.06 | | | | | | | |
| GRAND RAPIDS MI 49503 | X Improved Vacant Land Value Estimates for Land Table ADA-C.ADA COM | | | | | | | |

| | | | | | | | | |
|---|---|--------|--------|--------|------|------|--|-----------|
| Tax Description | Frontage | Depth | Front | Depth | Rate | Adj. | Reason | Value |
| 411531376018 PART OF SW 1/4 COM 33.02 FT S 87D 59M 165 W ALONG E&W 1/4 LINE FROM S 1/4 COR TH S 87D 59M 165 W ALONG E&W 1/4 LINE OF CASCADE RD TH SELY ALONG SD SLY LINE TO WLY LINE OF SPAULDING AVE TH SLY ALONG SD WLY LINE TO BEG * SEC 31 47N R10W 2.52 A. SPLIT/COMBINED ON 02/28/2014 FROM 41-15-31-376-009; SPLIT/COMBINED ON 09/02/2014 FROM 41-15-31-376-005, 41-15-31-376-009; | 322.47 | 339.92 | 1.0000 | 0.0000 | 0 | 100* | CASCADE/SPAULDI 109615-Sqft 10,90000 125 MAJOR CORNER * denotes lines that do not contribute to the total acreage calculation. 322 Actual front feet, 2.52 Total Acres | 1,493,501 |
| Improvements | * Factors * | | | | | | | |
| Gravel Road | Description | | | | | | | |
| Paved Road | D/W/P: Asphalt Paving | | | | | | | |
| Storm Sewer | D/W/P: 4in Concrete | | | | | | | |
| Sidewalk | D/W/P: 4in Reh. Conc. | | | | | | | |
| Water | D/W/P: 4in Reh. Conc. | | | | | | | |
| Sewer | Retaining Wall: Brick, 8 in. | | | | | | | |
| Electric | Retaining Wall: Precast, MonRt | | | | | | | |
| Gas | Ad-loc Unit-In-Place Items | | | | | | | |
| Curb | Description | | | | | | | |
| Street Lights | /C116/YARI/OUTL/2AVG/POLS | | | | | | | |
| Standard Utilities | /C116/YARI/OUTL/2AVG/FLO | | | | | | | |
| Underground Utils. | Total Estimated Land Improvements True Cash Value = | | | | | | | |
| Topography of Site | Rate | | | | | | | |
| Level | 91.50 | | | | | | | |
| Rolling | 1,585.00 | | | | | | | |
| Low | 9 | | | | | | | |
| High | 47 | | | | | | | |
| Landscaped | 47 | | | | | | | |
| Swamp | 47 | | | | | | | |
| Wooded | 47 | | | | | | | |
| Wood | 47 | | | | | | | |
| Waterfront | 47 | | | | | | | |
| Ravine | 47 | | | | | | | |
| Wetland | 47 | | | | | | | |
| Flood Plain | 47 | | | | | | | |

| | | | | | | |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
| 2025 | 746,800 | 2,281,700 | 3,028,500 | | | 3,028,500 |
| 2024 | 770,700 | 2,342,800 | 3,113,500 | | | 3,113,500 |
| 2023 | 2,444,500 | 0 | 2,444,500 | | | 1,903,002C |
| 2022 | 2,336,300 | 0 | 2,336,300 | | | 1,812,383C |

Updated LV's, LI'S



09/26/2024 REVIEW COM
05/09/2024 DATA ENTER
05/08/2024 FIELD REVI

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Kent, Michigan

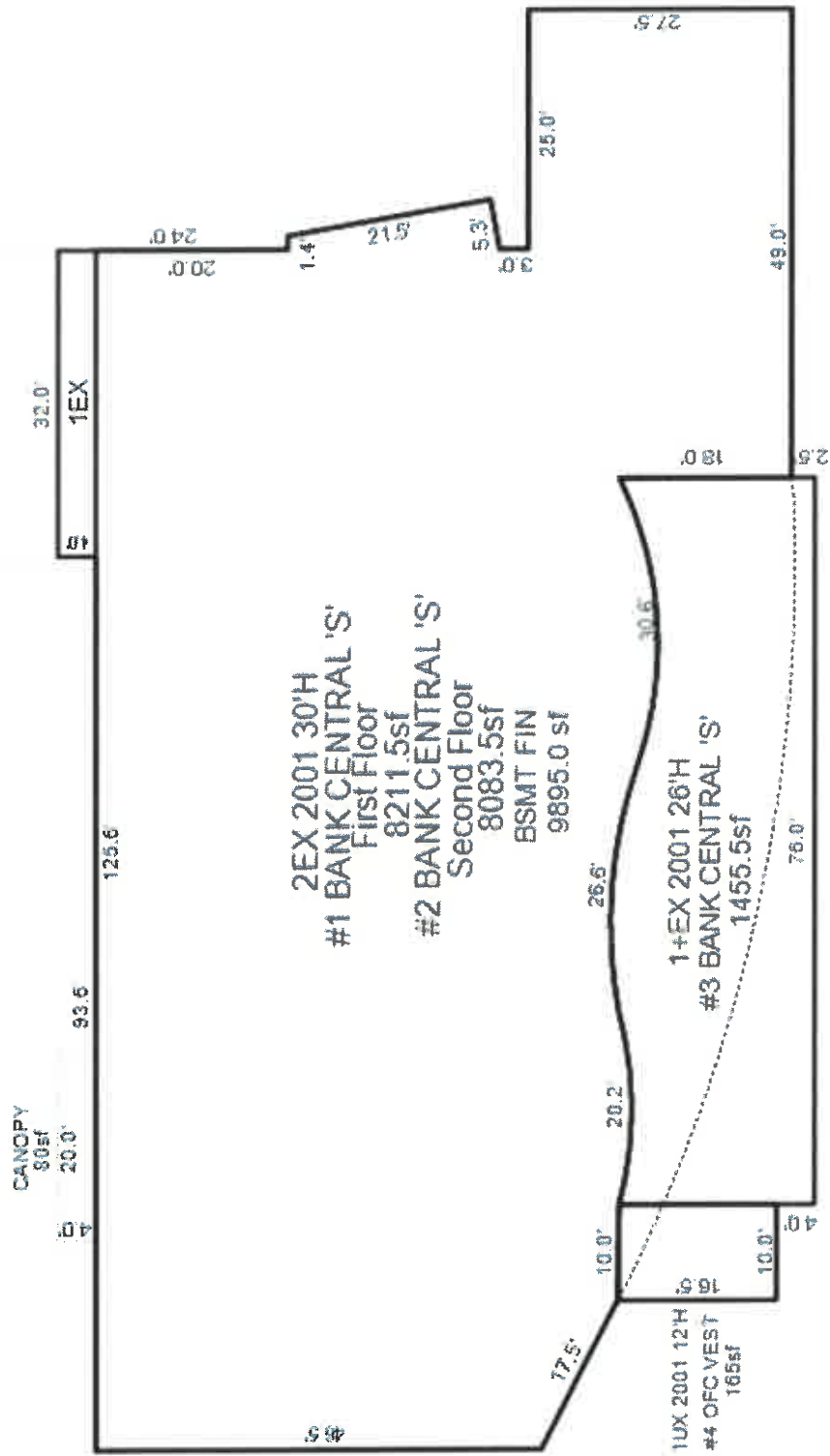
*** Information herein deemed reliable but not guaranteed***

| | | |
|---|--|---|
| Desc. of Bldg/Section: #1 BANK CENTRAL 1ST FLR Calculator Occupancy: Banks - Central Class: S Quality: Good Stories: 1 Story Height: 15 Perimeter: 350 Overall Building Height: 30 Base Rate for Upper Floors - 234.10 Finished Basement Basement, Base Rate for Basement - 111.51 (Basement Fireproofing Rate - 0.00) (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 41.32 100% Bsmt Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 39.10 Adjusted Square Foot Cost for Upper Floors - 275.42 Adjusted Square Foot Cost for Basement = 150.61 Total Floor Area: 8,212 Base Cost New of Upper Floors = 2,261,749 Basement Area: 9,895 Base Cost New of Basement = 1,490,285 8,212 Sq.Ft. of Sprinklers @ 6.76, Cost New = 55,513 9,895 Sq.Ft. of Bsmt Spr. @ 6.76, Cost New = 66,890 Eff. Age: 23 Phy. %Good/Abr. Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0 Total Depreciated Cost = 2,440,896 <<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals Cost # or Height Storys <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>> (1) Excavation/Site Prep: | Construction Cost Above Avg. [] AVE. [X] Low ** ** Calculator Cost Data ** ** Quality: Good Heat#1: Zoned A.C. Warm & Cooled Air 100% Heat#2: Package Heating Cooling 0% Ave. Sqft/Story: 8212 Ave. Perimeter: 350 Has Elevators: X *** Basement Info *** Area: 9895 Perimeter: 459 Type: Finished Basement Heat: Zoned A.C. Warm & Cooled Air * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: 18107 Type: Good (7) Interior: | Calculator Cost Computations <<<<< >>>>> (11) Electric and Lighting: (13) Roof Structure: Slope=0 (14) Roof Cover: (39) Miscellaneous: (40) Exterior Wall: Thickness Bsmt Insul. |
| (2) Foundation: [] Footings X [] Poured Conc. [] Brick/Stone [] Block | (8) Plumbing: Many Above Avg. Few None Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners | Outlets: Few Average Many Average Unfinished Typical Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer |
| (3) Frame: (4) Floor Structure: (5) Floor Cover: (6) Ceiling: | (9) Sprinklers: (10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler | Fixtures: Few Average Many Average Unfinished Typical Typical Incandescent Fluorescent Mercury Sodium Vapor Transformer |

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

32.0

0 9
CANOPY
1280sf



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

Desc. of Bldg/Section: #2 BANK CENTRAL VS 2ND FLR
 Calculator Occupancy: Banks - Central
 Class: S Quality: Good
 Stories: 1 Story Height: 15
 Overall Building Height: 30
 Base Rate for Upper Floors = 234.81
 (10) Heating System: Zoned A.C. Warm & Cooled Air Cost/SqFt: 41.45 100%
 Adjusted Square Foot Cost for Upper Floors = 276.26
 Total Floor Area: 8,084
 Base Cost New of Upper Floors = 2,233,286
 8,084 Sq.Ft. of Sprinklers @ 6.76, Cost New = 54,648
 Reproduction/Replacement Cost = 2,287,934
 Est. Age: 23 Phy. Good/Abnr. Phy./Func. Overall %Good: 63 /100/100/100/63.0
 Total Depreciated Cost = 1,441,398

Segregated Cost Computations
 Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals
 # of Height Storys
 SqFt Adj. 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: (11) Electric and Lighting: (39) Miscellaneous:
 (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 Wash Bowls Water Heaters Wash Stalls Toilets Water Softeners
 3-Piece Baths 2-Piece Baths Shower Stalls
 (9) Sprinklers:
 (10) Heating and Cooling:
 Gas Oil Coal Stoker Hand Fired Boiler
 (13) Roof Structure: Slope=0
 (14) Roof Cover:
 Outlets: Average Unfinished Typical Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct
 Fixtures: Few Average Many Unfinished Typical Incandescent Fluorescent Mercury Sodium Vapor Transformer
 (40) Exterior Wall:
 Thickness Bsmnt Insul.

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|-----------------|-----------------|------------|----------------|---------|---------|---------------|------------|------|---------------|---------------|------|--------------------|--------------------|--------------|--------------|-----------------|---------------|-------------|-------------|---------------|---------------|---------|---------|--------------|--------------|--------------|--------------|----------|----------|-------------|-------------|
| <p>Desc. of Bldg/Section: #3 BANK CENTRAL 'S'</p> <p>Calculator Occupancy: Banks - Central</p> <p>Class: S</p> <p>Floor Area: 1,456</p> <p>Gross Bldg Area: 17,917</p> <p>Stories Above Gnd: 1</p> <p>Average Story Height: 26</p> <p>Basmt Wall Light</p> <p>Depr. Table: 2%</p> <p>Effective Age: 23</p> <p>Physical %Good: 63</p> <p>Func. %Good: 100</p> <p>Economic %Good: 100</p> <p>2011 Year Built</p> <p>2017 Remodeled</p> <p>26 Overall Bldg Height</p> <p>Comments:</p> | <p>Construction Cost</p> <p>Above Ave. []</p> <p>Ave. []</p> <p>Low []</p> <p>Quality: Good</p> <p>Heat#1: Zoned A.C. Warm & Cooled Air 100%</p> <p>Heat#2: Package Heating & Cooling 0%</p> <p>Ave. SqFt/Story: 1456</p> <p>Ave. Perimeter: 83</p> <p>Gas Elevators:</p> <p>*** Basement Info ***</p> <p>Area: 1456</p> <p>Perimeter:</p> <p>Type:</p> <p>Heat: Hot Water, Radiant Floor</p> <p>* Mezzanine Info *</p> <p>Area #1:</p> <p>Type #1:</p> <p>Area #2:</p> <p>Type #2:</p> <p>* Sprinkler Info *</p> <p>Area: 1456</p> <p>Type: Good</p> | <p>Calculator Cost Computations</p> <p>Class: S Quality: Good</p> <p>Stories: 1 Story Height: 26 Perimeter: 83</p> <p>Overall Building Height: 26</p> <p>Base Rate for Upper Floors - 293.91</p> <p>(10) Heating System: Zoned A.C. Warm & Cooled Air Cost/SqFt: 53.14 100%</p> <p>Adjusted Square Foot Cost for Upper Floors = 347.05</p> <p>Total Floor Area: 1,456 Base Cost New of Upper Floors = 505,305</p> <p>1,456 Sq-Ft. of Sprinklers @ 8.64, Cost New = 12,580</p> <p>Reproduction/Replacement Cost = 517,885</p> <p>Eff. Age: 23 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0</p> <p>Total Depreciated Cost = 326,268</p> <p><<<<< Segregated Cost Computations >>>>></p> <p>Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals</p> <p>Cost # or Height Storys</p> <p>Col. Rate SqFt Adj. Cost</p> <p>Total Cost New = 0</p> <p>Architectural Multiplier: 0.00</p> <p>Reproduction/Replacement Cost = 0</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(1) Excavation/Site Prep:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(2) Foundation: [] Footings []</p> <p>X Poured Conc. [] Brick/Stone [] Block []</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(3) Frame:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(4) Floor Structure:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(5) Floor Cover:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(6) Ceiling:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(7) Interior:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td></td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> <td></td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> <td></td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> <td></td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> <td></td> </tr> </table> | | | 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 | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(9) Sprinklers:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Gas</td> <td>Coal</td> <td>Hand Fired</td> </tr> <tr> <td>Oil</td> <td>Stoker</td> <td>Boiler</td> </tr> </table> | | | Gas | Coal | Hand Fired | Oil | Stoker | Boiler | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gas | Coal | Hand Fired | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Oil | Stoker | Boiler | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(11) Electric and Lighting:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">Outlets:</td> <td colspan="2">Fixtures:</td> </tr> <tr> <td>Few</td> <td>Average</td> <td>Few</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Many</td> <td>Many</td> <td>Many</td> </tr> <tr> <td>Unfinished Typical</td> <td>Unfinished Typical</td> <td>Incandescent</td> <td>Incandescent</td> </tr> <tr> <td>Rigid Conduit</td> <td>Rigid Conduit</td> <td>Fluorescent</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Armored Cable</td> <td>Mercury</td> <td>Mercury</td> </tr> <tr> <td>Non-Metallic</td> <td>Non-Metallic</td> <td>Sodium Vapor</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Bus Duct</td> <td>Transformer</td> <td>Transformer</td> </tr> </table> <p>(13) Roof Structure: Slope=0</p> <p>(14) Roof Cover:</p> | | | Outlets: | | Fixtures: | | Few | Average | Few | Average | Many | Many | Many | Many | Unfinished Typical | Unfinished Typical | Incandescent | Incandescent | Rigid Conduit | Rigid Conduit | Fluorescent | Fluorescent | Armored Cable | Armored Cable | Mercury | Mercury | Non-Metallic | Non-Metallic | Sodium Vapor | Sodium Vapor | Bus Duct | Bus Duct | Transformer | Transformer |
| Outlets: | | Fixtures: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Few | Average | Few | Average | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Many | Many | Many | Many | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unfinished Typical | Unfinished Typical | Incandescent | Incandescent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rigid Conduit | Rigid Conduit | Fluorescent | Fluorescent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Armored Cable | Armored Cable | Mercury | Mercury | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Non-Metallic | Non-Metallic | Sodium Vapor | Sodium Vapor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bus Duct | Bus Duct | Transformer | Transformer | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(40) Exterior Wall:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Thickness</td> <td>Basmt Insul.</td> </tr> </table> | | | Thickness | Basmt Insul. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Thickness | Basmt Insul. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

Desc. of Bldg/Section: #4 OFC VEST '81
 Calculator Occupancy: Office Buildings - Refinement Atrium/Vestibul
 Class: S Quality: Good
 Stories: 1 Story Height: 12
 Overall Building Height: 12
 Base Rate for Upper Floors = 372.59
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 51.44 100%
 Adjusted Square Foot Cost for Upper Floors = 424.13
 Total Floor Area: 165 Base Cost New of Upper Floors = 69,982
 EFF. Age: 23 Phy. %Good/Abn. Phy./Func./Econ./Overall %Good: 53 /100/100/100/63.0
 Total Depreciated Cost = 44,089

2001 Year Built
 Remodeled
 Overall Bldg Height
 Comments:
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Good
 (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 Coal Gas Oil Stoker Hand Fired Boiler
 (11) Electric and Lighting:
 Outlets: Average Few
 Many Unfinished Typical
 Flex Conduit Rigid Conduit Incandescent
 Armored Cable Mercury Fluorescent
 Non-Metallic Sodium Vapor
 Bus Duct Trans Former
 (12) Roof Structure: Slope: 0
 (13) Roof Cover:
 (40) Exterior Wall:
 Thickness Insul.

Calculator Cost Computations
 <<<<<< >>>>>>
 Segregated Cost Computations
 Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals
 Cost # or Height Storys
 Col. Rate SqFt Adj. Cost
 Item Description
 Architectural Multiplier: 0.00 Total Cost New = 0
 EFF. Age: 23 Phy. %Good/Abn. Phy./Func./Econ./Overall %Good: 53 /100/100/100/63.0
 Total Depreciated Cost = 44,089
 Reproduction/Replacement Cost = 69,982
 Total Depreciated Cost = 44,089
 <<<<<< >>>>>>
 Calculations too long. See valuation printout for complete pricing. >>>>>>

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

11/27/2024
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Valuation Report

DB: 2025 Study

| | | |
|---------------------|------------------|------------------------|
| 41-15-31-376-018 | 2025 Est. T.C.V. | CWD 5200 CASCADE LLC |
| Property Class: 201 | | 5200 CASCADE RD SE |
| p #: | ADA | GRAND RAPIDS, MI 49546 |

Land Value Estimates for Land Table ADA-C.ADA COM
* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-------------|-----------------------------|--------|----------|--------|--------------|-------|--------|-----------|
| | 322.47 | 339.92 | 1.0000 | 0.0000 | 0 | 100* | | 0 |
| SF | CASCADE/SPAULDI 109615 SqFt | | 10.90000 | 125 | MAJOR CORNER | | | 1,493,501 |

* denotes lines that do not contribute to the total acreage calculation.
322 Actual Front Feet, 2.52 Total Acres Total Est. Land Value = 1,493,501

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|--------------------------------|-------|-------|--------|------------|
| D/W/P: Asphalt Paving | 3.08 | 42636 | 47 | 61,720 |
| D/W/P: 4in Concrete | 6.92 | 1648 | 47 | 5,360 |
| D/W/P: 4in Ren. Conc. | 8.12 | 263 | 47 | 1,004 |
| D/W/P: 4in Ren. Conc. | 8.12 | 185 | 47 | 706 |
| Retaining Wall: Brick, 8 in. | 29.97 | 280 | 47 | 3,944 |
| Retaining Wall: Precast, NonRt | 11.28 | 240 | 47 | 1,272 |

Ad-Hoc Unit-In-Place Items

| Description | Rate | Size | % Good | Cash Value |
|---------------------------|----------|------|--------|------------|
| /CI16/YARI/OUTL/2AVG/POLS | 91.50 | 216 | 47 | 9,289 |
| /CI16/YARI/OUTL/2AVG/FLO | 1,585.00 | 9 | 47 | 6,705 |

Total Estimated Land Improvements True Cash Value = 90,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2001
Description of Occupancy: #1 BANK CENTRAL 'S' 1ST FLR

Costs are taken from the Banks - Central cost schedules.

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

Class: S Quality: Good

ories: 1 Story Height: 15 Perimeter: 350

Overall Building Height: 30

Base Rate for Upper Floors = 234.10
Finished Basement Basement, Base Rate for Basement = 111.51
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 41.32 100%
Bsmnt Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 39.10
Adjusted Square Foot Cost for Upper Floors = 275.42
Adjusted Square Foot Cost for Basement = 150.61

Total Floor Area: 8,212 Base Cost New of Upper Floors = 2,261,749
Basement Area: 9,895 Base Cost New of Basement = 1,490,286

8,212 Sq.Ft. of Sprinklers @ 6.76, Cost New = 55,513
9,895 Sq.Ft. of Bsmt Splr. @ 6.76, Cost New = 66,890

Reproduction/Replacement Cost = 3,874,438
Eff.Age:23 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 2,440,896

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

| Item Description | Cost | Rate | # or | Height | Storys | Cost |
|------------------|------|------|------|--------|--------|------|
| | Col. | | SqFt | Adj. | Adj. | |
| | | | | | | 0 |

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:23 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 0

Unit in Place Items Rate Quantity Arch %Good Depr.Cost

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

Parcel Number: 41-15-31-376-018

Page: 2

| | | | | | |
|--------------------------------|----------|------|------|----|--------|
| /CI14/SERS/BBUIIU/CAN/WOOFA/CO | 38.33 | 80 | 1.00 | 63 | 1,932 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/CO | 38.33 | 1280 | 1.00 | 63 | 30,909 |
| /CI2/VAUD/CLALA | 38466.67 | 1 | 1.00 | 63 | 24,234 |

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 2,592,894
 Replacement Cost/Floor Area= 482.83 Est. TCV/Floor Area= 315.74

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2001
 Description of Occupancy: #2 BANK CENTRAL 'S' 2ND FLR

Costs are taken from the Banks - Central cost schedules.

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

Class: S Quality: Good
 Stories: 1 Story Height: 15 Perimeter: 352
 Overall Building Height: 30

Base Rate for Upper Floors = 234.81

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 41.45 100%
 Adjusted Square Foot Cost for Upper Floors = 276.26

Total Floor Area: 8,084 Base Cost New of Upper Floors = 2,233,286

8,084 Sq.Ft. of Sprinklers @ 6.76, Cost New = 54,648

Reproduction/Replacement Cost = 2,287,934

Eff.Age:23 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
 Total Depreciated Cost = 1,441,398

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:23 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
 Total Depreciated Cost = 0

ECF (ADA COM) 1.038 => TCV of Bldg: 2 = 1,496,172
 Replacement Cost/Floor Area= 283.02 Est. TCV/Floor Area= 185.08

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2001
 Description of Occupancy: #3 BANK CENTRAL 'S'

Costs are taken from the Banks - Central cost schedules.

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

Class: S Quality: Good
 Stories: 1 Story Height: 26 Perimeter: 83
 Overall Building Height: 26

Base Rate for Upper Floors = 293.91

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 53.14 100%
 Adjusted Square Foot Cost for Upper Floors = 347.05

Total Floor Area: 1,456 Base Cost New of Upper Floors = 505,305

1,456 Sq.Ft. of Sprinklers @ 8.64, Cost New = 12,580

Reproduction/Replacement Cost = 517,885

Eff.Age:23 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
 Total Depreciated Cost = 326,268

```

<<<<<                Segregated Cost Computations                >>>>>
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals
Item Description                Cost                # or Height Storys
                                Col.   Rate        SqFt   Adj.   Adj.        Cost
                                Total Cost New =                0
Architectural Multiplier: 0.00
                                Reproduction/Replacement Cost =                0
Eff.Age:23  Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
                                Total Depreciated Cost =                0
ECF (ADA COM)                1.038 => TCV of Bldg: 3 =                338,666
Replacement Cost/Floor Area= 355.69  Est. TCV/Floor Area= 232.60

```

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2001
Description of Occupancy: #4 OFC VEST 'S'

Costs are taken from the Office Buildings - Refinement Atrium/Vestibules cost schedules.

```

<<<<<                Calculator Cost Computations                >>>>>
Class: S    Quality: Good
Stories: 1   Story Height: 12   Perimeter: 27
Overall Building Height: 12

```

Base Rate for Upper Floors = 372.69

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 51.44 100%
Adjusted Square Foot Cost for Upper Floors = 424.13

```

otal Floor Area: 165                Base Cost New of Upper Floors =                69,982
                                Reproduction/Replacement Cost =                69,982
Eff.Age:23  Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
                                Total Depreciated Cost =                44,089

```

```

<<<<<                Segregated Cost Computations                >>>>>
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals
Item Description                Cost                # or Height Storys
                                Col.   Rate        SqFt   Adj.   Adj.        Cost
                                Total Cost New =                0
Architectural Multiplier: 0.00
                                Reproduction/Replacement Cost =                0
Eff.Age:23  Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
                                Total Depreciated Cost =                0
ECF (ADA COM)                1.038 => TCV of Bldg: 4 =                45,764
Replacement Cost/Floor Area= 424.13  Est. TCV/Floor Area= 277.36

```

Total Estimated True Cash Value of Commercial/Industrial Buildings = 4,473,496

```

2025 Est. T.C.V. 41-15-31-376-018                =                6,056,997
Est. TCV/Total Floor Area = 338.06, Most recent sale 07/26/2013 for 0
2024 Assessed                MBOR                S.E.V.                Base for Cap                C.P.I.
3,113,500  3,113,500  3,113,500  3,113,500  0.00
2025 New Eq. Adjustment Loss                Additions                Tax Adjustment                Losses
0                -85,000                0                0                -85,000                0
'025 Assessed                MBOR                S.E.V.                Capped                ->Taxable<-                PRE/MBT
3,028,500  3,028,500  3,028,500  3,113,500  3,028,500                0

```

| | | | | | | | | |
|------------------------|------------------------|------------|------------|------------|---------------|----------------|-------------|---------------|
| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liberal & Page | Verified BY | Exempt Trans. |
| LAKE MICHIGAN CR UNION | LAKE MICHIGAN CR UNION | 0 | 04/14/2003 | WD | 13-GOVERNMENT | 18800:294 | OTHER | 0.0 |
| LAKE MICHIGAN CR UNION | LAKE MICHIGAN CR UNION | 470,000 | 04/14/2003 | WD | 13-GOVERNMENT | PTA:1 | OTHER | 0.0 |

Property Address
5220 CASCADE RD SE

Class: COMMERCIAL-VACANT Zoning: PO Building Permit(s)

School: FOREST HILLS PUBLIC SCHOOLS

P.R.E. 0%

MAP #:

Owner's Name/Address
LAKE MICHIGAN CREDIT UNION
PO BOX 2848
GRAND RAPIDS MI 49501-2848

2025 Est TCV 65,578

Improved X Vacant

Land Value Estimates for Land Table ADA-C.ADA COM

| Tax Description | Frontage | Depth | Rate %Adj. | Reason | Value |
|--|----------|-----------------|------------|--------|--------|
| PART OF SW 1/4 SE 1/4 COM AT S 1/4 COR TH N 0D LOM W ALONG N&S 1/4 LINE 53.39 FT TH N 88D LIM 49S E 155.60 FT W/L TO SWLY LINE OF CASCADE RD /100 FT WIDE/ TH SEELY ALONG SD SWLY LINE TO S SEC LINE TH W TO BEG * SEC 31 T7N R10W 0.25 A. | 53.39 | 203.97 | 0.100* | | 0 |
| | SF | CASCADE/SPAULDI | 4935 Sqft | 100 | 53,786 |
| | SF | ROW | 3955 Sqft | 100 | 0 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | |
| 53 Actual Front Feet, 0.25 Total Acres | | | | | |
| Total Est. Land Value - | | | | | 53,786 |

| Land Improvement Cost Estimates | Description | Rate | Size | % Good | Cash Value |
|---|-------------|----------|------|--------|------------|
| D/W/P: Asphalt Paving | | 2.99 | 4255 | 50 | 6,361 |
| D/W/P: 4in Concrete | | 6.72 | 92 | 50 | 309 |
| Ad-Hoc Unit-In-Place Items | | | | | |
| /C116/YARI/OUTH/2AVG/FLO | | 1,585.00 | 3 | 50 | 2,377 |
| /C116/YARI/OUTH/2AVG/POLG | | 91.50 | 60 | 50 | 2,745 |
| Total Estimated Land Improvements True Cash Value * | | | | | 11,792 |

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 | When | What |
|-------------|------|------|
| Rolling | | |
| Low | | |
| High | | |
| Landscaped | | |
| Swamp | | |
| Wooded | | |
| Pond | | |
| Waterfront | | |
| Ravine | | |
| Wetland | | |
| Flood Plain | | |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 26,900 | 5,900 | 32,800 | | | 23,248C |
| 2024 | 27,800 | 26,500 | 54,300 | | | 23,248C |
| 2023 | 26,300 | 25,600 | 51,900 | | | 22,141C |
| 2022 | 24,700 | 27,200 | 51,900 | | | 21,087C |

updated LU c. LIS



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

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

41-15-31-451-004 2025 Est. T.C.V. LAKE MICHIGAN CREDIT UNION
 Property Class: 202 5220 CASCADE RD SE
 ip #: ADA GRAND RAPIDS, MI 49546

Land Value Estimates for Land Table ADA-C.ADA COM
 * Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|-----------------|--------|-----------|----------|------|-------|--------|--------|
| | 53.39 | 203.97 | 1.0000 | 0.0000 | 0 | 100* | | 0 |
| SF | CASCADE/SPAULDI | | 4935 SqFt | 10.90000 | 100 | | | 53,786 |
| SF | ROW | | 5955 SqFt | 0.00000 | 100 | | | 0 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | | |
| 53 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = | | | | | | | | 53,786 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|----------|------|--------|------------|
| D/W/P: Asphalt Paving | 2.99 | 4255 | 50 | 6,361 |
| D/W/P: 4in Concrete | 6.72 | 92 | 50 | 309 |
| Ad-Hoc Unit-In-Place Items | | | | |
| Description | Rate | Size | % Good | Cash Value |
| /CI16/YARI/OUTL/2AVG/FLO | 1,585.00 | 3 | 50 | 2,377 |
| /CI16/YARI/OUTL/2AVG/POLS | 91.50 | 60 | 50 | 2,745 |
| Total Estimated Land Improvements True Cash Value = | | | | 11,792 |

2025 Est. T.C.V. 41-15-31-451-004 = 65,578

Est. TCV/Total Floor Area = 3.66, Most recent sale 04/14/2003 for 0

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|------------|--------|--------------|----------------|---------|--|
| 54,300 | 54,300 | 54,300 | 23,248 | 0.00 | | |
| 2025 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -21,500 | 0 | 0 | 0 | 0 | |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 32,800 | 32,800 | 32,800 | 23,248 | 23,248 | 0 | |

| | | | | | | | | |
|--|---|------------|------------|------------|---------------|--------------|-------------|---------------|
| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Label & Page | Verified By | Pchnt. Trans. |
| Property Address | Class: COMMERCIAL-IMPROVE Zoning: PUD (*) Building Permit (S) | | | | | | | |
| 5255 KNOLL POND DR SE | School: FOREST HILLS PUBLIC SCHOOLS | | | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | | | |
| ADA TII LLC | MAP #: | | | | | | | |
| 32 MARKET AVE SW STE 500 | 2025 EST TCV 16,013,139 TCV/TFA: 158.4 | | | | | | | |
| GRAND RAPIDS MI 49503 | X Improved Vacant | | | | | | | |
| Tax Description | Public | | | | | | | |
| 41-15-31-460-073 UNIT 1 * THE KNOLL - | Improvements | | | | | | | |
| TOWNHOMES OF ADA KENT COUNTY CONDOMINIUM | Dirt Road | | | | | | | |
| SUBDIVISION PLAN NO.1052 INSTRUMENT | Gravel Road | | | | | | | |
| NO.1 INSTRUMENT NO.20191108-0087791 | Paved Road | | | | | | | |
| SPLIT/COMBINED ON 10/01/2020 FROM | Storm Sewer | | | | | | | |
| 41-15-31-460-001, 41-15-31-460-002, | Sidewalk | | | | | | | |
| 41-15-31-460-003, 41-15-31-460-004, | Water | | | | | | | |
| 41-15-31-460-005, 41-15-31-460-006, | Electric | | | | | | | |
| 41-15-31-460-007, 41-15-31-460-008, | Gas | | | | | | | |
| 41-15-31-460-009, 41-15-31-460-010, | Curb | | | | | | | |
| 41-15-31-460-011, 41-15-31-460-012, | Street Lights | | | | | | | |
| 41-15-31-460-013, 41-15-31-460-014. | Standard Utilities | | | | | | | |
| | Underground UTILS. | | | | | | | |
| | Topography of | | | | | | | |
| | Site | | | | | | | |
| | Level | | | | | | | |
| | Rolling | | | | | | | |
| | Low | | | | | | | |
| | High | | | | | | | |
| | Landscaped | | | | | | | |
| | Swamp | | | | | | | |
| | Wooded | | | | | | | |
| | Pond | | | | | | | |
| | Waterfront | | | | | | | |
| | Ravine | | | | | | | |
| | Wetland | | | | | | | |
| | Flood Plain | | | | | | | |
| | Who | When | What | | | | | |
| | SR | 09/26/2024 | REVIEW COM | | | | | |
| | JR | 09/10/2024 | DATA ENTER | | | | | |
| | JR | 08/29/2024 | FIELD REV | | | | | |

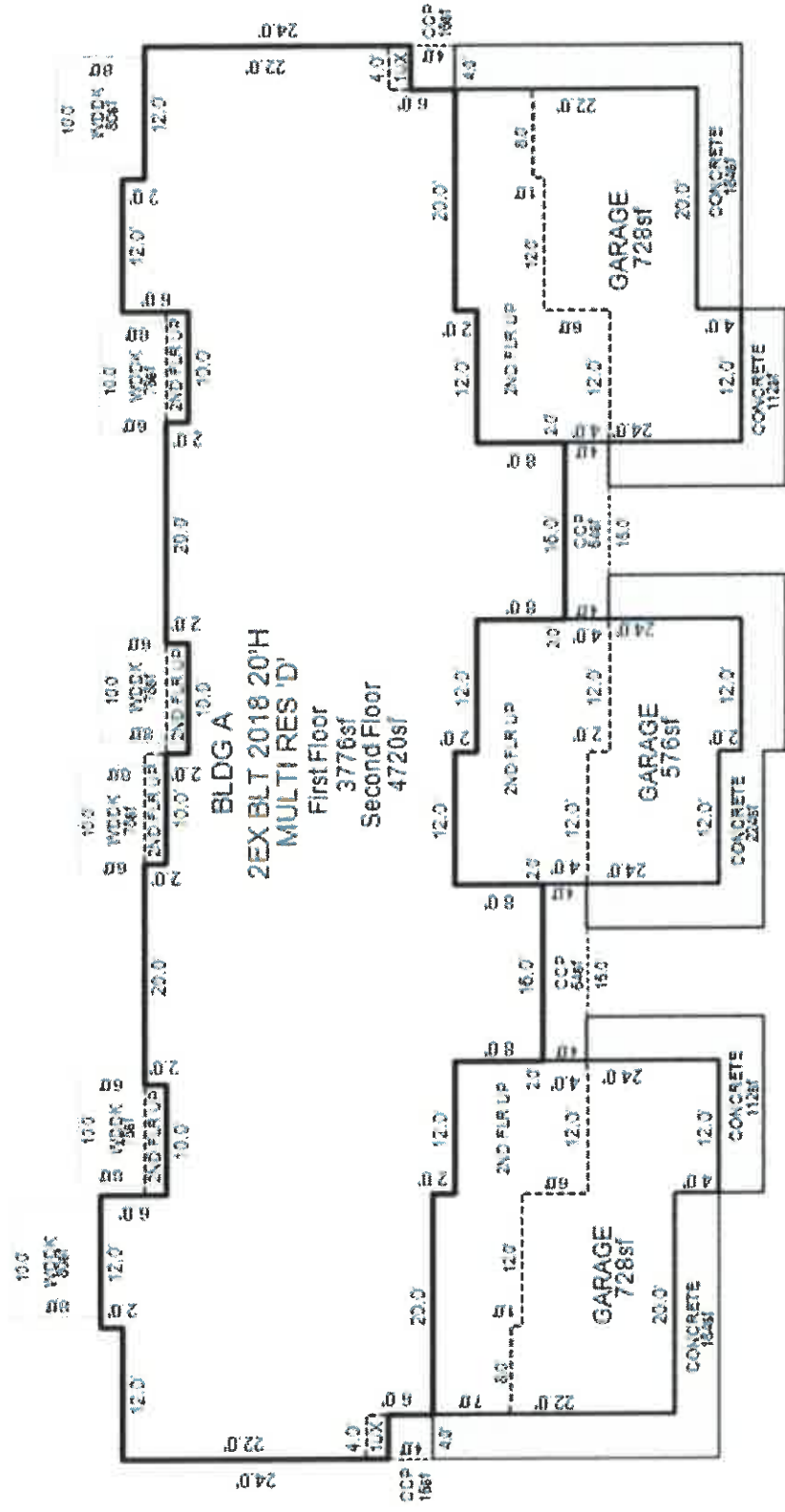
Updated LV, LIS: ~~Common~~ ~~by~~ ~~dates~~



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

| | | | | | |
|--|--|---|--|--|--|
| Desc. of Bldg/Section: MULTI RES 'D' BLDG A Calculator Occupancy: Multiple Residences | | Class: 0, Siding Quality: Average Total Floor Area: 8496 # of Units: 3 Overall Building Height: 20 | | Calculator Cost Computations Base Rate for Upper Floors = 82.59 Unfinished Basement, Base Rate for Basement = 35.19 (Basement Fireproofing Rate = 0.00) | |
| Construction Cost High Above Avg. X Avg. Low | | Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100% Heat#2: Package Heating & Cooling 0% Ave. Sqft/Story: 4248 Total # Units: 3 Has Elevators: | | (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/Sqft: 16.13 100% Bsmnt Heating system: Zoned A.C. Warm & Cooled Air Cost/Sqft: 19.21 Adjusted Square Foot Cost for Upper Floors = 98.72 Adjusted Square Foot Cost for Basement = 54.40 | |
| 2018 Year Built Remodeled | | Area: 3776 Perimeter: 376 Type: Unfinished Basement Heat: Zoned A.C. Warm & Cooled Air | | Total Floor Area: 8,496 Base Cost New of Upper Floors = 838,724 Basement Area: 3,776 Base Cost New of Basement = 205,414 | |
| 20 Overall Bldg Height | | * Mezzanine Info * * Sprinkler Info * | | Eff. Age: 6 Phy. %Good/Abrt. Phy./Func./Econ./Overall %Good: 89 /100/100/100/100/89.0 Total Depreciated Cost = 929,283 Reproduction/Replacement Cost = 1,044,138 | |
| Comments: | | Area #1: Type #1: Area #2: Type #2: Area: Type: Average | | <<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels Cost # or Height Storys Col. Rate Sqft Adj. Cost | |
| (1) Excavation/Site Prep: | | (7) Interior: | | (39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>> | |
| (2) Foundation: Footings X Poured Conc. Brick/Stone Block | | (8) Plumbing: Many Above Ave. Average Typical FCW None Total Fixtures Urinals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners | | (11) Electric and Lighting: Outlets: Few Average Many Unfinished Typical Fixtures: Few Average Many Unfinished Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer | |
| (3) Frame: | | (9) Sprinklers: | | (40) Exterior Wall: Thickness Bsmnt Insul. | |
| (4) Floor Structure: | | (10) Heating and Cooling: Gas Oil Coal Hand Fired Boiler Stoker Boiler | | (13) Roof Structure: Slope=0 (14) Roof Cover: | |
| (5) Floor Cover: | | | | | |
| (6) Ceiling: | | | | | |

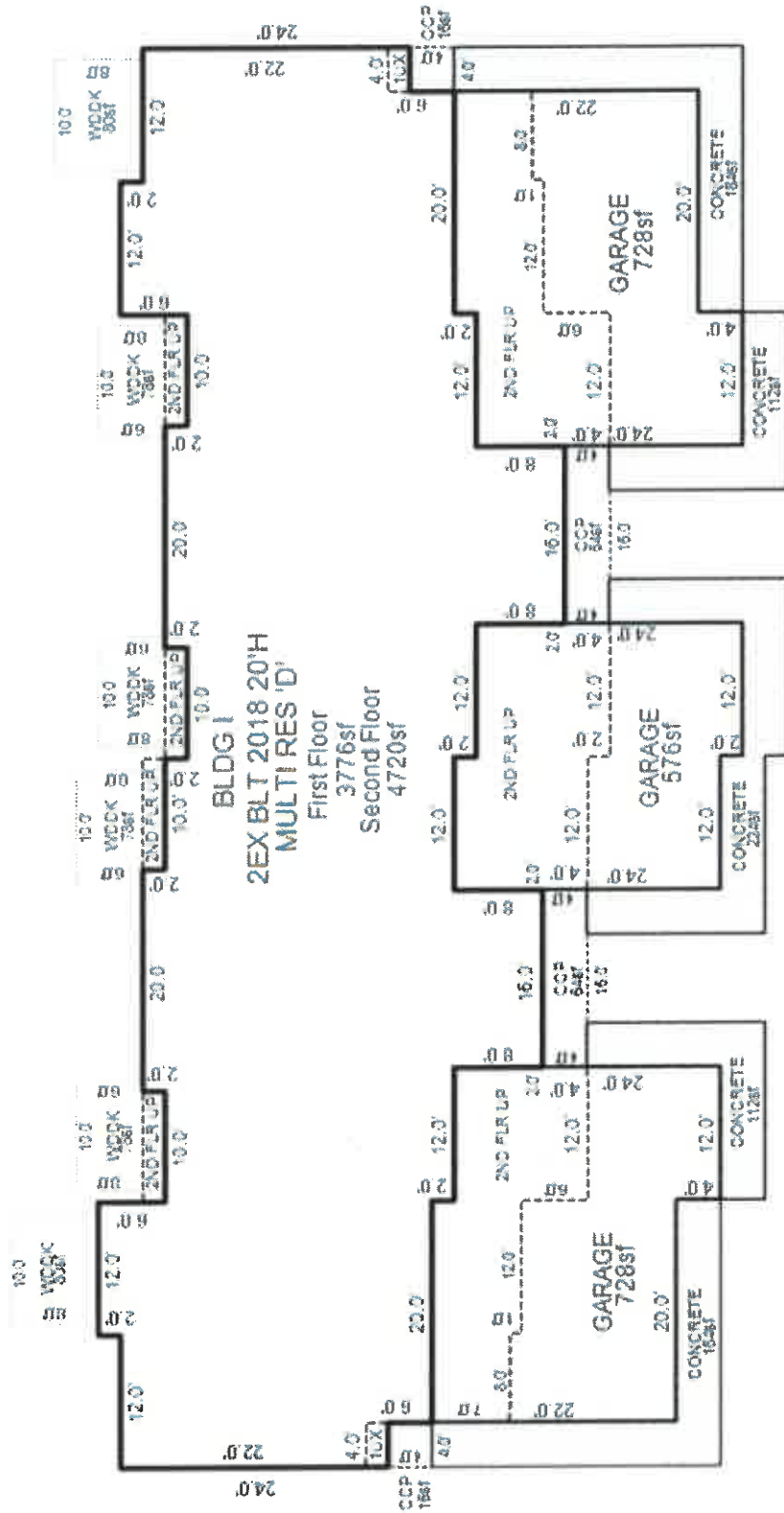
*** Information herein deemed reliable but not guaranteed***



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

| | | | |
|---|--|--|--|
| Desc. of Bldg/Section: MULTI RES YD BLDG I Calculator Occupancy: Multiple Residences | | Calculator Cost Computations Class: D, Siding Quality: Average Total Floor Area: 8496 # of Units: 6 Overall Building Height: 20 | |
| Floor Area: 8,496 Gross Bldg Area: 101,039 Stories Above Gnd: 2 Average Sty Hght: 10 Basmt Wall Hght: 8 Depr. Table: 2% Effective Age: 6 Physical %Good: 89 Func. %Good: 100 Economic %Good: 100 | | Base Rate for Upper Floors = 82.59 Unfinished Basement, Base Rate for Basement = 35.19 (Basement Fireproofing Rate = 0.00) (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/Sqft: 16.13 100% Basmt Heating system: Zoned A.C. Warm & Cooled Air Cost/Sqft: 19.21 Adjusted Square Foot Cost for Upper Floors = 98.72 Adjusted Square Foot Cost for Basement = 54.40 | |
| 2018 Year Built Remodeled | | Total Floor Area: 8,496 Base Cost New of Upper Floors = 838,724 Basement Area: 3,776 Base Cost New of Basement = 205,414 Eff. Age: 6 Phy. %Good/Abr. Ph. / Func. / Econ. / Overall %Good: 89 / 100 / 100 / 100 / 89.0 Total Depreciated Cost = 929,283 | |
| 20 Overall Bldg Height | | Reproduction/Replacement Cost = 1,044,138 Total Depreciated Cost = 929,283 | |
| Comments: | | <<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels # or Height Storys Cost Col. Rate Sqft Adj. Cost | |
| (1) Excavation/Slab Prep: | | (39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>> | |
| (2) Foundation: Footings X Poured Conc. - Block/Stone Block | | (11) Electric and Lighting: | |
| (3) Frame: | | Outlets: | |
| (4) Floor Structure: | | Fixtures: | |
| (5) Floor Cover: | | (13) Roof Structure: Slope=0 | |
| (6) Ceiling: | | (14) Roof Cover: | |
| (7) Interior: | | (9) Sprinklers: | |
| (8) Plumbing: | | (10) Heating and Cooling: | |
| Many Above Avc. Average Typical Few None Total Fixtures Originals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners | | Gas Coal Hand Fired Oil Stoker Boiler | |
| Area #1: Type #1: Area #2: Type #2: Area: Type: Average | | (40) Exterior Wall: Thickness Basmt Insul. | |

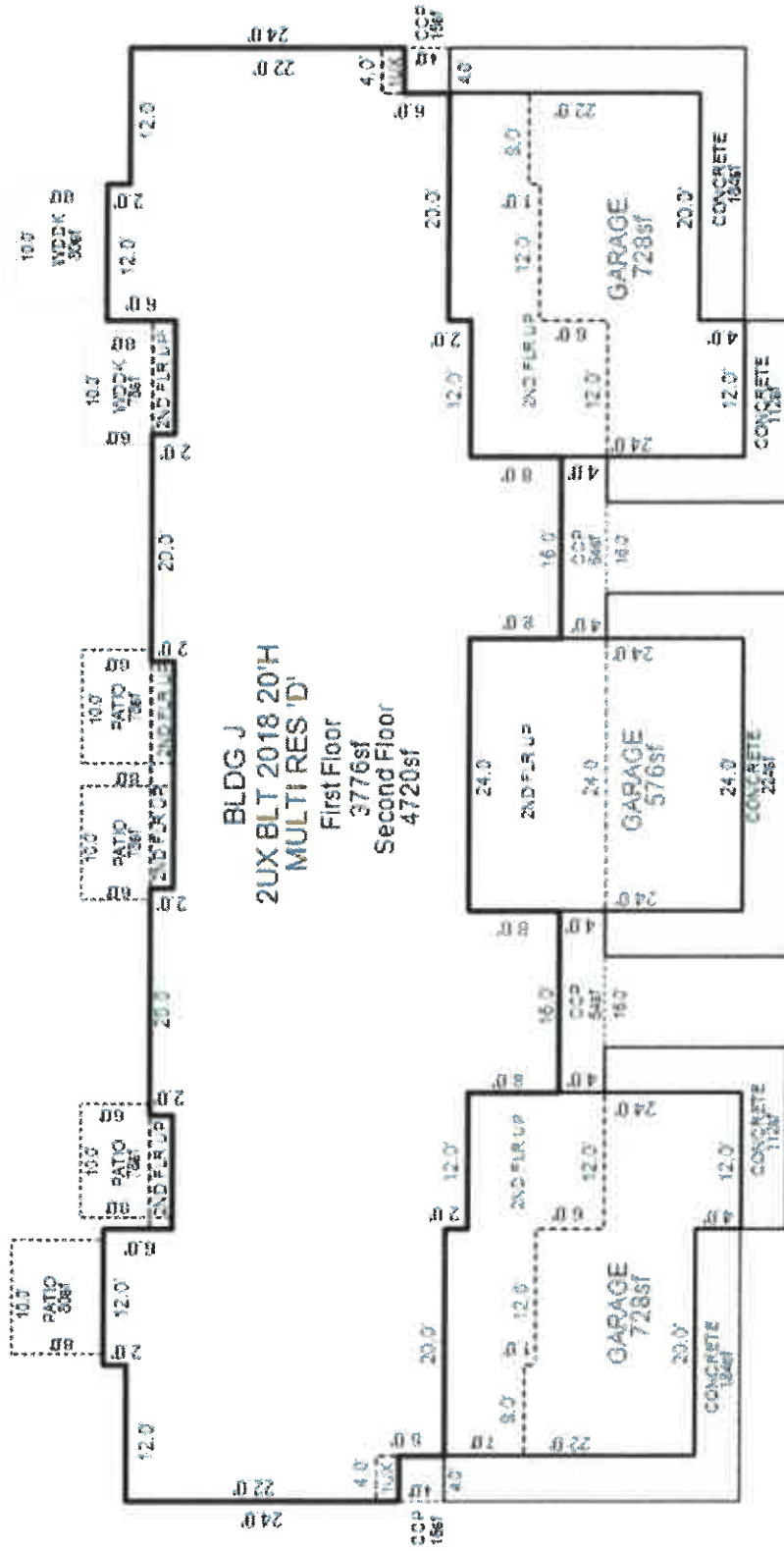
*** Information herein deemed reliable but not guaranteed***



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

| | | |
|---|---|---|
| <p>Desc. of Bldg/Section: MULTI RES YD BLDG J Calculator Occupancy: Multiple Residence Class: D, Siding Floor Area: 8,496 Gross Bldg Area: 101,039 Stories Above Grd: 2 Average Sty Hght: 10 Bsmnt Wall Hght Depr. Table : 2% Effective Age : 6 Physical %Good: 89 Func. %Good : 100 Economic %Good: 100 2018 Year Built Remodeled 20 Overall Bldg Height Comments:</p> | <p>Calculator Cost Computations Class: D, Siding Quality: Average Total Floor Area: 8496 # of Units: 6 Overall Building Height: 20 Base Rate for Upper Floors = 82.59 (10) Heating System: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100% Adjusted Square Foot Cost for Upper Floors = 98.72 Total Floor Area: 8,496 Base Cost New of Upper Floors = 838,724 Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0 Total Depreciated Cost = 746,464 <<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels Cost # of Height Storys Col. Rate Sqft Adj. Adj. Cost Item Description (39) Miscellaneous 2 Up 2846.19 6 1.000 1.000 17,077 Miscellaneous Built-in Construction: 2 Up 2846.19 6 1.000 1.000 17,077 Fireplace, Direct vent Total Cost of Lump-Sum Items = 17,077 Total Cost New = 17,077 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>> (11) Electric and Lighting: (39) Miscellaneous:</p> | <p>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% Avg. Sqft/Story: 4248 Total # Units: 6 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Unfinished Basement Heat: Zoned A.C. Warm & Cooled Air * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Average (7) Interior: (8) Plumbing: (9) Sprinklers: (10) Heating and Cooling: (6) Ceiling:</p> |
| <p>(1) Excavation/Site Prep: (2) Foundation: X Poured Conc. Brick/Stone Block (3) Frame: (4) Floor Structure: (5) Floor Cover: (6) Ceiling:</p> | <p>Outlets: Few Average Many Unfinished Typical Flex Conduit Incandescent Fluorescent Mercury Sodium Vapor Non-Metallic Bus Duct Transformer (13) Roof Structure: Slope=0 (14) Roof Cover:</p> | <p>Fixtures: Few Average Many Unfinished Typical Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners Hand Fined Boiler Coal Stoker (40) Exterior Wall: Thickness Bsmnt Insul.</p> |

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Desc. of Bldg/Section: MULTI RES 'D' BLDG B
 Calculator Occupancy: Multiple Residences

Class: D, Siding
 Floor Area: 5,752
 Gross Bldg Area: 101,039
 Stories Above Grd: 2
 Average Sty Hght: 10
 Bsmt Wall Hght: 8

Quality: Average
 Heat#1: Zoned A.C. Warm & Cooled Air 100%
 Heat#2: Package Heating & Cooling 0%
 Ave. Sqft/Story: 2876
 Total # Units: 4
 Has Elevators:

*** Basement Info ***
 Area: 2568
 Perimeter: 272
 Type: Unfinished Basement
 Heat: Zoned A.C. Warm & Cooled Air

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

Area:
 Type: Average

(1) Excavation/Site Prep:
 (2) Foundation: Foot Ings
 X (4) Footed Conc. Brick/Stone Block

(3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:

Calculator Cost Computations
 Class: D, Siding Quality: Average
 Total Floor Area: 5752 # of Units: 4
 Overall Building Height: 20

Base Rate for Upper Floors = 82.59
 Unfinished Basement, Base Rate for Basement = 35.71
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
 Bsmt Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.50
 Adjusted Square Foot Cost for Upper Floors = 98.72
 Adjusted Square Foot Cost for Basement = 55.21

Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
 Basement Area: 2,568 Base Cost New of Basement = 141,779

Eff. Aqs: 6 Phy. %Good/Abnt. Phy./Func./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 631,559

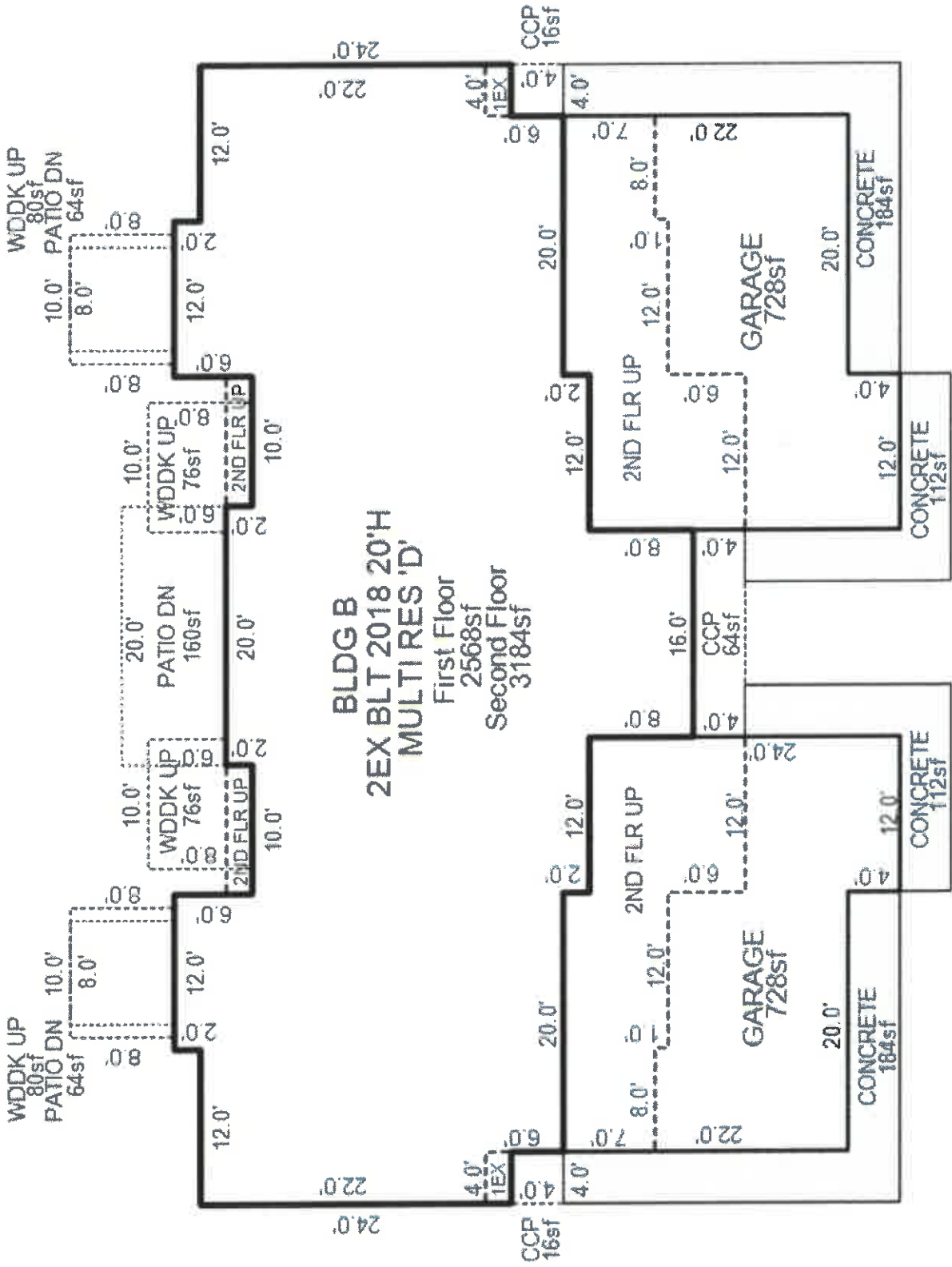
<<<<< Segregated Cost Computations >>>>>
 Costs taken from Segregated Cost Section 2: Multiples & Metals
 Cost # or Height Storys
 Item Description Col. Rate SqFt Adj. Cost

(39) Miscellaneous
 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>
 (11) Electric and Lighting:
 (39) Miscellaneous:
 4 Fireplace, Direct vent

| | | | | | |
|----------|------------------------------|---------------|---------------|--------------|-------------|
| Outlets: | Few | Average | Many | Unfinished | Typical |
| | Few | Average | Many | Unfinished | Typical |
| | Flex Conduit | Rigid Conduit | Armored Cable | Non-Metallic | Bus Duct |
| | Incandescent | Fluorescent | Mercury | Sodium Vapor | Transformer |
| | (13) Roof Structure: Slope=0 | | | | |
| | (14) Roof Cover: | | | | |

(40) Exterior Wall:
 Thickness Bsmt Insl.

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



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

| | | | | | |
|---|--|--|--|--|--|
| Desc. of Bldg/Section: MULTI RES IDY BLDG C Calculator Occupancy: Multiple Residences Class: D, Siding Floor Area: 5,752 Gross Bldg Area: 101,039 Stories Above Grd: 2 Average Sty Height: 10 Beamnt Wall Height: 8 Depr. Table: 2% Effective Age: 6 Physical %Good: 89 Func. %Good: 100 Economic %Good: 100 2018 Year Built Remodeled 20 Overall Bldg Height Comments: | | Construction Cost 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: 2876 Total # Units: 4 Has Elevators: *** Basement Info *** Area: 2568 Perimeter: 272 Type: Unfinished Basement Heat: Zoned A.C. Warm & Cooled Air * Mezzanine Info * * Sprinkler Info * Area: Type: Average | | Calculator Cost Computations Class: D, Siding Quality: Average Total Floor Area: 5752 # of Units: 4 Overall Building Height: 20 Base Rate for Upper Floors = 82.59 Unfinished Basement Basement, Base Rate for Basement = 35.71 (Basement Fireproofing Rate = 0.00) (10) Heating System: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100% Beamnt Heating System: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.50 Adjusted Square Foot Cost for Upper Floors = 98.72 Adjusted Square Foot Cost for Basement = 55.21 Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838 Basement Area: 2,568 Base Cost New of Basement = 141,779 Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Overall %Good: 89 /100/100/100/89-0 Total Depreciated Cost = 631,559 <<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels # of Height Storys Item Description Col. Rate Sqft Adj. Cost (39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing ->>>>> | |
| (1) Excavation/Site Prep: | | (7) Interior: | | (11) Electric and Lighting: | |
| (2) Foundation: Footings X Poured Conc. Brick/Stone Block | | (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 | | Outlets: 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 (14) Roof Cover: | |
| (3) Frame: | | (9) Sprinklers: | | (40) Exterior Wall: Thickness Beamnt Insul. | |
| (4) Floor Structure: | | (10) Heating and Cooling: Gas Oil Coal Stoker Hand Fired Boiler | | | |
| (5) Floor Cover: | | | | | |
| (6) Ceiling: | | | | | |

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

Desc. of Bldg/Section: MULTI RES 'DY BLDG D
 Calculator Occupancy: Multiple Residences

Class: D, Siding
 Gross Bldg Area: 101,039
 Stories Above Grd: 2
 Average Sty Hght: 10
 Bsmnt Wall Hght: 8
 Dept. Table: 2%
 Effective Age: 6
 Physical %Good: 89
 Func. %Good: 100
 Economic %Good: 100

2013 Year Built
 Remodeled

20 Overall Bldg Height

Comments:

Area: 2568
 Perimeter: 272
 Type: Unfinished Basement
 Heat: Zoned A.C. Warm & Cooled Air
 * Mezzanine Info *

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

(1) Excavation/site Prep:

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

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | |
|-----------------|-----------------|----------|
| Many Above Avc. | 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:

(12) Roof Structure: Slope=0

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

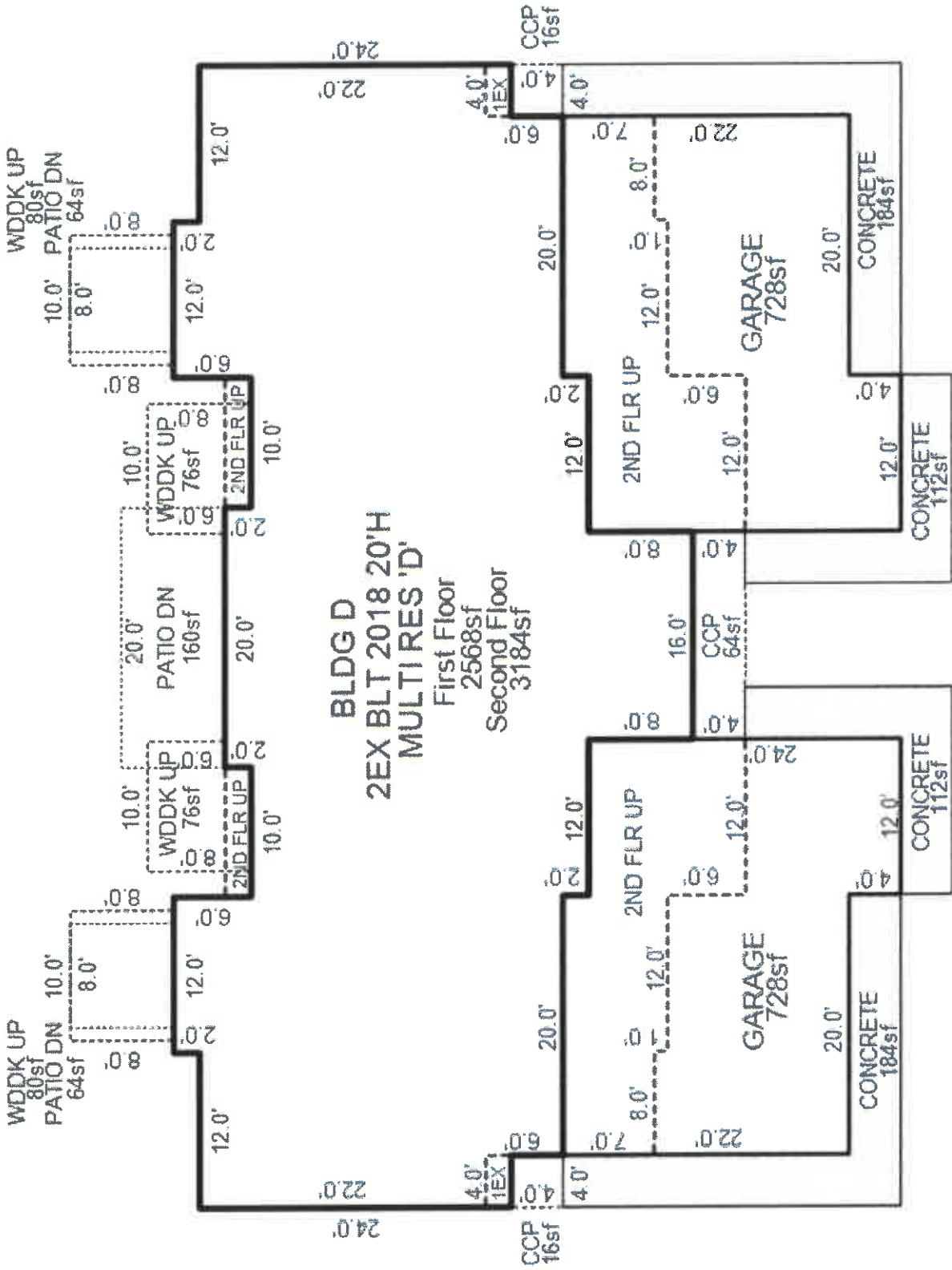
(13) Roof Cover:

(14) Roof Cover:

(15) Miscellaneous:
 4 Fireplace, Direct vent

Calculator Cost Computations
 Class: D, Siding Quality: Average
 Total Floor Area: 5752 # of Units: 4
 Overall Building Height: 20
 Base Rate for Upper Floors = 82.59
 Unfinished Basement Basement, Base Rate for Basement = 55.71
 (Basement Fireproofing Rate = 0.00)
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
 Bsmnt Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.50
 Adjusted Square Foot Cost for Upper Floors = 98.72
 Adjusted Square Foot Cost for Basement = 55.21
 Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
 Basement Area: 2,568 Base Cost New of Basement = 141,779
 Eff. Age: 6 Phy. %Good/Abnt. Phy./Func./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 631,559
 Reproduction/Replacement Cost = 709,617
 Segregated Cost Computations
 Costs taken from Segregated Cost Section 2: Multiples & Motels
 Item Description Col. Rate Sqft Adj. Adj. Cost
 (39) Miscellaneous
 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>

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



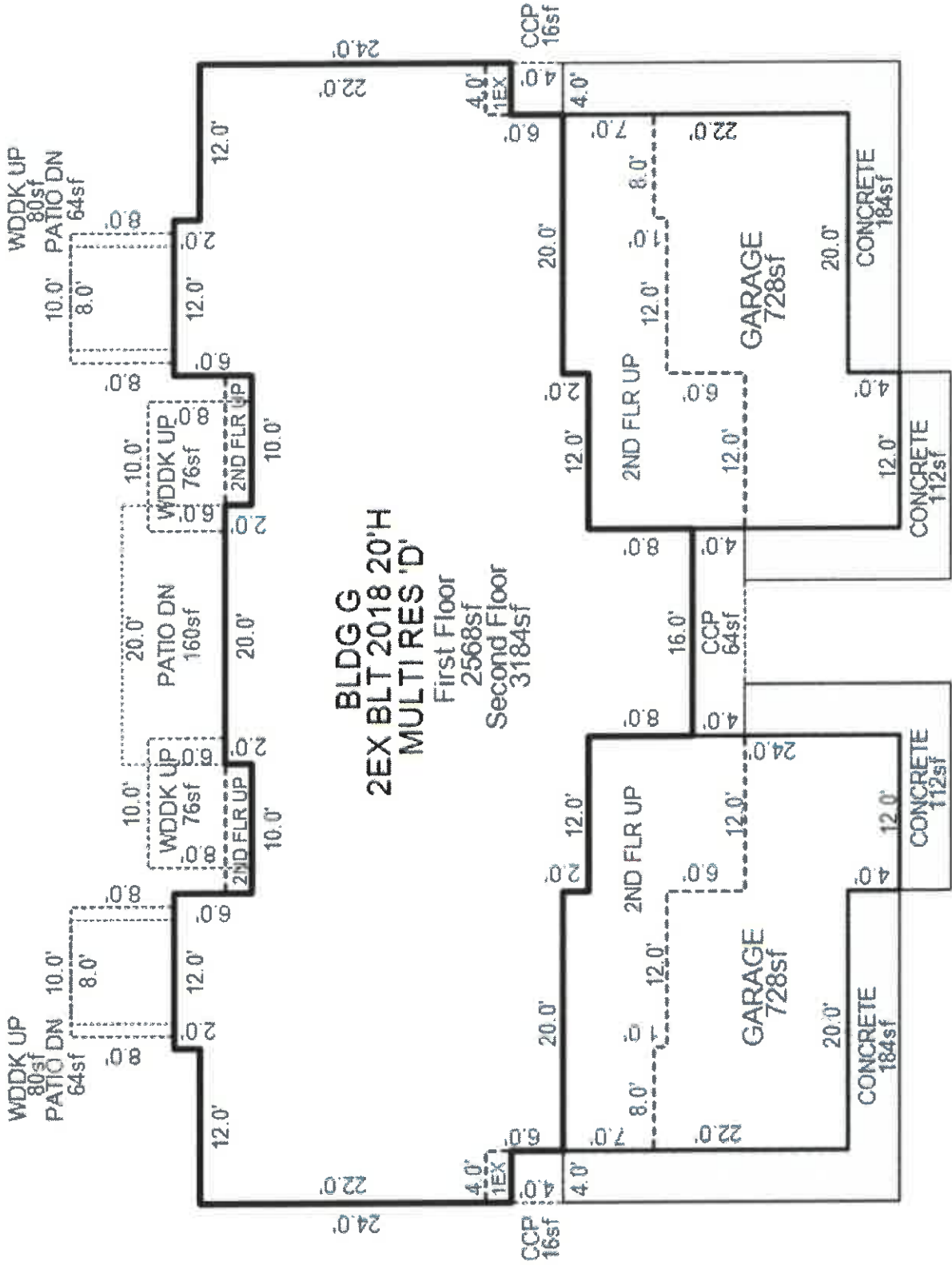
*** Information herein deemed reliable but not guaranteed ***

Desc. of Bldg/Section: MULTI RES 10' BLDG G
 Calculator Occupancy: Multiple Residences
 Class: D, Siding
 Floor Area: 5,752
 Gross Bldg Area: 101,039
 Stories Above Grd: 2
 Average Sty Light: 10
 Basmt Wall Light: 8
 Dept. Table: 2%
 Effective Age: 6
 Physical %Good: 89
 Func. %Good: 100
 Economic %Good: 100
 2018 Year Built
 Remodeled
 20 Overall Bldg Height
 Comments:

High Above Avc. X Avc. Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Zoned A.C. Warm & Cooled Air 100%
 Heat#2: Package Heating & Cooling 0%
 Avc. Sqft/Story: 2876
 Total # Units: 4
 Has Elevators:
 *** Basement Info ***
 Area: 2568
 Perimeter: 272
 Type: Unfinished Basement
 Heat: Zoned A.C. Warm & Cooled Air
 * Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *
 Area:
 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:

Calculator Cost Computations
 Class: D, Siding Quality: Average
 Total Floor Area: 5752 # of Units: 4
 Overall Building Height: 20
 Base Rate for Upper Floors = 82.59
 Unfinished Basement Basement, Base Rate for Basement = 35.71
 (Basement Fireproofing Rate = 0.00)
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13
 Basmt Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.50
 Adjusted Square Foot Cost for Upper Floors = 98.72
 Adjusted Square Foot Cost for Basement = 55.21
 Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
 Basement Area: 2,568 Base Cost New of Basement = 141,779
 Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Overall %Good: 89 /100/100/100/89-0
 Total Depreciated Cost = 631,559
 <<<<< Segregated Cost Computations >>>>>
 Costs taken from Segregated Cost Section 2: Multiples & Motels
 Cost # of Height Storys
 Item Description Col. Rate SqFt Adj. Adj. Cost
 (39) Miscellaneous
 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>
 (11) Electric and Lighting:
 (12) Electric and Lighting:
 (13) Roof Structure: Slope=0
 (14) Roof Cover:
 (15) Miscellaneous:
 4 Fireplace, Direct vent
 (40) Exterior Wall:
 Thickness Remnt Insul.



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

Desc. of Bldg/Section: MULTI RES 'D' BLDG II
 Calculator Occupancy: Multiple Residences

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: 2875
 Total # Units: 4
 Has Elevators:
 *** Basement Info ***
 Area: 2568
 Perimeter: 272
 Type: Unfinished Basement
 Heat: Zoned A.C. Warm & Cooled Air
 * Mezzanine Info *
 * Sprinkler Info *

2010 Year Built
 Remodeled

20 Overall Bldg Height

Comments:

Calculator Cost Computations

>>>>>

Class: D, Siding Quality: Average
 Total Floor Area: 5752 # of Units: 4
 Overall Building Height: 20

Base Rate for Upper Floors = 82.59
 Unfinished Basement, Base Rate for Basement = 35.71
 (Basement Fireproofing Rate = 0.00)

(10) Heating System: Zoned A.C. Warm & Cooled Air Cost/Sqft: 16.13 100%
 Bsmnt Heating System: Zoned A.C. Warm & Cooled Air Cost/Sqft: 19.50
 Adjusted Square Foot Cost for Upper Floors = 98.72
 Adjusted Square Foot Cost for Basement = 55.21

Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
 Basement Area: 2,568 Base Cost New of Basement = 141,779

Eff. Adj: 6 Phy. %Good/Abnt. Phy./Func./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 631,559

<<<<< Segregated Cost Computations >>>>>
 Costs taken from Segregated Cost Section 2: Multiples & Metals
 Cost # or Height Storys
 Item Description Col. Rate Sqft Adj. Cost

(39) Miscellaneous

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

(11) Electric and Lighting: (39) Miscellaneous:

(7) Interior:

(8) Plumbing:

Outlets:

Fixtures:

4 Fireplace, Direct vent

| | | |
|-----------------|-----------------|----------|
| 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 | |

| | | |
|-------------------------|--------------------|--------------------------|
| Few Average | Average | Few |
| Many Unfinished Typical | Unfinished Typical | Many Unfinished Typical |
| Flex Conduit | Rigid Conduit | Incaudescant |
| Armored cable | Armored cable | Fluorescent |
| Non-Metallic | Non-Metallic | Mercury |
| Bus Duct | Bus Duct | Sodium Vapor Transformer |

(9) Sprinklers:

(13) Roof Structure: Slope=0

(40) Exterior Wall:

Thickness

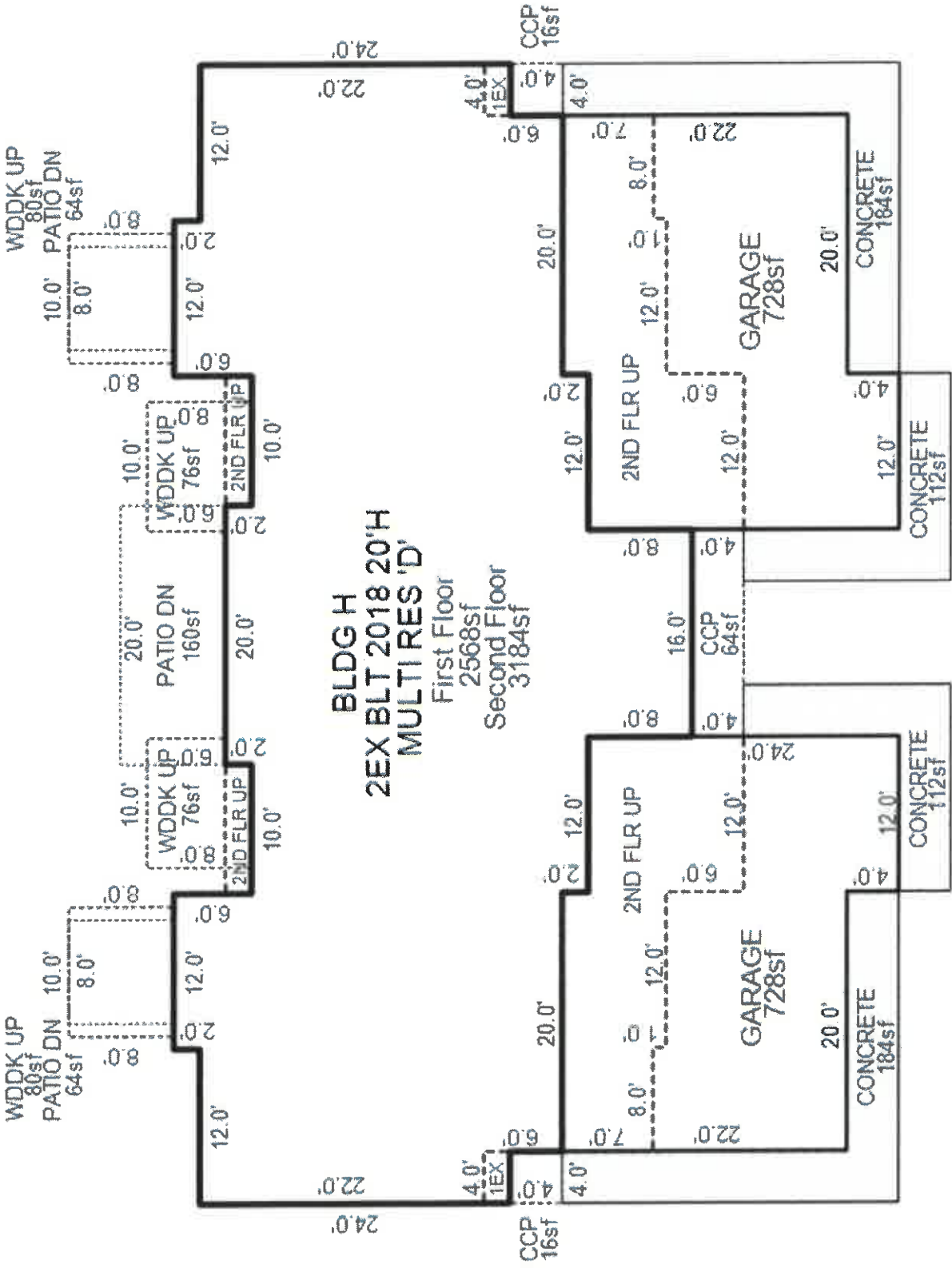
Basmt Insul.

(10) Heating and Cooling:

| | | |
|---------|-------------|-------------------|
| Gas Oil | Coal Stoker | Hand Fired Boiler |
|---------|-------------|-------------------|

(6) Ceiling:

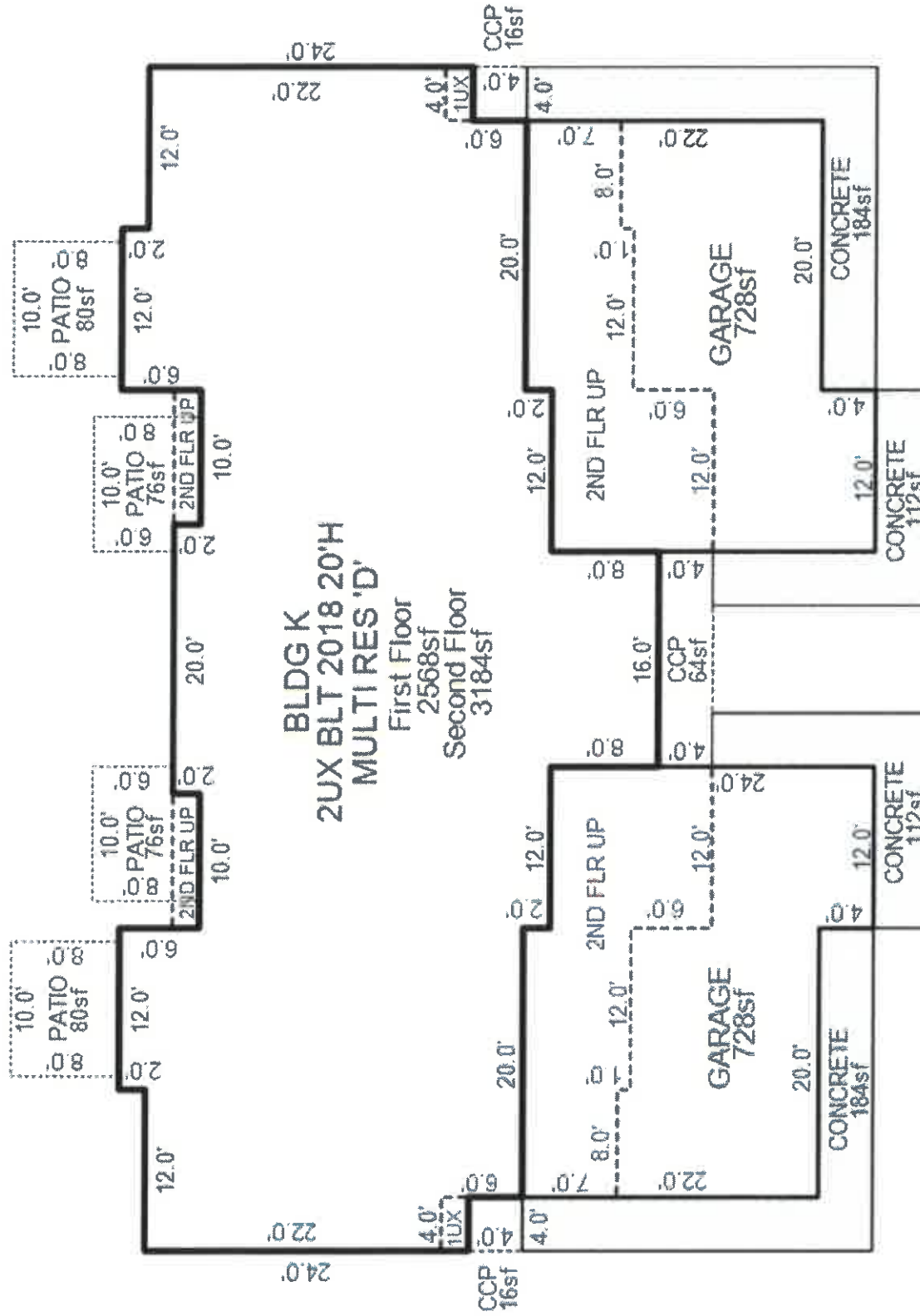
(14) Roof Cover:



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

Desc. of Bldg/Section: MULTI RES VDY BLDG K
 Calculator Cost Computations
 Class: D, Siding Quality: Average
 Total Floor Area: 5,752 # of Units: 4
 Overall Building Height: 20
 Base Rate for Upper Floors = 82.59
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
 Adjusted Square Foot Cost for Upper Floors = 98.72
 Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
 Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
 Total depreciated cost = 505,376
 <<<<<< Segregated Cost Computations >>>>>>
 Costs taken from Segregated Cost Section 2: Multiples & Motels
 Cost # or Height Storys
 Col. Rate Sqft Adj. Cost
 Item Description
 (39) Miscellaneous
 Miscellaneous Built-in Construction: 2 Up 2846.19 4 1.000 1.000 11,385
 Fireplace, Direct vent
 Total Cost of Lump-Sum Items = 11,385
 Total Cost New = 11,385
 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>
 (39) Miscellaneous:
 (11) Electric and Lighting:
 Outlets: Fixtures:
 Few Average Few
 Many Unfinished Many
 Typical Typical
 Flex Conduit Incandescent
 Rigid Conduit Fluorescent
 Armored Cable Mercury
 Non-Metallic Sodium Vapor
 Bus Duct Transformer
 (13) Roof Structure: Slope=0
 (14) Roof Cover:
 (7) Interior:
 (8) Plumbing:
 Many Above Ave. Average Few
 Above Ave. Typical 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 Coal Hand Fired
 Oil Stoker Roller
 (1) Excavation/Site Prep:
 (2) Foundation: Footings
 X Poured Conc. Brick/Stone Block
 (3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:

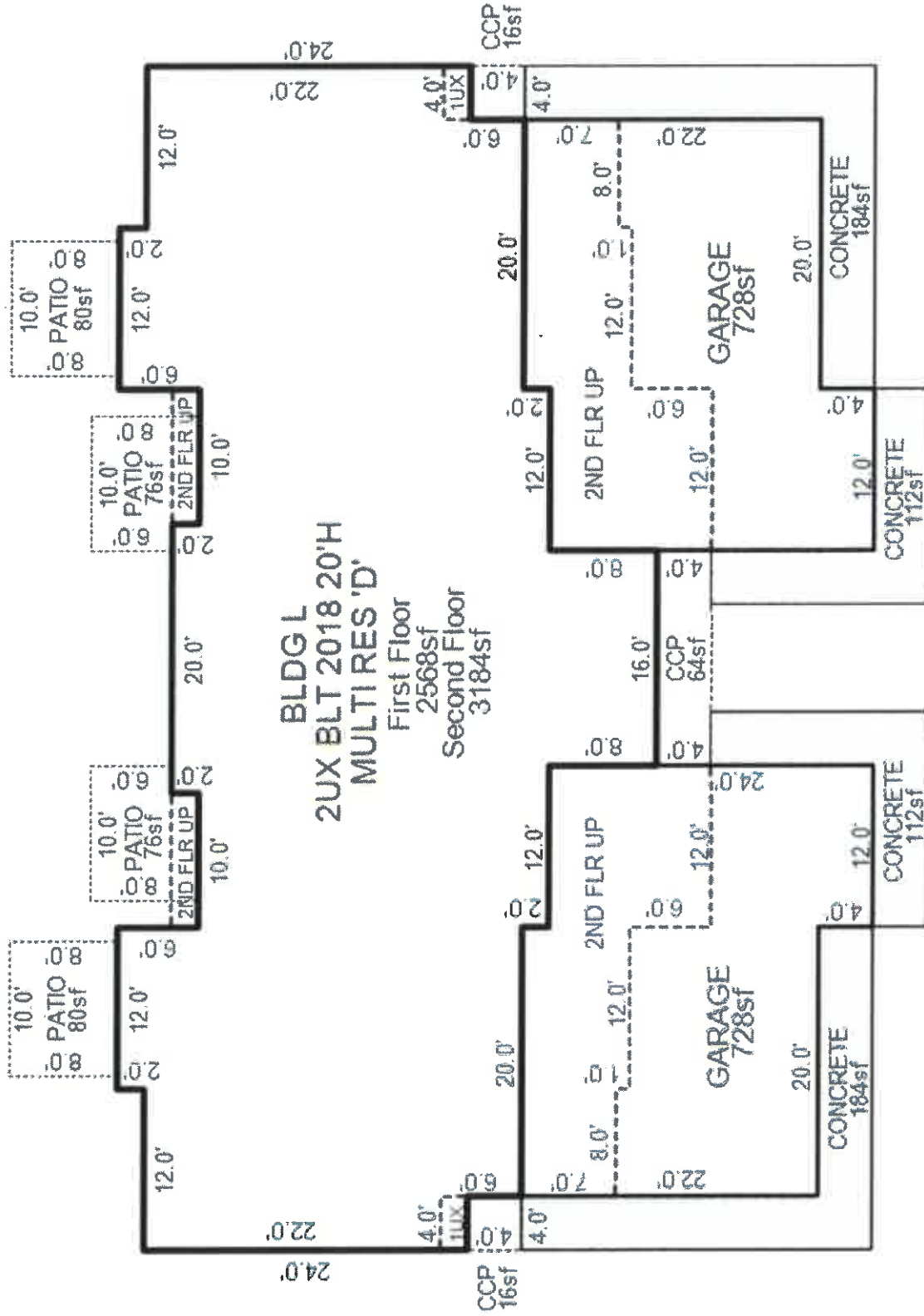
*** Information herein deemed reliable but not guaranteed***



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

Desc. of Bldg/Section: MULTI RES 'D' BLDG 6
 Calculator Occupancy: Multiple Residences
 Class: D, Siding Quality: Average
 Total Floor Area: 5,752 # of Units: 4
 Overall Building Height: 20
 Base Rate For Upper Floors = 82.59
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
 Adjusted Square Foot Cost for Upper Floors = 98.72
 Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
 Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 505,376
 Segregated Cost Computations
 Costs taken from Segregated Cost Section 2: Multiples & Motels
 Cost # or Height Storys
 Col. Rate Sqft Adj. Adj. Cost
 >>>>>
 (39) Miscellaneous 2 Up 2846.19 4 1.000 1.000 11,385
 Miscellaneous Built-in Construction: 2 Up 2846.19 4 1.000 1.000 11,385
 Fireplace, Direct vent
 Total Cost of Lump-Sum Items = 11,385
 Total Cost New = 11,385
 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>
 (39) Miscellaneous:
 (11) Electric and Lighting:
 (13) Roof Structure: Slope=0
 (14) Roof Cover:
 (40) Exterior Wall:
 Thickness Basmt Insul.

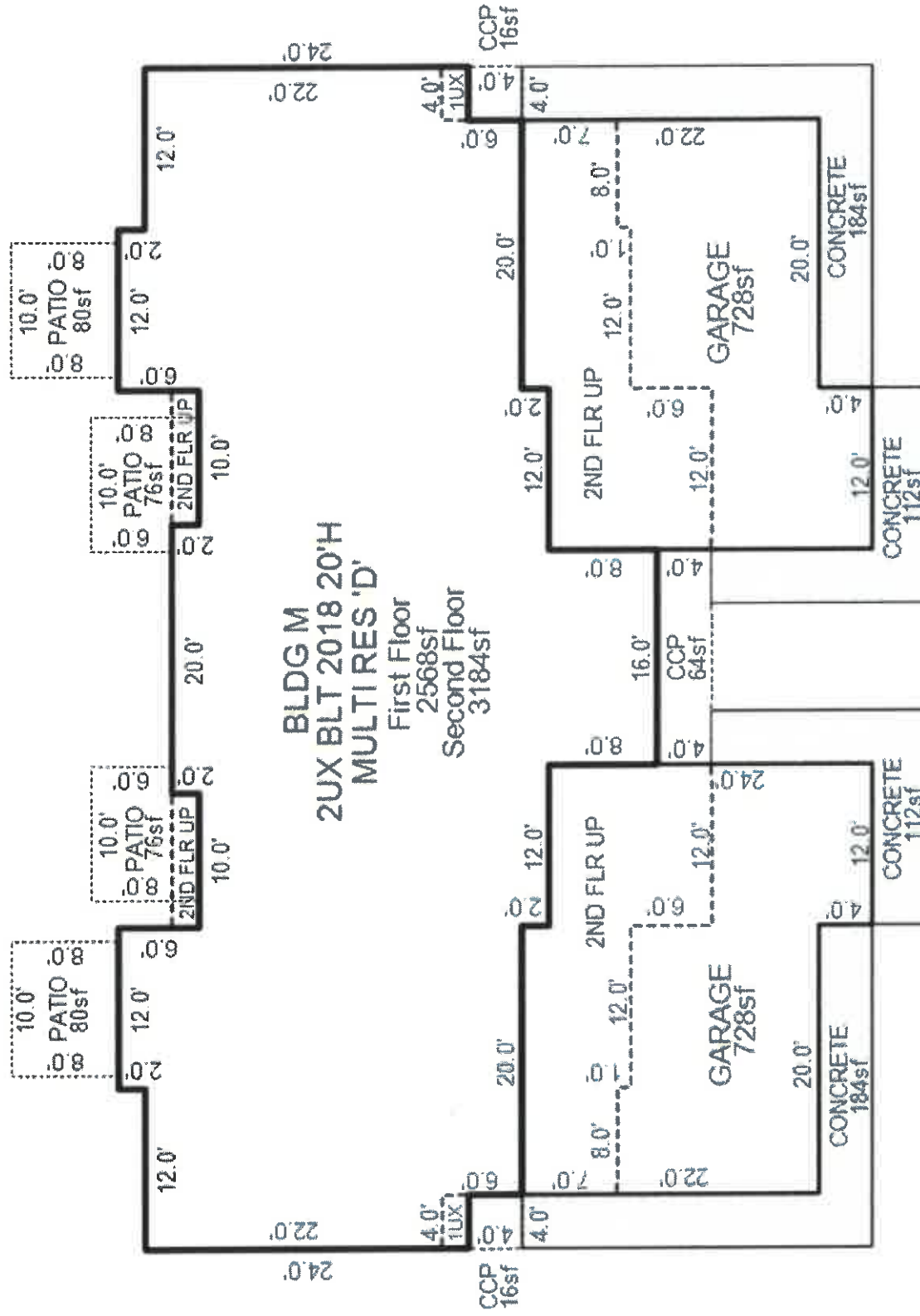
*** Information herein deemed reliable but not guaranteed***



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

| | | | | | |
|--|--|---|--|---|--|
| Desc. of Bldg/section: MULTI RES 'D' BLDG M Calculator Occupancy: Multiple Residences | | Class: D, Siding Quality: Average Total Floor Area: 5752 # of Units: 4 Overall Building Height: 20 | | Calculation Cost Computations Base Rate for Upper Floors = 82.59 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/Sqft: 16.13 100% Adjusted Square Foot Cost for Upper Floors = 98.72 Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838 Reproduction/Replacement Cost = 567,838 Rhy. %Good/Abnt. Rhy./Func./Econ./Overall %Good: 89 /100/100/100/89.0 Total Depreciated Cost = 505,376 | |
| 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: 2876 Total # Units: 4 Has Elevators: | | Segregated Cost Computations Costs taken from Segregated Cost Section 2: Multiples & Metals Cost # or Height Storyz Col. Rate Sqft Adj. Cost | |
| 2018 Year Built Remodeled Overall Bldg Height Comments: | | *** Basement Info *** * Mezzanine Info * * Sprinkler Info * | | (39) Miscellaneous Miscellaneous Built-in Construction: 2 Up 2846.19 4 1.000 1.000 11,385 Fireplace, Direct vent Total Cost of Lump-Sum Items = 11,385 Total Cost New = 11,385 | |
| (1) Excavation/site Prep: | | (7) Interior: | | (11) Electric and Lighting: | |
| (2) Foundation: 1 Footings X Poured Conc. Brick/Stone Block | | (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 | | Outlets: Few Average Many Unfinished Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Vapor Non-Metallic Sodium Vapor Bus Duct Transformer | |
| (3) Frame: | | (9) Sprinklers: | | (40) Exterior Wall: Thickness Insul. | |
| (4) Floor Structure: | | (10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler | | (13) Roof Structure: Slope=0 | |
| (5) Floor Cover: | | (14) Roof Cover: | | (39) Miscellaneous: | |
| (6) Ceiling: | | 4 Fireplace, Direct vent | | 4 Fireplace, Direct vent | |

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



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

Desc. of Bldg/Section: MULTI RES PD BLDG N
 Calculator Occupancy: Multiple Residences
 Calculator Cost Computations
 Class: D, Siding Quality: Average
 Total Floor Area: 5752 # of Units: 4
 Overall Building Height: 20
 Base Rate for Upper Floors = 82.59
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
 Adjusted Square Foot Cost for Upper Floors = 98.72
 Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
 Reproduction/Replacement Cost = 557,838
 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 505,376

Segregated Cost Computations
 Costs taken from Segregated Cost Section 2: Multiples & Motels
 Cost # or Height Storys
 Col. Rate Sqft Adj. Adj. Cost
 >>>>>

Item Description
 (39) Miscellaneous 2 Up 2846.19 4 1.000 1.000 11,385
 Miscellaneous Built-in Construction: 2 Up 2846.19 4 1.000 1.000 11,385
 Fireplace, Direct vent
 Total Cost of Lump-Sum Items = 11,385
 Total Cost New = 11,385
 <<<<< Calculations too long. See valuation printout for complete pricing. >>>>>

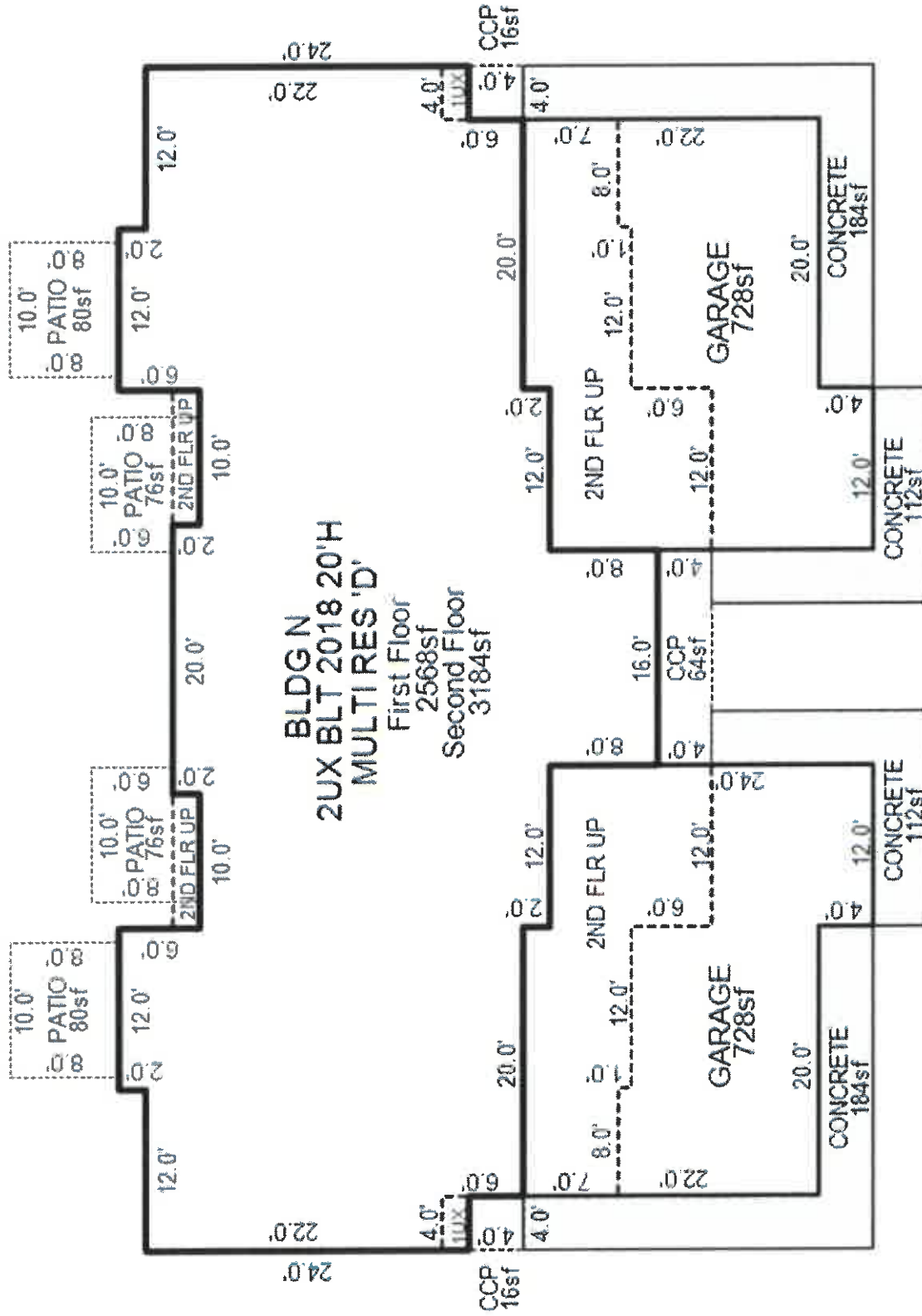
(39) Miscellaneous:
 (11) Electric and Lighting:
 (12) Fireplaces, Direct vent
 (13) Roof Structure: Slope=0
 (14) Roof Cover:
 (40) Exterior Wall:
 Thickness Basement Insul.

(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 Coal Hand Fired
 Oil Stoker Boiler

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

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: 2876
 Total # Units: 4
 Gas Elevators:
 *** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Zoned A.C. Warm & Cooled Air
 * Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average
 * Sprinkler Info *
 2018 Year Built
 Remedied
 20 Overall Bldg
 Height
 Comments:

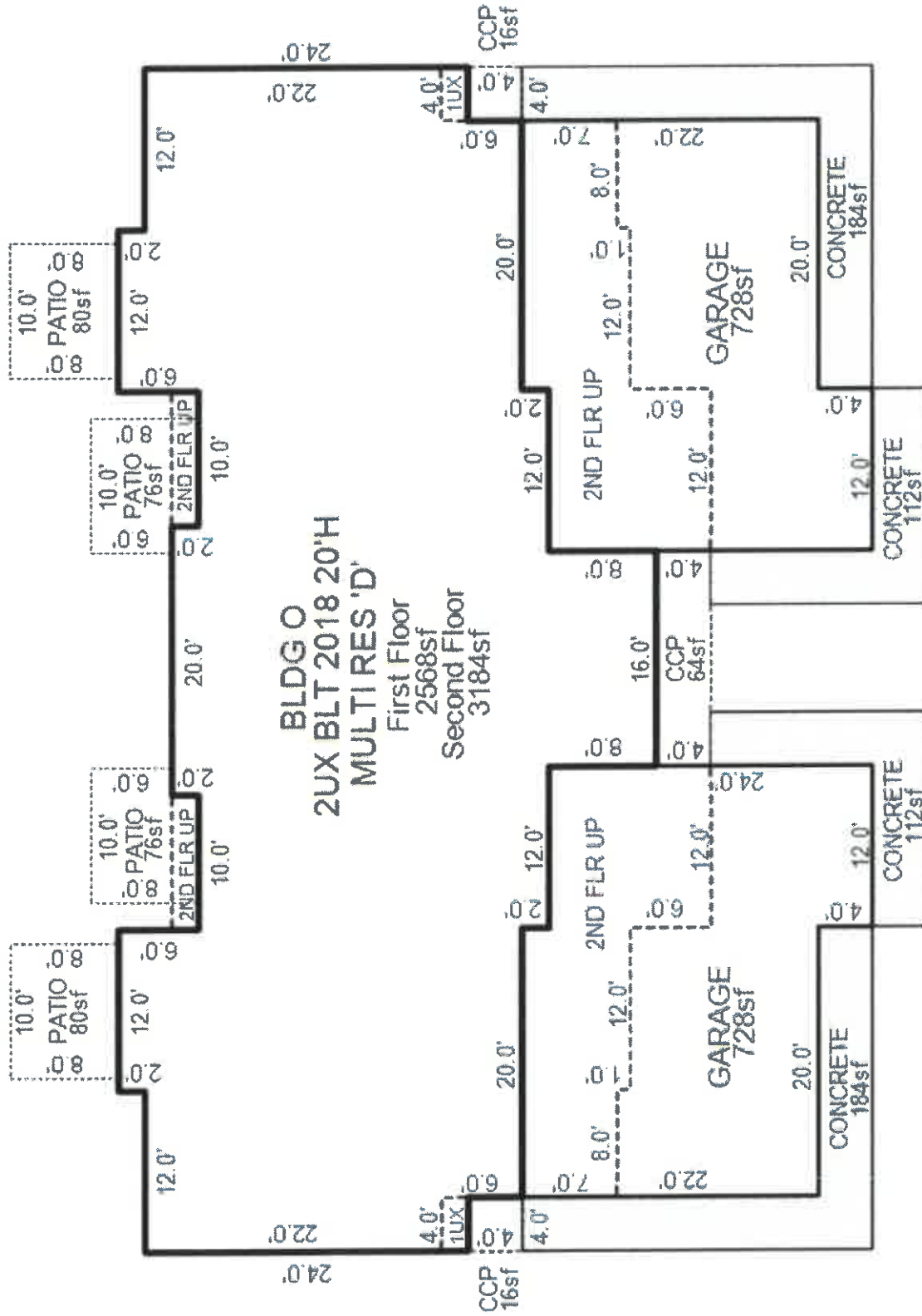
*** Information herein deemed reliable but not guaranteed***



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

| | | |
|--|--|---|
| <p>Desc. of Bldg/Section: MULTI RES 'D' BLDG O Calculator occupancy: Multiple Residences Class: D, Siding Floor Area: 5,752 Gross Bldg Area: 101,039 Stories Above Grd: 2 Average sty Hght: 10 Basement Wall Hght Dept. Table : 23 Effective Age : 6 Physical %Good: 89 Func. %Good : 100 Economic %Good: 100 2018 Year Built Remodeled 20 Overall Bldg Height Comments:</p> | <p>Construction Cost 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: 2876 Total # Units: 4 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Zoned A.C. Warm & Cooled Air * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Average * Sprinkler Info * Area: Type: Average</p> | <p><<<<< Calculator Cost Computations Class: D, Siding Quality: Average Total Floor Area: 5752 # of Units: 4 Overall Building Height: 20 Base Rate for Upper Floors = 82.59 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100% Adjusted Square Foot Cost for Upper Floors = 98.72 Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838 Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89,0 Reproduction/Replacement Cost = 567,838 Total Depreciated Cost = 505,376 <<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 2: Multiples & Motels Cost # of Height Story Col. Rate Sqft Adj. Adj. Cost <<<<< (39) Miscellaneous Miscellaneous Built-in Construction: 2 Up 2846.19 4 1.000 1.000 11,385 Fireplace, Direct vent Total Cost of Lump-Sum Items = 11,385 Total Cost New = 11,385 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>> (39) Miscellaneous:</p> |
| <p>(1) Excavation/Site Prep:</p> | <p>(7) Interior:</p> | <p>(11) Electric and Lighting:</p> |
| <p>(2) Foundation: [X] Poured Conc. [] Brick/Stone [] Block</p> | <p>(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</p> | <p>Outlets: Few [] Average [] Few [] Many [] Unfinished [] Many [] Typical [] Typical [] Unfinished [] Flex Conduit [] Incandescent [] Rigid Conduit [] Fluorescent [] Armored Cable [] Mercury [] Non-Metallic [] Sodium Vapor [] Bus Duct [] Transformer [] (13) Roof Structure: Slope=0 (14) Roof Cover:</p> |
| <p>(3) Frame:</p> | <p>(9) Sprinklers:</p> | <p>(40) Exterior Wall: Thickness [] Insul. [] Basement Insul. []</p> |
| <p>(4) Floor Structure:</p> | <p>(10) Heating and Cooling: Gas [] Coal [] Hand Fired [] Oil [] Stoker [] Boiler []</p> | <p>(4) Fireplace, Direct vent</p> |
| <p>(5) Floor Cover:</p> | <p>(6) Ceiling:</p> | <p>(39) Miscellaneous:</p> |

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



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

Desc. of Bldg/Section: MULTI RES 'D' BDDG P
 Calculator Occupancy: Multiple Residences
 Calculator Cost Computations
 Class: D, Siding Quality: Average
 Total Floor Area: 5,752 # of Units: 4
 Overall Building Height: 20
 Base Rate for Upper Floors = 82.59
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
 Adjusted Square Foot Cost for Upper Floors = 98.72
 Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
 Eff. Age: 6 Phy. %Good/Abrn. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 505,376
 Reproduction/Replacement Cost = 567,838
 Total Depreciated Cost = 505,376

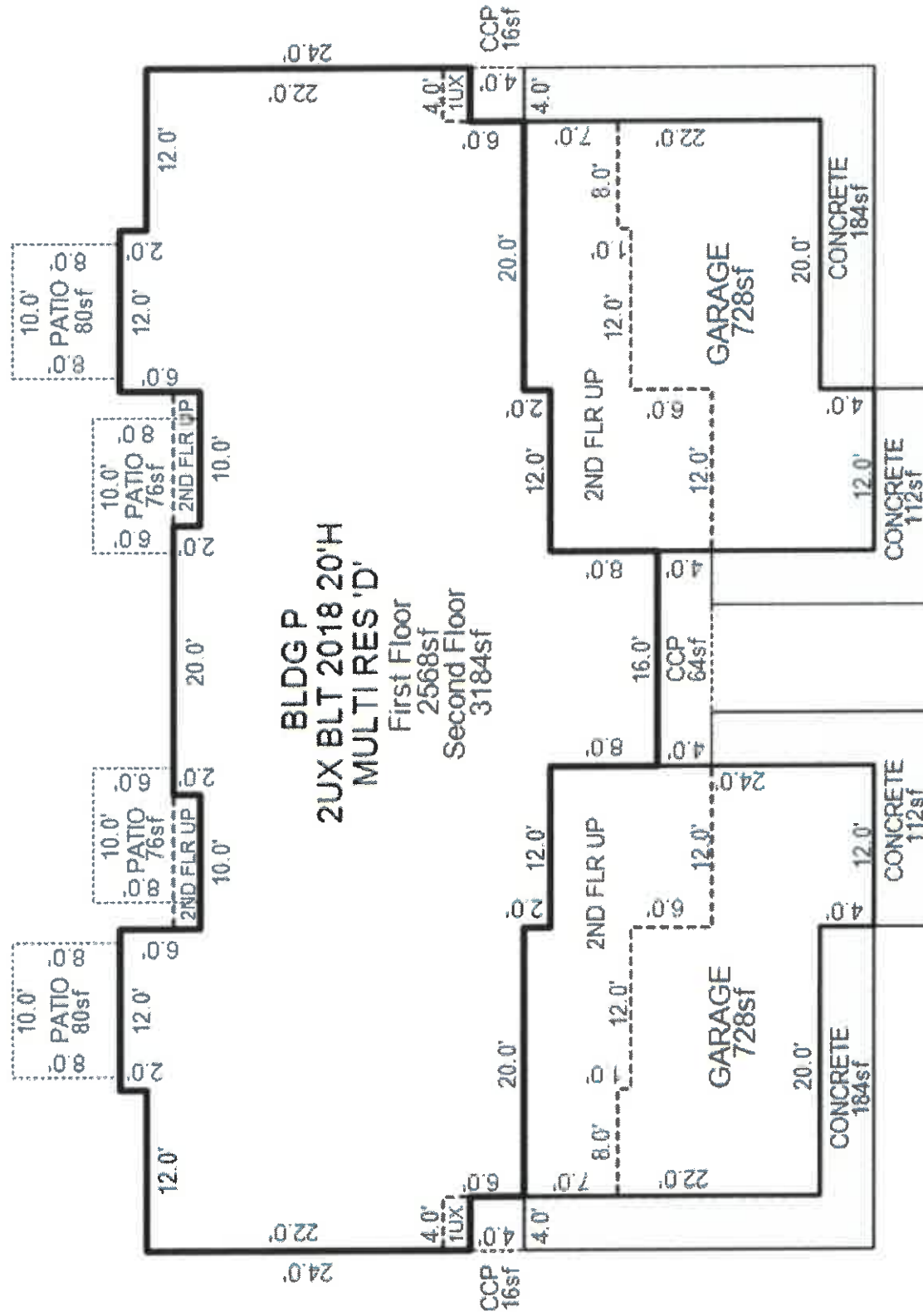
Segregated Cost Computations
 Costs taken from Segregated Cost Section 2: Multiples & Motels
 Cost # or Height Storys
 Col. Rate Sqft Adj. Cost
 Item Description
 (39) Miscellaneous 2 Up 2846.19 4 1.000 1.000 11,385
 Miscellaneous Built-in Construction: 2 Up 2846.19 4 1.000 1.000 11,385
 Fireplace, Direct vent
 Total Cost of Lump-Sum Items = 11,385
 Total Cost Now = 11,385
 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(11) Electric and Lighting: (39) Miscellaneous:
 4 Fireplace, Direct vent

(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 Coal Hard Fired
 Oil Stoker Boiler

(1) Excavation/Site Prep:
 (2) Foundation: Footings
 X (Poured Conc.) Brick/Stone Block
 (3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:
 Outlets: 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
 Thickness Insul.
 (14) Roof Cover:

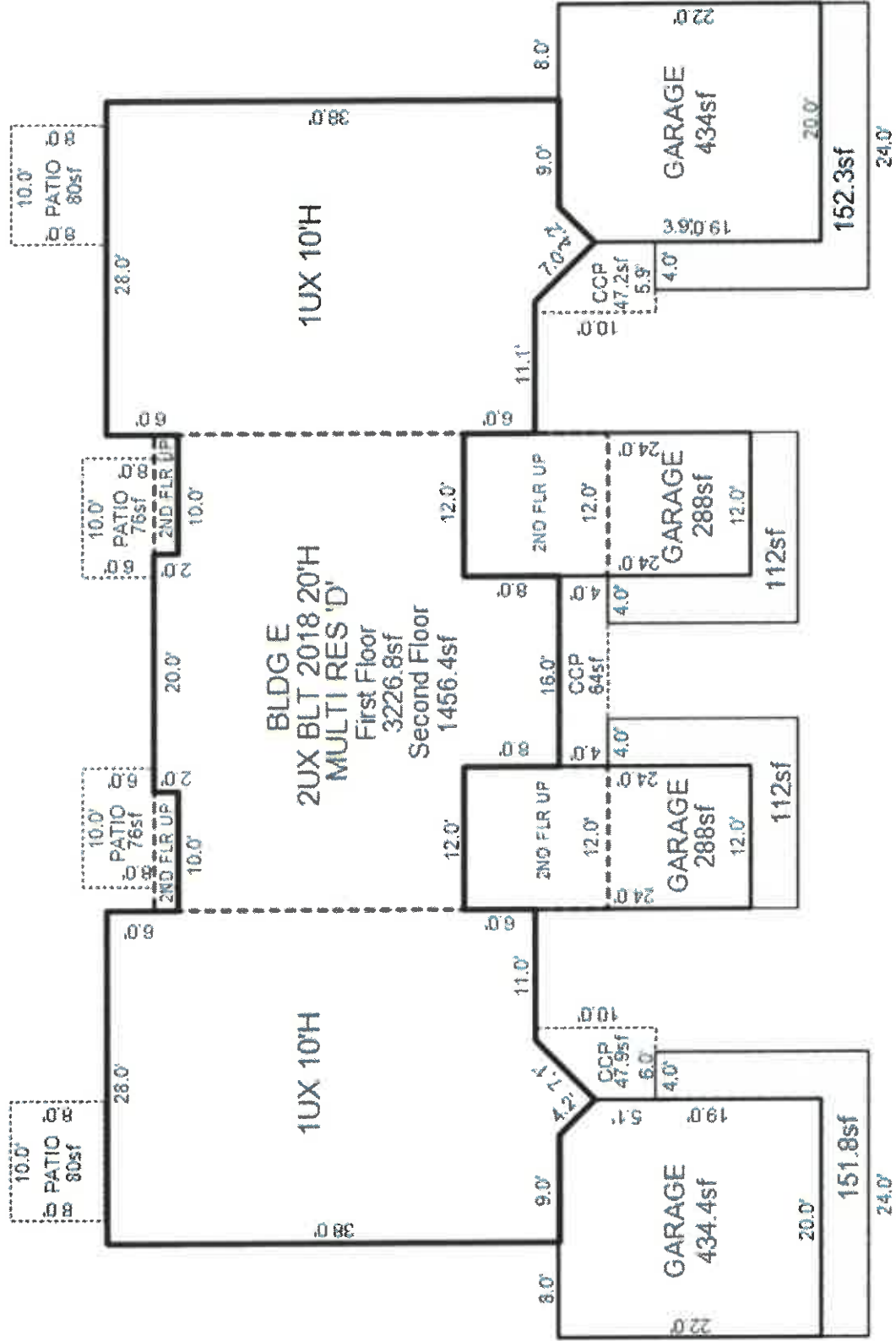
2018 Year Built
 Remodeled
 20 Overall Bldg Height
 Comments:
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average
 * Sprinkler Info *
 * Mezzanine Info *
 * Basement Info ***
 *** Information herein deemed reliable but not guaranteed***



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

| | | |
|---|---|--|
| <p>Desc. of Bldg/Section: MULTI RES YD' BLDG E Calculator Occupancy: Multiple Residences Class: D, Siding Floor Area: 4,683 Gross Bldg Area: 101,039 Stories Above Grd: 2 Average STY Hght : 10 Basmt Wall Hght Depr. Table : 2% Effective Age : 6 Physical %Good: 89 Func. %Good : 100 Economic %Good: 100</p> | <p>Construction Cost Above Ave. : X Avg. : Quality: Average Heat#1: Zoned A.C. Warm & Cooled Air 100% Heat#2: Package Heating & Cooling 0% Avg. SqFt/Story: 2342 Total # Units: 4 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Average</p> | <p>Calculator Cost Computations Class: D, Siding Quality: Average Total Floor Area: 4683 # of Units: 4 Overall Building Height: 20 Base Rate for Upper Floors = 82.59 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/Sqft: 16.13 100% Adjusted Square Foot Cost for Upper Floors = 98.72 Total Floor Area: 4,683 Base Cost New of Upper Floors = 462,306 Reproduction/Replacement Cost = 462,306 Eff. Age: 6 Phy. %Good/Abnr. Phyc./Func./Overall %Good: 89 /100/100/100/89.0 Total Depreciated Cost = 411,452 Segregated Cost Computations Costs taken from Segregated Cost Section 2: Multiples & Motels # or Height Storys Cost Col. Rate Sqft Adj. Adj. Cost (39) Miscellaneous: 2 Up 2846.19 4 1.000 1.000 11,385 Miscellaneous Built-in Construction: 2 Up 2846.19 4 1.000 1.000 11,385 Fireplace, Direct vent Total Cost of Lump-Sum Items = 11,385 Total Cost New = 11,385 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p> |
| <p>(1) Excavation/Site Prep:</p> | <p>(7) Interior:</p> | <p>(11) Electric and Lighting:</p> |
| <p>(2) Foundation: X Poured Conc. Brick/Stone Block</p> | <p>(8) Plumbing: Many Above Ave. Few Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners</p> | <p>Outlets: Few Average Few Many Unfinished Many Typical Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer</p> |
| <p>(3) Frame:</p> | <p>(9) Sprinklers:</p> | <p>(13) Roof Structure: Slope=0 Thickness Exterior Wall: Easmt Insul.</p> |
| <p>(4) Floor Structure:</p> | <p>(10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler</p> | <p>(14) Roof Cover:</p> |
| <p>(5) Floor Cover:</p> | <p>(39) Miscellaneous: 4 Fireplace, Direct vent</p> | |

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



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

Desc. of Bldg/Section: MULTI RES 'D' BLDG F
 Calculator Occupancy: Multiple Residences
 Class: D, Siding
 Quality: Average
 Total Floor Area: 7,596 # of Units: 6
 Overall Building Height: 20
 Base Rate for Upper Floors = 82.59
 (10) Heating System: Zoned A.C. Warm & Cooled Air Cost/Sqft: 16.13 100%
 Adjusted Square Foot Cost for Upper Floors = 98.72
 Total Floor Area: 7,596 Base Cost New of Upper Floors = 749,876
 Reproduction/Replacement Cost = 749,876
 Eff. Age: 6 Phy. %Good/Abnc. Phy./Func./Econ./Overall %Good: 39 / 100 / 100 / 100 / 89.0
 Total Depreciated Cost = 557,390

Calculator Cost Computations
 Segregated Cost Computations
 Costs taken from Segregated Cost Section 2: Multiples & Motels
 Cost # or Height Storys
 Col. Rate Sqft Adj. Cost
 >>>>>

Item Description
 (39) Miscellaneous
 Miscellaneous Built-in Construction: 2 Dp 2846.19 6 1.000 1.000 17,077
 Fireplace, Direct vent
 Total Cost of Lump-Sum Items = 17,077
 Total Cost New = 17,077
 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(39) Miscellaneous:
 6 Fireplace, Direct vent

(11) Electric and Lighting:
 (40) Exterior Wall:
 Thickness Basement Insul.

(13) Roof Structure: Slope=0
 (14) Roof Cover:

(7) Interior:
 (8) Plumbing:
 Many Above Ave. Few None
 Average Typical.
 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 Hand Fired
 Boiler Stoker Boiler

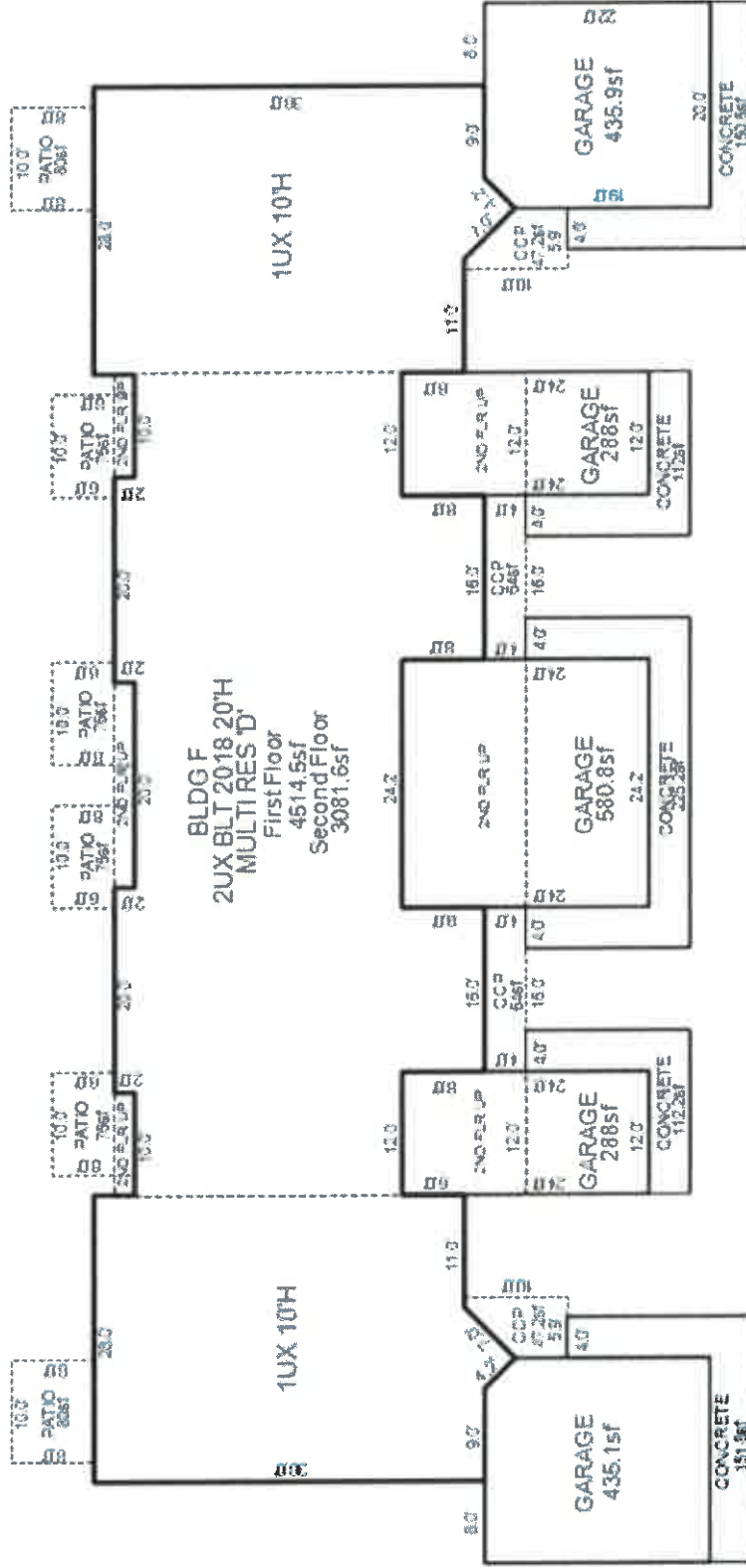
(4) Floor Structure:
 (5) Floor Cover:

(6) Ceiling:

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: 3798
 Total # Units: 6
 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

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

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



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

<<<<< Income Capitalization Calculations >>>>>

(Rooms) 26 Units x 2245 per unit = 58,370
 (1 Bedrooms) 14 Units x 2445 per unit = 34,230
 (2 Bedrooms) 26 Units x 2375 per unit = 61,750
 (3 Bedrooms) 14 Units x 2495 per unit = 34,930
 Misc. Monthly Income: PER FRES \$35, EST @25% OF APTS = 630
 Gross Income (100% Occupancy + Miscellaneous) x 12 months = 2,278,920
 Vacancy & Collection Loss 3.00% = -68,368
 Effective Gross Income = 2,210,552

Annual Operating Expenses
 Non-Itemized Expenses: 773693

Total Annual Operating Expenses = 773,693
 Net Operating Income before Taxes or Capital Charges = 1,436,859
 Capitalization Rate = 6.50% Tax Rate = 2.47% Overall Cap. Rate = 8.97%
 Income Capitalized Value (Net Income / Capitalization Rate) = 16,013,139
 % of Stmt on Parcel: 100 Contribution to Total Parcel Cost = 16,013,139

Comments/Data From:
 MKT EST 2024

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

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

41-15-31-460-073 2025 Est. T.C.V. ADA TH LLC
Property Class: 201 5255 KNOLL POND DR SE
ap #: ADA GRAND RAPIDS, MI 49546

Land Value Estimates for Land Table ADA-C.ADA COM

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|-----------------------------|--------|----------|--------|------|-------|--------|-----------|
| | 660.21 | 561.16 | 1.0000 | 0.0000 | 0 | 0* | | 0 |
| SF | CASCADE/SPAULDI 370481 SqFt | | 9.04591! | 100 | | | | 3,351,342 |
| ! Rates have been adjusted due to the large size of the parcel. | | | | | | | | |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | | |
| 660 Actual Front Feet, 8.51 Total Acres Total Est. Land Value = 3,351,342 | | | | | | | | |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|----------|-------|--------|------------|
| Fencing: Vnyl, Solid, 6' | 48.90 | 296 | 82 | 11,869 |
| D/W/P: Asphalt Paving | 3.56 | 67600 | 82 | 197,338 |
| D/W/P: 4in Concrete | 8.03 | 10240 | 82 | 67,426 |
| Retaining Wall: Block, 8 in. | 23.42 | 1453 | 82 | 27,904 |
| Ad-Hoc Unit-In-Place Items | | | | |
| Description | Rate | Size | % Good | Cash Value |
| /CI16/YARI/OUTL/2AVG/POLS | 91.50 | 120 | 82 | 9,004 |
| /CI16/YARI/OUTL/2AVG/FLO | 1,585.00 | 6 | 82 | 7,798 |
| Total Estimated Land Improvements True Cash Value = | | | | 321,339 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2018
Description of Occupancy: MULTI RES 'D' BLDG A

Costs are taken from the Multiple Residences cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Total Floor Area: 8496 # of Units: 3
Overall Building Height: 20

Base Rate for Upper Floors = 82.59
Unfinished Basement, Base Rate for Basement = 35.19
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
Bsmnt Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.21
Adjusted Square Foot Cost for Upper Floors = 98.72
Adjusted Square Foot Cost for Basement = 54.40

Total Floor Area: 8,496 Base Cost New of Upper Floors = 838,724
Basement Area: 3,776 Base Cost New of Basement = 205,414

Reproduction/Replacement Cost = 1,044,138
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 929,283

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | # or | Height | Storys | Cost | |
|--------------------------------------|------|---------|--------|--------|--------|--------|
| | Col. | Rate | SqFt | Adj. | Adj. | |
| (39) Miscellaneous | | | | | | |
| Miscellaneous Built-in Construction: | | | | | | |
| Fireplace, Direct vent | 2 Up | 2846.19 | 6 | 1.000 | 1.000 | 17,077 |
| Total Cost of Lump-Sum Items = | | | | | 17,077 | |
| Total Cost New = | | | | | 17,077 | |

rchitectural Multiplier: 1.00

Reproduction/Replacement Cost = 17,077
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 15,199

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| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CI16/YARI/RAIPD/100S/DECFPEA | 19.31 | 472 | 1.00 | 89 | 8,112 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |

ECF (ADA COM) 1.038 => TCv of Bldg: 1 = 1,069,997
 Replacement Cost/Floor Area= 136.33 Est. TCv/Floor Area= 125.94

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2018
 Description of Occupancy: MULTI RES 'D' BLDG I

Costs are taken from the Multiple Residences cost schedules.

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

Class: D, Siding Quality: Average
 Total Floor Area: 8496 # of Units: 6
 Overall Building Height: 20

Base Rate for Upper Floors = 82.59
 unfinished Basement, Base Rate for Basement = 35.19
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
 Bsmnt Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.21
 Adjusted Square Foot Cost for Upper Floors = 98.72
 Adjusted Square Foot Cost for Basement = 54.40

Total Floor Area: 8,496 Base Cost New of Upper Floors = 838,724
 Basement Area: 3,776 Base Cost New of Basement = 205,414

Reproduction/Replacement Cost = 1,044,138
 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 929,283

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | | # or Height | | Cost |
|------------------|------|------|-------------|-----------|------|
| | Col. | Rate | SqFt | Adj. Adj. | |

(39) Miscellaneous
 Miscellaneous Built-in Construction:
 Fireplace, Direct vent 2 Up 2846.19 6 1.000 1.000 17,077

Total Cost of Lump-Sum Items = 17,077
 Total Cost New = 17,077

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 17,077
 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 15,199

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|-------------------------------|-------|----------|------|-------|-----------|
| /CI16/YARI/RAIPD/100S/DECFPEA | 19.31 | 472 | 1.00 | 89 | 8,112 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |

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| | | | | | |
|--------------------------------|-------|-----|------|----|--------|
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFa/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFa/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFa/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI14/SERS/BBUIIU/CAN/WOOFa/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |

ECF (ADA COM) 1.038 => TCV of Bldg: 2 = 1,069,997
 Replacement Cost/Floor Area= 136.33 Est. TCV/Floor Area= 125.94

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2018
 Description of Occupancy: MULTI RES 'D' BLDG J

Costs are taken from the Multiple Residences cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D, Siding Quality: Average
 Total Floor Area: 8496 # of Units: 6
 Overall Building Height: 20

Base Rate for Upper Floors = 82.59

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
 Adjusted Square Foot Cost for Upper Floors = 98.72

Total Floor Area: 8,496 Base Cost New of Upper Floors = 838,724
 Reproduction/Replacement Cost = 838,724
 Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 746,464

<<<<< Segregated Cost Computations >>>>>
 Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height | Storys | Cost |
|--------------------------------------|-----------|------------|-----------|--------|--------|--------|
| (39) Miscellaneous | | | | | | |
| Miscellaneous Built-in Construction: | | | | | | |
| Fireplace, Direct vent | 2 | Up 2846.19 | 6 | 1.000 | 1.000 | 17,077 |
| Total Cost of Lump-Sum Items = | | | | | | 17,077 |
| Total Cost New = | | | | | | 17,077 |

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 17,077
 Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 15,199

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr. Cost |
|--------------------------------|-------|----------|------|-------|------------|
| /CI16/YARI/RAIPD/100S/DECFPEA | 19.31 | 158 | 1.00 | 89 | 2,715 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFa/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFa/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFa/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |

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| | | | | | |
|--------------------------------|-------|----|------|----|-------|
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |
| /CI1/SLAOG/PLA/4A | 4.21 | 78 | 1.00 | 89 | 292 |
| /CI1/SLAOG/PLA/4A | 4.21 | 78 | 1.00 | 89 | 292 |
| /CI1/SLAOG/PLA/4A | 4.21 | 78 | 1.00 | 89 | 292 |

ECF (ADA COM) 1.038 => TCV of Bldg: 3 = 875,850
Replacement Cost/Floor Area= 111.59 Est. TCV/Floor Area= 103.09

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2018
Description of Occupancy: MULTI RES 'D' BLDG B

Costs are taken from the Multiple Residences cost schedules.

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

Class: D, Siding Quality: Average
Total Floor Area: 5752 # of Units: 4
Overall Building Height: 20

Base Rate for Upper Floors = 82.59
Unfinished Basement, Base Rate for Basement = 35.71
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
Bsmnt Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.50
Adjusted Square Foot Cost for Upper Floors = 98.72
Adjusted Square Foot Cost for Basement = 55.21

Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
Basement Area: 2,568 Base Cost New of Basement = 141,779

Reproduction/Replacement Cost = 709,617
Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 631,559

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | | # or Height | | Cost |
|------------------|------|------|-------------|-----------|------|
| | Col. | Rate | SqFt | Adj. Adj. | |

(39) Miscellaneous
Miscellaneous Built-in Construction:
Fireplace, Direct vent 2 Up 2846.19 4 1.000 1.000 11,385

Total Cost of Lump-Sum Items = 11,385
Total Cost New = 11,385

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 11,385
Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 10,132

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr. Cost |
|--------------------------------|-------|----------|------|-------|------------|
| /CI16/YARI/RAIPD/100S/DECFPEA | 19.31 | 312 | 1.00 | 89 | 5,362 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |

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| | | | | | |
|-------------------|------|-----|------|----|-----|
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/PLA/4A | 4.21 | 64 | 1.00 | 89 | 240 |
| /CI1/SLAOG/PLA/4A | 4.21 | 64 | 1.00 | 89 | 240 |
| /CI1/SLAOG/PLA/4A | 4.21 | 160 | 1.00 | 89 | 600 |

ECF (ADA COM) 1.038 => TCV of Bldg: 4 = 727,669
 Replacement Cost/Floor Area= 136.94 Est. TCV/Floor Area= 126.51

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 2018
 Description of Occupancy: MULTI RES 'D' BLDG C

Costs are taken from the Multiple Residences cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D, Siding Quality: Average
 Total Floor Area: 5752 # of Units: 4
 Overall Building Height: 20

Base Rate for Upper Floors = 82.59
 Unfinished Basement Basement, Base Rate for Basement = 35.71
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
 Bsmnt Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.50
 Adjusted Square Foot Cost for Upper Floors = 98.72
 Adjusted Square Foot Cost for Basement = 55.21

Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
 Basement Area: 2,568 Base Cost New of Basement = 141,779
 Reproduction/Replacement Cost = 709,617
 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 631,559

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | # or Height Storys | | | Cost | |
|--------------------------------------|------|--------------------|------|-------|--------|--------|
| | Col. | Rate | SqFt | Adj. | Adj. | |
| (39) Miscellaneous | | | | | | |
| Miscellaneous Built-in Construction: | | | | | | |
| Fireplace, Direct vent | 2 | Up 2846.19 | 4 | 1.000 | 1.000 | 11,385 |
| Total Cost of Lump-Sum Items = | | | | | 11,385 | |
| Total Cost New = | | | | | 11,385 | |

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 11,385
 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 10,132

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CI16/YARI/RAIPD/100S/DECFFPEA | 19.31 | 312 | 1.00 | 89 | 5,362 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/PLA/4A | 4.21 | 64 | 1.00 | 89 | 240 |
| /CI1/SLAOG/PLA/4A | 4.21 | 64 | 1.00 | 89 | 240 |

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/CI1/SLAOG/PLA/4A 4.21 160 1.00 89 600

ECF (ADA COM) 1.038 => TCV of Bldg: 5 = 727,669
Replacement Cost/Floor Area= 136.94 Est. TCV/Floor Area= 126.51

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 2018
Description of Occupancy: MULTI RES 'D' BLDG D

Costs are taken from the Multiple Residences cost schedules.

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

Class: D, Siding Quality: Average
Total Floor Area: 5752 # of Units: 4
Overall Building Height: 20

Base Rate for Upper Floors = 82.59
Unfinished Basement Basement, Base Rate for Basement = 35.71
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
Bsmnt Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.50
Adjusted Square Foot Cost for Upper Floors = 98.72
Adjusted Square Foot Cost for Basement = 55.21

Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
Basement Area: 2,568 Base Cost New of Basement = 141,779

Reproduction/Replacement Cost = 709,617
Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 631,559

<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height | Storys | Cost |
|------------------|-----------|------|-----------|--------|--------|------|
|------------------|-----------|------|-----------|--------|--------|------|

(39) Miscellaneous
Miscellaneous Built-in Construction:
Fireplace, Direct vent 2 Up 2846.19 4 1.000 1.000 11,385
Total Cost of Lump-Sum Items = 11,385
Total Cost New = 11,385

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 11,385
Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 10,132

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr. Cost |
|--------------------------------|-------|----------|------|-------|------------|
| /CI16/YARI/RAIPD/100S/DECFPEA | 19.31 | 312 | 1.00 | 89 | 5,362 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/PLA/4A | 4.21 | 64 | 1.00 | 89 | 240 |
| /CI1/SLAOG/PLA/4A | 4.21 | 64 | 1.00 | 89 | 240 |
| /CI1/SLAOG/PLA/4A | 4.21 | 160 | 1.00 | 89 | 600 |

ECF (ADA COM) 1.038 => TCV of Bldg: 6 = 727,669
Replacement Cost/Floor Area= 136.94 Est. TCV/Floor Area= 126.51

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Cost Estimates for Commercial/Industrial Building/Section: 7 Built 2018
Description of Occupancy: MULTI RES 'D' BLDG G

Costs are taken from the Multiple Residences cost schedules.

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

Class: D,Siding Quality: Average
Total Floor Area: 5752 # of Units: 4
Overall Building Height: 20

Base Rate for Upper Floors = 82.59
Unfinished Basement, Base Rate for Basement = 35.71
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
Bsmnt Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.50
Adjusted Square Foot Cost for Upper Floors = 98.72
Adjusted Square Foot Cost for Basement = 55.21

Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
Basement Area: 2,568 Base Cost New of Basement = 141,779

Reproduction/Replacement Cost = 709,617
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 631,559

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|--------------------------------------|-----------|------------|-----------|-------------|-------------|---------------------------------------|
| 39) Miscellaneous | | | | | | |
| Miscellaneous Built-in Construction: | | | | | | |
| Fireplace, Direct vent | 2 | Up 2846.19 | 4 | 1.000 | 1.000 | 11,385 |
| | | | | | | Total Cost of Lump-Sum Items = 11,385 |
| | | | | | | Total Cost New = 11,385 |

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 11,385
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 10,132

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CI16/YARI/RAIPD/100S/DECFPEA | 19.31 | 312 | 1.00 | 89 | 5,362 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/PLA/4A | 4.21 | 64 | 1.00 | 89 | 240 |
| /CI1/SLAOG/PLA/4A | 4.21 | 64 | 1.00 | 89 | 240 |
| /CI1/SLAOG/PLA/4A | 4.21 | 160 | 1.00 | 89 | 600 |

ECF (ADA COM) 1.038 => TCV of Bldg: 7 = 727,669
Replacement Cost/Floor Area= 136.94 Est. TCV/Floor Area= 126.51

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 2018
Description of Occupancy: MULTI RES 'D' BLDG H

Costs are taken from the Multiple Residences cost schedules.

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<<<< Calculator Cost Computations >>>>

Class: D,Siding Quality: Average
Total Floor Area: 5752 # of Units: 4
Overall Building Height: 20

Base Rate for Upper Floors = 82.59
Unfinished Basement Basement, Base Rate for Basement = 35.71
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
Bsmnt Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.50
Adjusted Square Foot Cost for Upper Floors = 98.72
Adjusted Square Foot Cost for Basement = 55.21

Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
Basement Area: 2,568 Base Cost New of Basement = 141,779

Reproduction/Replacement Cost = 709,617
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 631,559

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

| | | | | | | |
|--------------------------------------|---|------------|---|-------|-------|--------|
| (39) Miscellaneous | | | | | | |
| Miscellaneous Built-in Construction: | | | | | | |
| Fireplace, Direct vent | 2 | Up 2846.19 | 4 | 1.000 | 1.000 | 11,385 |
| Total Cost of Lump-Sum Items = | | | | | | 11,385 |
| Total Cost New = | | | | | | 11,385 |

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 11,385
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 10,132

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CI16/YARI/RAIPD/100S/DECPEA | 19.31 | 312 | 1.00 | 89 | 5,362 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/PLA/4A | 4.21 | 64 | 1.00 | 89 | 240 |
| /CI1/SLAOG/PLA/4A | 4.21 | 64 | 1.00 | 89 | 240 |
| /CI1/SLAOG/PLA/4A | 4.21 | 160 | 1.00 | 89 | 600 |

ECF (ADA COM) 1.038 => TCV of Bldg: 8 = 727,669
Replacement Cost/Floor Area= 136.94 Est. TCV/Floor Area= 126.51

Cost Estimates for Commercial/Industrial Building/Section: 9 Built 2018
Description of Occupancy: MULTI RES 'D' BLDG K

Costs are taken from the Multiple Residences cost schedules.

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

Class: D,Siding Quality: Average
Total Floor Area: 5752 # of Units: 4
Overall Building Height: 20

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Base Rate for Upper Floors = 82.59

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
Adjusted Square Foot Cost for Upper Floors = 98.72

Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
Reproduction/Replacement Cost = 567,838
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 505,376

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
|------------------|-----------|------|-----------|-------------|-------------|------|

| | | | | | | |
|--------------------------------------|------|---------|---|-------|-------|--------|
| (39) Miscellaneous | | | | | | |
| Miscellaneous Built-in Construction: | | | | | | |
| Fireplace, Direct vent | 2 Up | 2846.19 | 4 | 1.000 | 1.000 | 11,385 |

Total Cost of Lump-Sum Items = 11,385
Total Cost New = 11,385

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 11,385
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 10,132

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |

ECF (ADA COM) 1.038 => TCV of Bldg: 9 = 591,218
Replacement Cost/Floor Area= 111.26 Est. TCV/Floor Area= 102.78

Cost Estimates for Commercial/Industrial Building/Section: 10 Built 2018
Description of Occupancy: MULTI RES 'D' BLDG L

Costs are taken from the Multiple Residences cost schedules.

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

Class: D,Siding Quality: Average
Total Floor Area: 5752 # of Units: 4
Overall Building Height: 20

Base Rate for Upper Floors = 82.59

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
Adjusted Square Foot Cost for Upper Floors = 98.72

Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
Reproduction/Replacement Cost = 567,838

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Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 505,376

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | | # or Height Storys | | | Cost |
|------------------|------|------|--------------------|------|------|------|
| | Col. | Rate | SqFt | Adj. | Adj. | |

(39) Miscellaneous

Miscellaneous Built-in Construction:

| | | | | | | |
|------------------------|------|---------|---|-------|-------|--------|
| Fireplace, Direct vent | 2 Up | 2846.19 | 4 | 1.000 | 1.000 | 11,385 |
|------------------------|------|---------|---|-------|-------|--------|

Total Cost of Lump-Sum Items = 11,385

Total Cost New = 11,385

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 11,385

Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0

Total Depreciated Cost = 10,132

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |

ECF (ADA COM) 1.038 => TCV of Bldg: 10 = 591,218

Replacement Cost/Floor Area= 111.26 Est. TCV/Floor Area= 102.78

Cost Estimates for Commercial/Industrial Building/Section: 11 Built 2018

Description of Occupancy: MULTI RES 'D' BLDG M

Costs are taken from the Multiple Residences cost schedules.

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

Class: D,Siding Quality: Average

Total Floor Area: 5752 # of Units: 4

Overall Building Height: 20

Base Rate for Upper Floors = 82.59

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%

Adjusted Square Foot Cost for Upper Floors = 98.72

Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838

Reproduction/Replacement Cost = 567,838

Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0

Total Depreciated Cost = 505,376

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | | # or Height Storys | | | Cost |
|------------------|------|------|--------------------|------|------|------|
| | Col. | Rate | SqFt | Adj. | Adj. | |

(39) Miscellaneous

Miscellaneous Built-in Construction:

Fireplace, Direct vent 2 Up 2846.19 4 1.000 1.000 11,385

Total Cost of Lump-Sum Items = 11,385
Total Cost New = 11,385

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 11,385

Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 10,132

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |

ECF (ADA COM) 1.038 => TCV of Bldg: 11 = 591,218
Replacement Cost/Floor Area= 111.26 Est. TCV/Floor Area= 102.78

Cost Estimates for Commercial/Industrial Building/Section: 12 Built 2018
Description of Occupancy: MULTI RES 'D' BLDG N

Costs are taken from the Multiple Residences cost schedules.

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

Class: D,Siding Quality: Average
Total Floor Area: 5752 # of Units: 4
Overall Building Height: 20

Base Rate for Upper Floors = 82.59

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
Adjusted Square Foot Cost for Upper Floors = 98.72

Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838

Reproduction/Replacement Cost = 567,838

Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 505,376

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | | # or Height | | Cost |
|------------------|------|------|-------------|------------------|------|
| | Col. | Rate | SqFt | Adj. Adj. Storys | |

(39) Miscellaneous

Miscellaneous Built-in Construction:

Fireplace, Direct vent 2 Up 2846.19 4 1.000 1.000 11,385

Total Cost of Lump-Sum Items = 11,385
Total Cost New = 11,385

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 11,385

Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0

Total Depreciated Cost = 10,132

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CIMS/RGc8/BGfT/CCADEV | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCADEV | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |

ECF (ADA COM) 1.038 => TCV of Bldg: 12 = 591,218
 Replacement Cost/Floor Area= 111.26 Est. TCV/Floor Area= 102.78

Cost Estimates for Commercial/Industrial Building/Section: 13 Built 2018
 Description of Occupancy: MULTI RES 'D' BLDG O

Costs are taken from the Multiple Residences cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D, Siding Quality: Average
 Total Floor Area: 5752 # of Units: 4
 Overall Building Height: 20

Base Rate for Upper Floors = 82.59

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
 Adjusted Square Foot Cost for Upper Floors = 98.72

Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838
 Reproduction/Replacement Cost = 567,838
 Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 505,376

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|--------------------------------------|-----------|------------|-----------|-------------|-------------|--------|
| (39) Miscellaneous | | | | | | |
| Miscellaneous Built-in Construction: | | | | | | |
| Fireplace, Direct vent | 2 | Up 2846.19 | 4 | 1.000 | 1.000 | 11,385 |
| Total Cost of Lump-Sum Items = | | | | | | 11,385 |
| Total Cost New = | | | | | | 11,385 |

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 11,385
 Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
 Total Depreciated Cost = 10,132

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CIMS/RGc8/BGfT/CCADEV | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCADEV | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |

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| | | | | | |
|--------------------------------|-------|----|------|----|-------|
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |

ECF (ADA COM) 1.038 => TCV of Bldg: 13 = 591,218
Replacement Cost/Floor Area= 111.26 Est. TCV/Floor Area= 102.78

Cost Estimates for Commercial/Industrial Building/Section: 14 Built 2018
Description of Occupancy: MULTI RES 'D' BLDG P

Costs are taken from the Multiple Residences cost schedules.

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

Class: D,Siding Quality: Average
Total Floor Area: 5752 # of Units: 4
Overall Building Height: 20

Base Rate for Upper Floors = 82.59

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
Adjusted Square Foot Cost for Upper Floors = 98.72

Total Floor Area: 5,752 Base Cost New of Upper Floors = 567,838

Reproduction/Replacement Cost = 567,838

Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 505,376

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | # or | Height | Storys | Cost |
|------------------|------|------|--------|--------|------|
| | Col. | Rate | SqFt | Adj. | Adj. |

(39) Miscellaneous

Miscellaneous Built-in Construction:

| | | | | | | | |
|------------------------|---|----|---------|---|-------|-------|--------|
| Fireplace, Direct vent | 2 | Up | 2846.19 | 4 | 1.000 | 1.000 | 11,385 |
|------------------------|---|----|---------|---|-------|-------|--------|

Total Cost of Lump-Sum Items = 11,385

Total Cost New = 11,385

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 11,385

Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 10,132

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 440 | 1.00 | 89 | 13,260 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 16 | 1.00 | 89 | 448 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 16 | 1.00 | 89 | 72 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |

Parcel Number: 41-15-31-460-073

Page: 14

CF (ADA COM) 1.038 => TCV of Bldg: 14 = 591,218
Replacement Cost/Floor Area= 111.26 Est. TCV/Floor Area= 102.78

Cost Estimates for Commercial/Industrial Building/Section: 15 Built 2018
Description of Occupancy: MULTI RES 'D' BLDG E

Costs are taken from the Multiple Residences cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Total Floor Area: 4683 # of Units: 4
Overall Building Height: 20

Base Rate for Upper Floors = 82.59

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
Adjusted Square Foot Cost for Upper Floors = 98.72

Total Floor Area: 4,683 Base Cost New of Upper Floors = 462,306
Reproduction/Replacement Cost = 462,306
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 411,452

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|--------------------------------------|-----------|---------|-----------|-------------|-------------|--------|
| (39) Miscellaneous | | | | | | |
| Miscellaneous Built-in Construction: | | | | | | |
| Replace, Direct vent | 2 Up | 2846.19 | 4 | 1.000 | 1.000 | 11,385 |
| Total Cost of Lump-Sum Items = | | | | | | 11,385 |
| Total Cost New = | | | | | | 11,385 |

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 11,385
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 10,132

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 434 | 1.00 | 89 | 13,079 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 434 | 1.00 | 89 | 13,079 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 47 | 1.00 | 89 | 1,315 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 48 | 1.00 | 89 | 1,343 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI1/SLAOG/REI/4A | 5.03 | 47 | 1.00 | 89 | 210 |
| /CI1/SLAOG/REI/4A | 5.03 | 48 | 1.00 | 89 | 215 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |

ECF (ADA COM) 1.038 => TCV of Bldg: 15 = 495,470
Replacement Cost/Floor Area= 114.53 Est. TCV/Floor Area= 105.80

Cost Estimates for Commercial/Industrial Building/Section: 16 Built 2018
Description of Occupancy: MULTI RES 'D' BLDG F

Costs are taken from the Multiple Residences cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average

Parcel Number: 41-15-31-460-073

Page: 15

Total Floor Area: 7596 # of Units: 6
Overall Building Height: 20

Base Rate for Upper Floors = 82.59

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 16.13 100%
Adjusted Square Foot Cost for Upper Floors = 98.72

Total Floor Area: 7,596 Base Cost New of Upper Floors = 749,876

Reproduction/Replacement Cost = 749,876
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 667,390

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | | # or Height | | Storys | Cost |
|--|------|---------|-------------|-------|--------|--------|
| | Col. | Rate | SqFt | Adj. | | |
| (39) Miscellaneous Miscellaneous Built-in Construction: Fireplace, Direct vent | 2 Up | 2846.19 | 6 | 1.000 | 1.000 | 17,077 |
| Total Cost of Lump-Sum Items = | | | | | | 17,077 |
| Total Cost New = | | | | | | 17,077 |

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 17,077
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 15,199

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 435 | 1.00 | 89 | 13,109 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 581 | 1.00 | 89 | 17,509 |
| /CIMS/RGc8/BGfT/CCASEU | 45.37 | 288 | 1.00 | 89 | 11,629 |
| /CIMS/RGc8/BGfT/CCADEU | 33.86 | 436 | 1.00 | 89 | 13,139 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 47 | 1.00 | 89 | 1,315 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 64 | 1.00 | 89 | 1,791 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 47 | 1.00 | 89 | 1,315 |
| /CI1/SLAOG/REI/4A | 5.03 | 47 | 1.00 | 89 | 210 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/REI/4A | 5.03 | 64 | 1.00 | 89 | 287 |
| /CI1/SLAOG/REI/4A | 5.03 | 47 | 1.00 | 89 | 210 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 76 | 1.00 | 89 | 285 |
| /CI1/SLAOG/PLA/4A | 4.21 | 80 | 1.00 | 89 | 300 |

ECF (ADA COM) 1.038 => TCV of Bldg: 16 = 787,374
Replacement Cost/Floor Area= 112.20 Est. TCV/Floor Area= 103.66

Total Estimated True Cash Value of Commercial/Industrial Buildings = 11,484,341

<<<<< Income Capitalization Calculations >>>>>

| | | | |
|---|--------------------------|---|-----------|
| (Rooms) | 26 Units x 2245 per unit | = | 58,370 |
| (1 Bedrooms) | 14 Units x 2445 per unit | = | 34,230 |
| (2 Bedrooms) | 26 Units x 2375 per unit | = | 61,750 |
| (3 Bedrooms) | 14 Units x 2495 per unit | = | 34,930 |
| Misc. Monthly Income: PET FEES \$35, EST @25% OF APTS | | = | 630 |
| Gross Income (100% Occupancy + Miscellaneous) x 12 months | | = | 2,278,920 |
| Vacancy & Collection Loss 3.00% | | = | -68,368 |
| Effective Gross Income | | = | 2,210,552 |

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Valuation Report

DB: 2025 Study

Annual Operating Expenses

Non-Itemized Expenses: 773693

Total Annual Operating Expenses = 773,693
Net Operating Income before Taxes or Capital Charges = 1,436,859
Capitalization Rate = 6.50% Tax Rate = 2.47% Overall Cap. Rate = 8.97%
Income Capitalized Value (Net Income / Capitalization Rate) = 16,013,139
% of Stmt on Parcel: 100 Contribution to Total Parcel Cost = 16,013,139

2025 Est. T.C.V. 41-15-31-460-073 = 16,013,139

Est. TCV/Total Floor Area = 158.48

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|-----------|-----------|--------------|----------------|---------|--|
| 7,958,400 | 7,958,400 | 7,958,400 | 6,307,471 | 0.00 | | |
| 2025 New Eq. Adjustment | Loss | | Additions | Tax Adjustment | Losses | |
| 0 | 48,200 | 0 | 0 | 0 | 0 | |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 8,006,600 | 8,006,600 | 8,006,600 | 6,307,471 | 6,307,471 | 0 | |

Grantor: _____ Grantee: _____
 Property Address: _____
 5298 KNOLL FOND DR SE
 Owner's Name/Address: _____
 ADA JH LLC
 32 MARKET AVE SW STE 500
 GRAND RAPIDS MI 49503

Class: COMMERCIAL-IMPROVE/ZONING: _____ Building Permit(s) _____ Status _____
 School: FOREST HILLS PUBLIC SCHOOLS
 P.R.E. 0%
 MAP #: _____
 2025 Est REV 129,623 TCV/TFA: 115.73

X Improved Vacant
 Land Value Estimates for Land Table ADA-G.ADA.COM
 * Factors *

| Description | Frontage | Depth | Rate | %Adj. | Reason | Value |
|-------------|--|-----------|----------|--------|------------|--------|
| Drill Road | 223.94 | 141.21 | 1.0000 | 0.0000 | 0* | 0 |
| Gravel Road | CASCADE/SPAUDEI | 10797 SFT | 10.90000 | 75 | LANDLOCKED | 88,269 |
| Storm Sewer | LOW WET | 20825 SFT | 0.10000 | 100 | LANDLOCKED | 2,083 |
| Sidewalk | * denotes lines that do not contribute to the total acreage calculation. | | | | | |
| Water | 224 Actual Front Feet, 0.73 Total Acres | | | | | 90,352 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.06 | 1191 | 88 | 3,207 |
| D/W/P: 4in Concrete | 6.87 | 189 | 88 | 1,142 |
| Fencing: Wire Mesh, #9 | 3.74 | 256 | 88 | 842 |
| Fencing: Mesh, + for Rails | 3.10 | 64 | 88 | 174 |
| Total Estimated Land Improvements True Cash Value = 5,365 | | | | |

② Updated LV, LI'S & COMM bldg attributes

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 45,200 | 19,500 | 64,800 | | | 64,800 |
| 2024 | 46,600 | 21,400 | 68,000 | | | 66,945 |
| 2023 | 44,200 | 18,700 | 62,900 | | | 62,900 |
| 2022 | 63,300 | 0 | 63,300 | | | 63,300 |



41-15-31-460-074
 The Equalizer. Copyright (c) 1999 - 2009
 Licensed To: County of Kent, Michigan
 *** Information herein deemed reliable but not guaranteed***

Doc. of Bldg/Section: COMMUNITY BLDG
 Calculator Occupancy: Shed - Utility Light Commercial Building
 Class: D Quality: Average
 Stories: 1 Story Height: 10
 Overall Building Height: 10
 Perimeter: 136
 Calculator Cost Computations
 <<<<<< >>>>>>

Floor Area: 1,120
 Gross Bldg Area: 1,120
 Stories Above Grd: 1
 Average Sty Hght: 10
 Basement Wall Hght

Dept. Table : 4%
 Effective Age : 6
 Physical %Good: 78
 Func. %Good : 100
 Economic %Good: 100

2018 Year Built
 Remodeled

10 Overall Bldg
 Height

Comments:

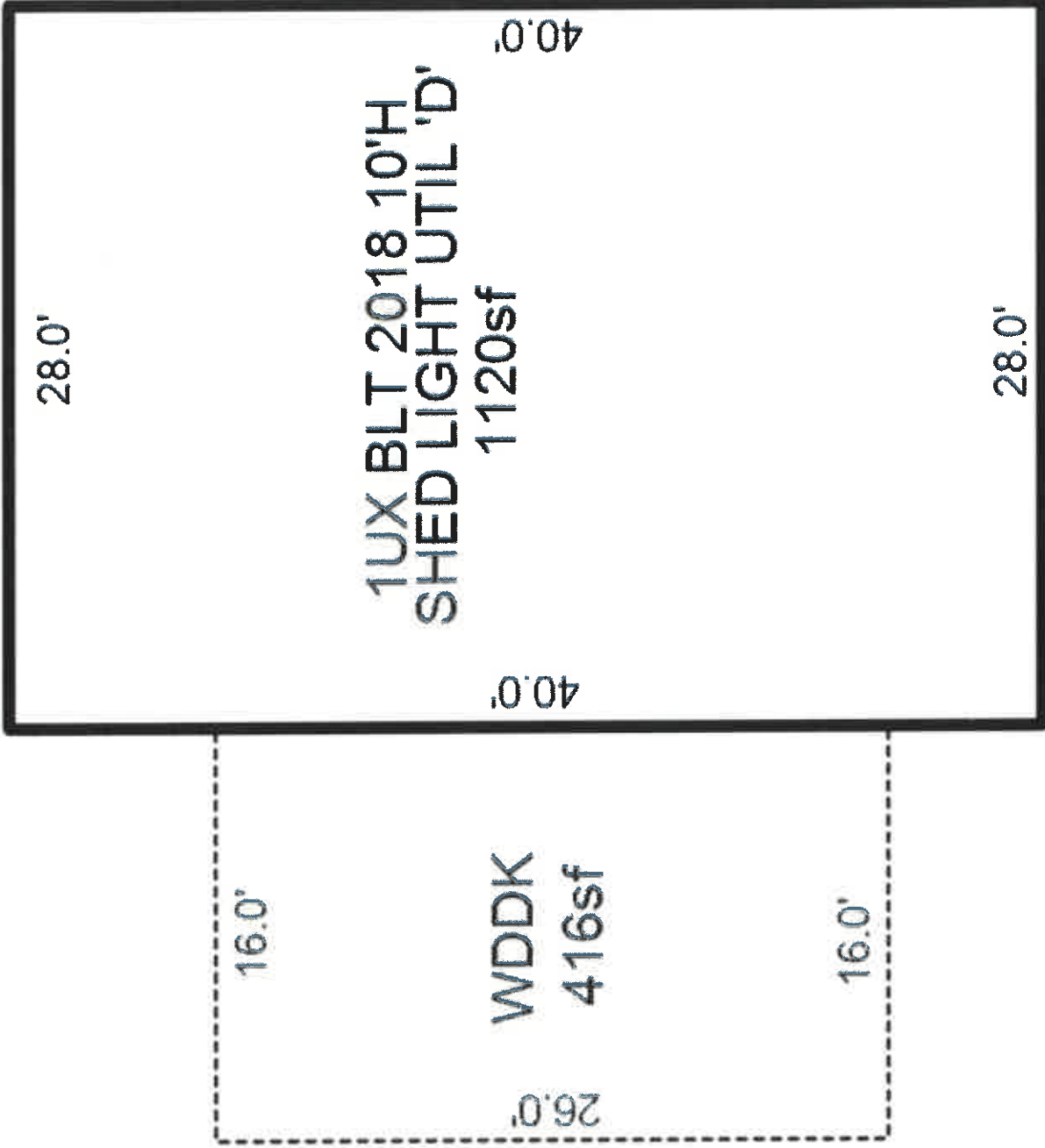
High Above Ave. Ave. X Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Space Heaters, Radiant 100%
 Heat#2: Package Heating & Cooling 0%
 Avg. SqFt/Story: 1120
 Ave. Perimeter: 136
 Has Elevators:
 *** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor
 * Mezzanine Info *
 Area:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average
 * Sprinkler Info *
 (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 Pow
 Total Fixtures: Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners
 3-Piece Baths 2-Piece Baths Shower Stalls Toilets
 (9) Sprinklers:
 (10) Heating and Cooling:
 Gas Oil Coal Stoker Hand Fired Boiler
 (11) Electric and Lighting:
 Outlets: Fixtures:
 Few Average Many Unfinished Typical
 Flex Conduit Liquid Conduit Armored Cable Non-Metallic Bus Duct
 Incandescent Fluorescent Mercury Sodium Vapor Transformer
 (13) Roof Structure: Slope=0
 (14) Roof Cover:
 (40) Exterior Wall:
 Thickness Rammt Insul.

Base Rate for Upper Floors = 28.08
 (10) Heating system: Space Heaters, Radiant Cost/SqFt: 4.04 100%
 Adjusted Square Foot Cost for Upper Floors = 32.12
 Total Floor Area: 1,120 Base Cost New of Upper Floors = 35,975
 Reproduction/Replacement Cost = 35,975
 Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
 Total Depreciated Cost = 28,061

<<<<<< Segregated Cost Computations >>>>>>
 Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses
 Cost # or Height Storys
 Col. Rate SqFt Adj. Adj. Cost
 Architectural Multiplier: 0.00 Total Cost New = 0
 Eff. Age: 6 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
 Reproduction/Replacement Cost = 0
 Total Depreciated Cost = 0
 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>

(39) Miscellaneous:

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



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

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Valuation Report

DB: 2025 Study

41-15-31-460-074 2025 Est. T.C.V. ADA TH LLC
Property Class: 201 5298 KNOLL POND DR SE
Map #: ADA GRAND RAPIDS, MI 49546

Land Value Estimates for Land Table ADA-C.ADA COM

| Description | Frontage | Depth | * Factors * | | Rate | %Adj. | Reason | Value |
|-------------|-----------------|--------|-------------|----------|------|------------|--------|-------|
| | | | Front | Depth | | | | |
| | 223.94 | 141.21 | 1.0000 | 0.0000 | 0 | 0* | | 0 |
| SF | CASCADE/SPAULDI | 10797 | SqFt | 10.90000 | 75 | LANDLOCKED | 88,269 | |
| SF | LOW WET | 20825 | SqFt | 0.10000 | 100 | | 2,083 | |

* denotes lines that do not contribute to the total acreage calculation.
224 Actual Front Feet, 0.73 Total Acres Total Est. Land Value = 90,352

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.06 | 1191 | 88 | 3,207 |
| D/W/P: 4in Concrete | 6.87 | 189 | 88 | 1,142 |
| Fencing: Wire Mesh, #9 | 3.74 | 256 | 88 | 842 |
| Fencing: Mesh, + for Rails | 3.10 | 64 | 88 | 174 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,365 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2018
Description of Occupancy: COMMUNITY BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<<< Calculator Cost Computations >>>>>>

Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 136
Overall Building Height: 10

Base Rate for Upper Floors = 28.08

10) Heating system: Space Heaters, Radiant Cost/SqFt: 4.04 100%
Adjusted Square Foot Cost for Upper Floors = 32.12

Total Floor Area: 1,120 Base Cost New of Upper Floors = 35,975
Reproduction/Replacement Cost = 35,975
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
Total Depreciated Cost = 28,061

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses
Item Description Cost # or Height Cost
Col. Rate SqFt Adj. Adj. Cost
Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|--------|----------|------|-------|-----------|
| /CI16/YARI/OUTL/2AVG/SPOOLDE | 430.23 | 4 | 1.00 | 78 | 1,342 |
| /CI16/YARI/RAIPD/OVES/DECSFPEA | 8.60 | 416 | 1.00 | 78 | 2,791 |
| /CI16/YARI/RAIPD/100S/RAISFPEA | 3.73 | 162 | 1.00 | 78 | 471 |

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 33,906
Replacement Cost/Floor Area= 37.39 Est. TCV/Floor Area= 30.27

Total Estimated True Cash Value of Commercial/Industrial Buildings = 33,906

2025 Est. T.C.V. 41-15-31-460-074 = 129,623

Est. TCV/Total Floor Area = 115.73

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. |
|---------------|--------|--------|--------------|--------|
| 68,000 | 68,000 | 68,000 | 66,045 | 0.00 |

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Valuation Report

DB: 2025 Study

Parcel Number: 41-15-31-460-074

Page: 2

| | | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
|------|----------|----------------|--------|-----------|----------------|---------|
| 2025 | New | | | | | |
| | 0 | -3,200 | 0 | 0 | -1,245 | 0 |
| 2025 | Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| | 64,800 | 64,800 | 64,800 | 66,045 | 64,800 | 0 |

Grantor: Grantee
 Property Address: 545 ADA DR SE
 Owner's Name/Address: 545 ADA DRIVE LLC, 545 ADA DR SE, ADA MI 49301
 Class: COMMERCIAL-IMPROVEMENTS
 School: FOREST HILLS PUBLIC SCHOOLS
 P.F.E. 03
 MAP #:
 2025 Est Tax 676,920 TRV/TFA: 179.51
 * Improved * Vacant
 Land Value Estimates for Land Table ADA-C.ADA.COM

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|----------|--------|--------|--------|------|-------|--------|-------|
| Dirt Road | 120.00 | 113.64 | 1.0000 | 0.0000 | 0 | 0* | | 0 |
| Gravel Road | | | | | | | | |
| Paved Road | | | | | | | | |
| Storm Sewer | | | | | | | | |
| Sidewalk | | | | | | | | |
| Water | | | | | | | | |
| Sewer | | | | | | | | |
| Electric | | | | | | | | |
| Gas | | | | | | | | |
| Curb | | | | | | | | |
| Street Lights | | | | | | | | |
| Standard Utilities | | | | | | | | |
| Underground Utils. | | | | | | | | |
| * Factors * | | | | | | | | |
| Description: Frontage 120.00, Depth 113.64, Front 1.0000, Depth 0.0000, Rate 0, %Adj. 0, Reason 0 | | | | | | | | |
| SF: OLD VILLAGE/ADA 13637 sqft 25,00000 100 340,932 | | | | | | | | |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | | |
| 120 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 340,932 | | | | | | | | |

| Description | Rate | Size | % Good | Cash Value |
|---|------|------|--------|------------|
| B/W/F: Asphalt Paving | 2.65 | 5367 | 76 | 10,809 |
| D/W/F: 4in Concrete | 5.98 | 220 | 50 | 658 |
| D/W/F: 4in Concrete | 5.98 | 108 | 50 | 323 |
| Total Estimated Land Improvements True Cash Value = | | | | 11,790 |

Land Improvement Cost Estimates

Updated LV, LF's : COMM bly attributes

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 170,500 | 168,000 | 338,500 | | | 186,328C |
| 2024 | 254,100 | 0 | 254,100 | | | 186,328C |
| 2023 | 212,400 | 0 | 212,400 | | | 177,456C |
| 2022 | 254,900 | 0 | 254,900 | | | 169,006C |



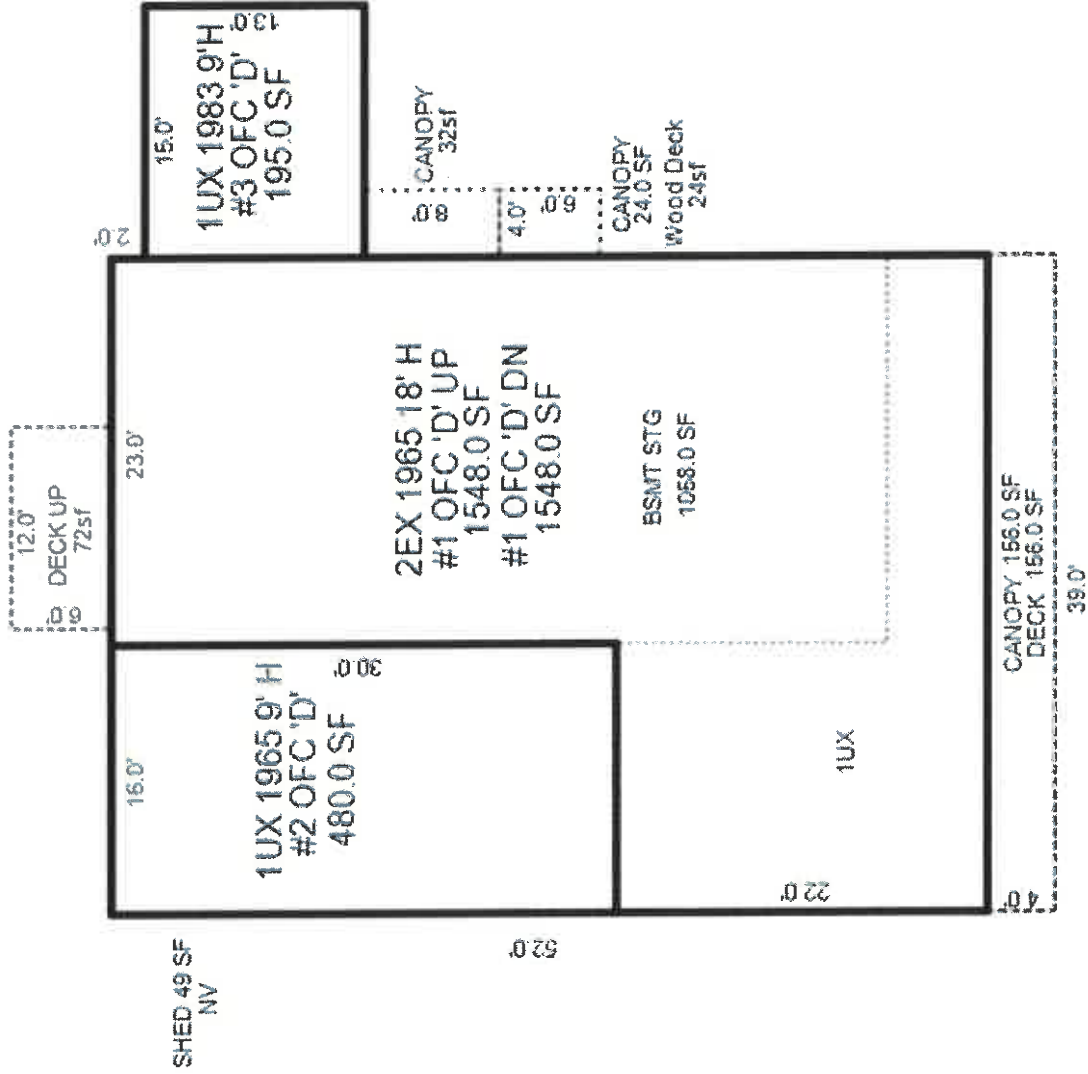
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: #1 OFF 'D' DN
 Calculator Occupancy: Office Buildings
 Class: D ✓
 Floor Area: 1,548
 Gross Bldg Area: 3,771
 Stories Above Gnd: 1 ✓
 Average Sty Hght: 9 ✓
 Bmnt Wall Hght: 12 ✓
 Depr. Table: 2.25%
 Effective Age: 30
 Physical %Good: 51
 Func. %Good: 100
 Economic %Good: 100

Construction Cost
 Above Ave. % Above. Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Package Heating & Cooling 100%
 Heat#2: Forced Air Furnace 0%
 Ave. Sqft/Story: 1548
 Ave. Perimeter: 123
 Has Elevators:
 *** Basement Info ***
 Area: 1058
 Perimeter: 138
 Type: Storage Basement
 Heat: No Heating or Cooling ✓
 * Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average
 * Sprinkler Info *
 (1) Excavation/Site Prep:
 (2) Foundation: Footings
 X Poured Conc. Brick/Stone Block
 (3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:

Calculator Cost Computations
 Class: D Quality: Average
 Stories: 1 Story Height: 9 Perimeter: 123
 Overall Building Height: 18
 Base Rate for Upper Floors = 124.18
 (10) Heating System: Package Heating & Cooling Cost/Sqft: 24.83 100%
 Bsmnt Heating System: No Heating or Cooling Cost/Sqft: 0.00
 Adjusted Square Foot Cost for Upper Floors = 149.01
 Adjusted Square Foot Cost for Basement = 54.04
 Total Floor Area: 1,548 Base Cost New of Upper Floors = 230,668
 Reproduction/Replacement Cost = 230,668
 Eff. Age: 30 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
 Total Depreciated Cost = 117,641
 Basement Area: 1,058 Base Cost New of Basement = 57,174
 Eff. Age: 30 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 51 /100/50 /100/25.5
 Total Depreciated Cost = 14,579
 Total Depreciated Cost (Upper floors and basement) = 132,220
 Unit in Place Items Rate Quantity Arch %Good Depr. Cost
 /CL14/SERS/BRUIU/CAN/WCOFA/BE 31.44 156 1.00 51 2,501
 /CL16/YARL/RAIJD/100S/DECFPEA 19.31 156 1.00 51 1,536
 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>
 (11) Electric and Lighting:
 (12) Plumbing:
 (13) Roof Structure: Slope=0
 (14) Roof Cover:
 (15) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (16) Sprinklers:
 (17) Interior:
 (18) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (19) Sprinklers:
 (20) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (21) Sprinklers:
 (22) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (23) Sprinklers:
 (24) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (25) Sprinklers:
 (26) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (27) Sprinklers:
 (28) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (29) Sprinklers:
 (30) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (31) Sprinklers:
 (32) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (33) Sprinklers:
 (34) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (35) Sprinklers:
 (36) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (37) Sprinklers:
 (38) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler
 (39) Miscellaneous:
 (40) Exterior Wall:
 Thickness Rsmnt Insul.

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



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

| | | | | | | | | | |
|---|--|--|--|---|--|--|--|-------|--|
| Desc. of Bldg/Section: #2 OFC 'D' Calculator Occupancy: Office Buildings Class: D | | Construction Cost Above Ave. <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Low <input type="checkbox"/> ** ** Calculator Cost Data ** ** | | Calculator Cost Computations Class: D Quality: Average Stories: 1 Story Height: 9 Perimeter: 46 Overall Building Height: 9 Base Rate for Upper Floors = 129.17 | | >>>>> | | | |
| Floor Area: 480 Gross Bldg Area: 3,771 Stories Above Gnd: 1 Average Sty Hght: 9 Remnt Wall Hght | | Quality: Average Heat#1: Package Heating & Cooling <input checked="" type="checkbox"/> 100% Heat#2: Forced Air Furnace 0% Ave. Sqft/Story: 480 Ave. Perimeter: 46 Has Elevators: | | (10) Heating system: Package Heating & Cooling Cost/SqFt: 25.83 100% Adjusted Square Foot Cost for Upper Floors = 155.00 Total Floor Area: 480 Base Cost New of Upper Floors = 74,400 Reproduction/Replacement Cost = 74,400 Pky. %Good/Abnr. Pky./Func./Econ./Overall %Good: 51 /100/100/100/51.0 Total Depreciated Cost = 37,944 | | 1.038 => TCV of Bldg: 2 = 39,386 Est. TCV/Floor Area= 82.05 | | >>>>> | |
| Depr. Table : 2.25% Effective Age : 30 Physical %Good: 51 Func. %Good : 100 Economic %Good: 100 | | Area: 1865 Year Built 1983 Remodeled Overall Bldg Height | | ECF (ADA COM) Replacement Cost/Floor Area= 155.00 1.038 => TCV of Bldg: 2 = 39,386 Est. TCV/Floor Area= 82.05 | | Total Depreciated Cost = 37,944 | | >>>>> | |
| Comments: Area #1: Type #1: Area #2: Type #2: Area: Type: Average | | *** Basement Info *** Type: Utility Basement <input checked="" type="checkbox"/> Heat: No Heating or Cooling * Mezzanine Info * * Sprinkler Info * | | (11) Electric and Lighting: | | (39) Miscellaneous: | | >>>>> | |
| (1) Excavation/Site Prop: (2) Foundation: Foot Ings X Poured Conc. Brick/Stone Block | | (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 | | (12) Roof Structure: Slope=0 (13) Roof Cover: | | (14) Roof Cover: | | >>>>> | |
| (3) Frame: (4) Floor Structure: (5) Floor Cover: (6) Ceiling: | | (9) Sprinklers: (10) Heating and Cooling: Gas Oil Coal Hand Fired Stoker Boiler | | Outlets: Few Average Many Typical Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct Fixtures: Few Average Many Typical Unfinished Typical Incandescent Fluorescent Mercury Sodium Vapor Transformer | | (40) Exterior Wall: Thickness Remnt Insul. | | >>>>> | |

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

| | | |
|--|---|--|
| <p>Desc. of Bldg/Section: #3 ORC 'D' Calculator Occupancy: Office Buildings Class: D Floor Area: 195 Gross Bldg Area: 3,771 Stories Above Grd: 1 Average Story Height: 9 Bsmnt Wall Light Dept. Table: 2.25% Effective Age: 30 Physical %Good: 51 Func. %Good: 100 Economic %Good: 100 1983 Year Built Remodeled Overall Bldg Height Comments:</p> | <p>Calculator Cost Computations Class: D Quality: Average Stories: 1 Story Height: 9 Perimeter: 43 Overall Building Height: 9 Base Rate for Upper Floors = 189.34 (10) Heating System: Package Heating & Cooling Cost/SqFt: 33.86 100% Adjusted Square Foot Cost for Upper Floors = 203.20 Total Floor Area: 195 Base Cost New of Upper Floors = 39,624 Reproduction/Replacement Cost = 39,624 Eff. Age: 30 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0 Total Depreciated Cost = 20,208 ECF (ADA COM) 1.038 -> TCV of Bldg: 3 = 20,976 Replacement Cost/Floor Area= 203.20 Est. TCV/Floor Area= 107.57</p> | <p>Construct ion Cost Above Ave. X Avg. Low Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 195 Ave. Perimeter: 43 Has Elevators: *** Basement Info *** * Mezzanine Info * * Sprinkler Info * Area: Type: Average</p> |
| <p>(1) Excavation/Site Prep:</p> | <p>(7) Interior:</p> | <p>(11) Electric and Lighting:</p> |
| <p>(2) Foundation: X Poured Conc. Brick/Stone Block</p> | <p>(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</p> | <p>Outlets: Few Average Many Average Many Unfinished Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer</p> |
| <p>(3) Frame:</p> | <p>(9) Sprinklers:</p> | <p>(13) Roof Structure: Slope=0</p> |
| <p>(4) Floor Structure:</p> | <p>(10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler</p> | <p>(14) Roof Cover:</p> |
| <p>(5) Floor Cover:</p> | | <p>(39) Miscellaneous: (40) Exterior Wall: Thickness Bsmnt Insul.</p> |

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

Desc. of Bldg/Section: #1 OFC 'D' UF
 Calculator Occupancy: Office Buildings
 Class: D Quality: Average
 Stories: 1 Story Height: 9 Perimeter: 182
 Overall Building Height: 9
 Base Rate for Upper Floors = 135.85
 (10) Heating System: Package Heating & Cooling Cost/SqFt: 27.17 100%
 Adjusted Square Foot Cost for Upper Floors = 163.02
 Total Floor Area: 1,548 Base Cost New of Upper Floors = 252,354
 Reproduction/Replacement Cost = 252,354
 Eff. Age: 30 Phy. %Good/Abnt. Phy./Func./Econ./Overall %Good: 51 /100/90 /100/45.9
 Total Depreciated Cost = 115,830
 ECF (ADA COM) 1.038 -> TCV of Bldg: 4 = 120,232
 Replacement Cost/Floor Area= 163.02 Est. TCV/Floor Area= 77.67

Construction Cost
 High Above Ave. X Ave. Low
 *** Calculator Cost Data ***
 Quality: Average
 Heat#1: Package Heating & Cooling 100%
 Heat#2: Forced Air Furnace 0%
 Ave. Sqft/Story: 1548
 Ave. Perimeter: 182
 Has Elevators:
 *** Basement Info ***
 Area:
 Perimeter:
 Type: Utility Basement
 Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Comments:
 09-12-24, JR:
 FUNCTIONAL DUE TO NO
 ELEVATOR TO 2ND FLOOR.

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

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

(3) Frame:
 Area #1:
 Type #1:
 Area #2:
 Type #2:

(4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:

(7) Interior:
 (8) Plumbing:
 Many Above Ave. Average Typical Few None
 Total Fixtures Urinals
 3-Floor Baths Wash Bowls
 2-Floor Baths Water Heaters
 Shower Stalls Wash Fountains
 Toilets Water Softeners
 (9) Sprinklers:
 (10) Heating and Cooling:
 Gas Coal Hand Fired
 Oil Stoker Boiler

(11) Electric and Lighting:
 Outlets: Fixtures:
 Few Average Few
 Average Many Average
 Unfinished Unfinished
 Typical Typical
 Flex Conduit Incandescent
 Rigid Conduit Fluorescent
 Armored Cable Mercury
 Non-Metallic 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***

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Valuation Report

DB: 2025 Study

41-15-34-101-048 2025 Est. T.C.V. 545 ADA DRIVE LLC
Property Class: 201 545 ADA DR SE
Ap #: ADA ADA, MI 49301

Land Value Estimates for Land Table ADA-C.ADA COM

| * Factors * | | | | | | | |
|--|-----------------|--------|--------|----------|------------|--------|---------|
| Description | Frontage | Depth | Front | Depth | Rate %Adj. | Reason | Value |
| | 120.00 | 113.64 | 1.0000 | 0.0000 | 0 | 0* | 0 |
| SF | OLD VILLAGE/ADA | 13637 | SqFt | 25.00000 | 100 | | 340,932 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | |
| 120 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = | | | | | | | 340,932 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|------|------|--------|------------|
| D/W/P: Asphalt Paving | 2.65 | 5367 | 76 | 10,809 |
| D/W/P: 4in Concrete | 5.98 | 220 | 50 | 658 |
| D/W/P: 4in Concrete | 5.98 | 108 | 50 | 323 |
| Total Estimated Land Improvements True Cash Value = | | | | 11,790 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1965
Description of Occupancy: #1 OFC 'D' DN

Costs are taken from the Office Buildings cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 9 Perimeter: 123
Overall Building Height: 18

Base Rate for Upper Floors = 124.18

(10) Heating system: Package Heating & Cooling Cost/SqFt: 24.83 100%
Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00
Adjusted Square Foot Cost for Upper Floors = 149.01
Adjusted Square Foot Cost for Basement = 54.04

Total Floor Area: 1,548 Base Cost New of Upper Floors = 230,668
Reproduction/Replacement Cost = 230,668
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
Total Depreciated Cost = 117,641

Basement Area: 1,058 Base Cost New of Basement = 57,174
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/50 /100/25.5
Total Depreciated Cost = 14,579

Total Depreciated Cost (Upper floors and basement) = 132,220

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 156 | 1.00 | 51 | 2,501 |
| /CI16/YARI/RAIPD/100S/DECSFPEA | 19.31 | 156 | 1.00 | 51 | 1,536 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 24 | 1.00 | 51 | 385 |
| /CI16/YARI/RAIPD/25 S/DECSFPEA | 35.58 | 24 | 1.00 | 51 | 435 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.44 | 36 | 1.00 | 51 | 577 |
| /CI16/YARI/RAIPD/50 S/DECSFPEA | 18.86 | 72 | 1.00 | 51 | 693 |

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 143,604
Replacement Cost/Floor Area= 193.71 Est. TCV/Floor Area= 92.77

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1865
Description of Occupancy: #2 OFC 'D'

Costs are taken from the Office Buildings cost schedules.

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

Class: D Quality: Average
Stories: 1 Story Height: 9 Perimeter: 46
Overall Building Height: 9

Parcel Number: 41-15-34-101-048

Page: 2

Base Rate for Upper Floors = 129.17

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.83 100%
Adjusted Square Foot Cost for Upper Floors = 155.00

Total Floor Area: 480 Base Cost New of Upper Floors = 74,400
Reproduction/Replacement Cost = 74,400
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
Total Depreciated Cost = 37,944

ECF (ADA COM) 1.038 => TCV of Bldg: 2 = 39,386
Replacement Cost/Floor Area= 155.00 Est. TCV/Floor Area= 82.05

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1983
Description of Occupancy: #3 OFC 'D'

Costs are taken from the Office Buildings cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 9 Perimeter: 43
Overall Building Height: 9

Base Rate for Upper Floors = 169.34

(10) Heating system: Package Heating & Cooling Cost/SqFt: 33.86 100%
Adjusted Square Foot Cost for Upper Floors = 203.20

Total Floor Area: 195 Base Cost New of Upper Floors = 39,624
Reproduction/Replacement Cost = 39,624
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
Total Depreciated Cost = 20,208

ECF (ADA COM) 1.038 => TCV of Bldg: 3 = 20,976
Replacement Cost/Floor Area= 203.20 Est. TCV/Floor Area= 107.57

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 1865
Description of Occupancy: #1 OFC 'D' UP

Costs are taken from the Office Buildings cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 9 Perimeter: 182
Overall Building Height: 9

Base Rate for Upper Floors = 135.85

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.17 100%
Adjusted Square Foot Cost for Upper Floors = 163.02

Total Floor Area: 1,548 Base Cost New of Upper Floors = 252,354
Reproduction/Replacement Cost = 252,354
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/90 /100/45.9
Total Depreciated Cost = 115,830

ECF (ADA COM) 1.038 => TCV of Bldg: 4 = 120,232
Replacement Cost/Floor Area= 163.02 Est. TCV/Floor Area= 77.67

Total Estimated True Cash Value of Commercial/Industrial Buildings = 324,198

2025 Est. T.C.V. 41-15-34-101-048 = 676,920
Est. TCV/Total Floor Area = 179.51
2024 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Valuation Report

DB: 2025 Study

Parcel Number: 41-15-34-101-048

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| | | | | | |
|---------------|----------------|---------|-----------|----------------|---------|
| 254,100 | 254,100 | 254,100 | 186,328 | 0.00 | |
| 2025 New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
| 0 | 84,400 | 0 | 0 | 0 | 0 |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 338,500 | 338,500 | 338,500 | 186,328 | 186,328 | 0 |

| | | | |
|----------------------|---|---------|----------------|
| Grantor | WARD MICHAEL J | Grantee | WARD MICHAEL J |
| Property Address | 7270 THORNAPPLE RIVER DR SE | | |
| Owner's Name/Address | QUARTIER LLC 3721 MONARCH DR NE GRAND RAPIDS MI 49525 | | |

| | | | |
|---|---------------------|------------|-----------|
| Class: COMMERCIAL-IMPROVEMENT ZONING: C1 | Building Permit (S) | Number | status |
| School: FOREST HILLS PUBLIC SCHOOLS | | 10/17/2000 | B2000-299 |
| P.R.E. 05 | | 12/01/1997 | B1997-245 |
| MAP #: MEDICAL OFC | | 10/14/1992 | B1992-150 |
| 2025 Est TCV TFA: 206.39 | | | |
| Land Value Estimates for Land Table ADA-C.ADA COM | | | |

| | | | | | | | |
|-----------------------|----------|-------|--------|--------|------|--------|-------|
| Improvements | Frontage | Depth | Rate | Depth | Rate | Reason | Value |
| Public | 106.58 | 93.32 | 1.0000 | 0.0000 | 0 | 100* | 0 |
| Dirt Road | | | | | | | |
| Gravel Road | | | | | | | |
| Paved Road | | | | | | | |
| Storm Sewer | | | | | | | |
| Sidewalk | | | | | | | |
| Water | | | | | | | |
| Sewer | | | | | | | |
| Electric | | | | | | | |
| Gas | | | | | | | |
| Curb | | | | | | | |
| Street Lights | | | | | | | |
| Standard Utilities | | | | | | | |
| Underground Utilities | | | | | | | |
| Topography of Site | | | | | | | |

| | | | | |
|-------------|-------|------|--------|------------|
| Level | Rate | Size | % Good | Cash Value |
| Rolling | 24.75 | 170 | 50 | 2,104 |
| Flow | 3.08 | 4742 | 50 | 7,302 |
| High | 6.92 | 154 | 50 | 533 |
| Landscaped | | | | |
| Swamp | | | | |
| Wooded | | | | |
| Pond | | | | |
| Waterfront | | | | |
| Bayou | | | | |
| Wetland | | | | |
| Flood Plain | | | | |

| | | | | | | |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
| 2025 | 124,300 | 216,400 | 340,700 | | | 187,565C |
| 2024 | 389,300 | 0 | 389,300 | | | 187,565C |
| 2023 | 320,000 | 0 | 320,000 | | 300,600T | 178,634C |
| 2022 | 215,600 | 0 | 215,600 | | | 89,177C |


Tax Description

LOT 33 BLK 2 EX THAT PART LYING S OF N LINE OF LOT 30 EXTENDED W TO W LINE OF SD LOT 33 ALSO E 19 FT OF N 100 FT OF LOT 34 BLK 2 * CITIZENS' PLAT OF THE VILLAGE OF ADA LOT DIMEN: 106.58 x 101.08 x 90.00- x 100.00-

Comments/Influences

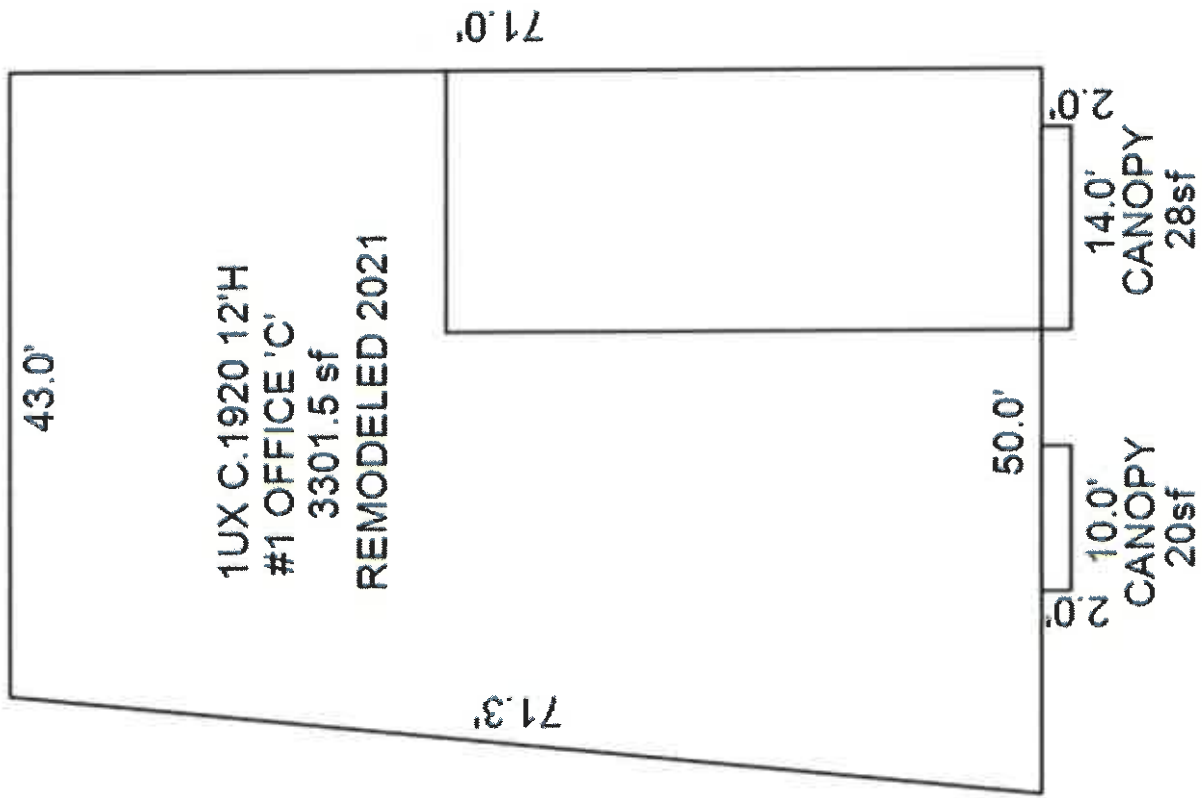
Land Improvement Cost Estimates
 Description: Vinyl Picket, 36-48
 D/W/P: Asphalt Paving
 D/W/P: 4in Concrete
 Ad-Hoc Unit-In-Place Items
 Description: /CELL/YARI/OUTL/2AVG/POLS
 /CELL/YARI/OUTL/2AVG/FLO
 Total Estimated Land Improvements True Cash Value = 14,967

Handwritten Note: Updated LV, LIS & COMM bldg attributes



| | | |
|--|--|--|
| Desc. of Bldg/Section: #1 OFFICE/RETAIL Calculator Occupancy: Office Buildings Class: C Floor Area: 3,302 Gross Bldg Area: 3,302 Stories Above Grd: 1 Average Story Height: 12 Basement Wall Height Dep. Table : 2% Physical Age : 15 Fung. %Good : 74 Economic %Good: 100 1920 Year Built 2021 Remodeled Overall Bldg Weight Comments: | Construction Cost High Above Ave. Avo. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Package Heating & Cooling 0% Avc. Sqft/Story: 3302 Avc. Perimeter: 235 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Average | <<<<<< Calculator Cost Computations Class: C Quality: Average Stories: 1 Story Height: 12 Overall Building Height: 12 Base Rate for Upper Floors = 137.45 (10) Heating system: Package Heating & Cooling Cost/SqFt: 25.92 100% Adjusted Square Foot Cost for Upper Floors = 163.37 Total Floor Area: 3,302 Base Cost New of Upper Floors = 539,448 Eff. Age: 15 Phy. %Good/Abnr. Phy./Func./Overall %Good: 74 /100/100/100/74.0 Total Depreciated Cost = 399,192 <<<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost Item Description Architectural Multiplier: 0.00 Total Cost New = 0 Eff. Age: 15 Phy. %Good/Abnr. Phy./Func./Overall %Good: 74 /100/100/100/74.0 Total Depreciated 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: | | |
| (9) Sprinklers: | | |
| (10) Heating and Cooling: | | |
| (11) Electric and Lighting: | | |
| (12) Roof Structure: Slope=0 | | |
| (13) Roof Cover: | | |
| (14) Roof Cover: | | |

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



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

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Valuation Report

DB: 2025 Study

| | | |
|---------------------|------------------|-----------------------------|
| 41-15-34-103-007 | 2025 Est. T.C.V. | QUARTIER LLC |
| Property Class: 201 | | 7270 THORNAPPLE RIVER DR SE |
| p #: MEDICAL OFC | ADA | ADA, MI 49301 |

Land Value Estimates for Land Table ADA-C.ADA COM

| * Factors * | | | | | | | |
|--|-----------------|-------|--------|----------|------|--------------|---------------------------------|
| Description | Frontage | Depth | Front | Depth | Rate | %Adj. Reason | Value |
| | 106.58 | 93.32 | 1.0000 | 0.0000 | 0 | 100* | 0 |
| SF | OLD VILLAGE/ADA | 9947 | SqFt | 25.00000 | 100 | | 248,665 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | |
| 107 Actual Front Feet, 0.23 Total Acres | | | | | | | Total Est. Land Value = 248,665 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|----------|------|--------|------------|
| Fencing: Vnyl,Picket,36-48 | 24.76 | 170 | 50 | 2,104 |
| D/W/P: Asphalt Paving | 3.08 | 4742 | 50 | 7,302 |
| D/W/P: 4in Concrete | 6.92 | 154 | 50 | 533 |
| Ad-Hoc Unit-In-Place Items | | | | |
| Description | Rate | Size | % Good | Cash Value |
| /CI16/YARI/OUTL/2AVG/POLS | 91.50 | 22 | 97 | 1,953 |
| /CI16/YARI/OUTL/2AVG/FLO | 1,585.00 | 2 | 97 | 3,075 |
| Total Estimated Land Improvements True Cash Value = | | | | 14,967 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1920
 Description of Occupancy: #1 OFFICE/RETAIL

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: C Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 235
 Overall Building Height: 12

Use Rate for Upper Floors = 137.45

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.92 100%
 Adjusted Square Foot Cost for Upper Floors = 163.37

Total Floor Area: 3,302 Base Cost New of Upper Floors = 539,448
 Reproduction/Replacement Cost = 539,448
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
 Total Depreciated Cost = 399,192

<<<<< Segregated Cost Computations >>>>>
 Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

| Item Description | Cost | # or Height | Storys | Cost |
|------------------|------|-------------|----------------|------|
| | Col. | Rate | SqFt Adj. Adj. | |
| Total Cost New = | | | | 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
 Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|--------|----------|------|-------|-----------|
| /CI16/YARI/OUTL/2AVG/SPOOLDE | 433.33 | 7 | 1.00 | 74 | 2,245 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.67 | 48 | 1.00 | 74 | 1,125 |

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 417,859
 Replacement Cost/Floor Area= 164.75 Est. TCV/Floor Area= 126.55

Total Estimated True Cash Value of Commercial/Industrial Buildings = 417,859

2025 Est. T.C.V. 41-15-34-103-007 = 681,491
 Est. TCV/Total Floor Area = 206.39
 2024 Assessed MBOR S.E.V. Base for Cap C.P.I.

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Valuation Report

DB: 2025 Study

Parcel Number: 41-15-34-103-007

Page: 2

| | | | | | |
|---------------|----------------|---------|-----------|----------------|---------|
| 389,300 | 389,300 | 389,300 | 187,565 | 0.00 | |
| 2025 New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
| 0 | -48,600 | 0 | 0 | 0 | 0 |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 340,700 | 340,700 | 340,700 | 187,565 | 187,565 | 0 |

Grantor: _____ Terms of Sale: _____ Liber & Page: _____ Verified By: _____ Front Trans: _____

Property Address: 590 ADA DR SE
 Class: COMMERCIAL-IMPROVEMENT ZONING: C1 Building Permit #: _____ Date: _____ Number: _____ Status: _____
 SCHOOL: FOREST HILLS PUBLIC SCHOOLS
 P.R.E. 0% MAP #: _____

Owner's Name/Address: COVERED BRIDGE PROPERTIES LLC
 4718 FOREST RIDGE DR
 BELLAND MI 49423

Tax Description: LOT 15 EX SWLY 12.46 FT BLK 1 * CITIZENS' PLAT OF THE VILLAGE OF ADA
 Comments/Influences: _____

| Improvements | Description | Frontage | Depth | Rate | %Adj. | Reason | Value |
|---------------------|-------------|----------|--------|--------|--------|--------|--------|
| Dirt Road | | 38.00 | 100.10 | 1.0000 | 0.0000 | 0.100* | 0 |
| Gravel Road | | | | | | | |
| Paved Road | | | | | | | |
| Storm Sewer | | | | | | | |
| Sidewalk | | | | | | | |
| Water | | | | | | | |
| Sewer | | | | | | | |
| Electric | | | | | | | |
| Gas | | | | | | | |
| Curb | | | | | | | |
| Street Lights | | | | | | | |
| Standard Utilities | | | | | | | |
| Underground Utilis. | | | | | | | |
| * Factors * | | | | | | | |
| | | | | | | | 95,095 |
| | | | | | | | 95,095 |

| Land Improvement Cost Estimates | Description | Rate | Size % | Good | Cash Value |
|---|-------------|-------|--------|------|------------|
| D/W/P: 4in Concrete | | 6.92 | 199 | 50 | 688 |
| D/W/P: Brick on Sand | | 17.89 | 311 | 50 | 2,782 |
| Total Estimated Land Improvements True Cash Value = | | | | | 3,470 |

Updated LV, LIS: COMM bldg attributes

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 47,500 | 170,200 | 217,700 | | | 113,459C |
| 2024 | 47,500 | 216,500 | 264,000 | | | 113,459C |
| 2023 | 38,000 | 178,400 | 216,400 | | | 108,097C |
| 2022 | 38,890 | 182,500 | 221,300 | | | 102,912C |



04/13/24-105-005
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: #1 STORE RETAIL 'C' 1ST FLR
 Calculator Occupancy: Stores - Retail
 Class: C
 Floor Area: 2,220
 Gross Bldg Area: 4,440
 Stories Above Gird: 1
 Average Sty Hght: 8
 Bsmnt Wall Hght: 8
 DEPR. Table: 2%
 Physical %Good: 60
 Func. %Good: 100
 Economic %Good: 100
 1880 Year Built
 2013 Remodeled
 Overall Bldg Hght

High Above Ave. Ave. Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Hot Water, Baseboard/Radiator 100%
 Heat#2: Refrigerated A.C. only 100%
 Avg. Sqft/Story: 2220
 Ave. Perimeter: 208
 Has Elevators:
 *** Basement Info ***
 Area: 2220
 Perimeter: 208
 Type: Storage Basement
 Heat: No Heating or Cooling
 * Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average

Class: C Quality: Average
 Stories: 1 Story Height: 8
 Overall Building Height: 16
 Base Rate for Upper Floors = 104.18
 (10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 16.22 100%
 (10) Heating system: Refrigerated A.C. only Cost/SqFt: 14.91 100%
 Combined Heating System adjustment: 31.13 100%
 Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00
 Adjusted Square Foot Cost for Upper Floors = 135.31
 Adjusted Square Foot Cost for Basement = 44.63
 Total Floor Area: 2,220 Base Cost New of Upper Floors = 300,388
 Reproduction/Replacement Cost = 300,388
 Eff. Age: 25 Phy. %Good/Abrnt. Phy./Func./Overall %Good: 60 /100/100/100/50.0
 Total Depreciated Cost = 180,233
 Basement Area: 2,220 Base Cost New of Basement = 99,079
 Eff. Age: 25 Phy. %Good/Abrnt. Phy./Func./Overall %Good: 60 /100/25 /100/15.0
 Total Depreciated Cost = 14,862
 Total Depreciated Cost (Upper floors and basement) = 195,095

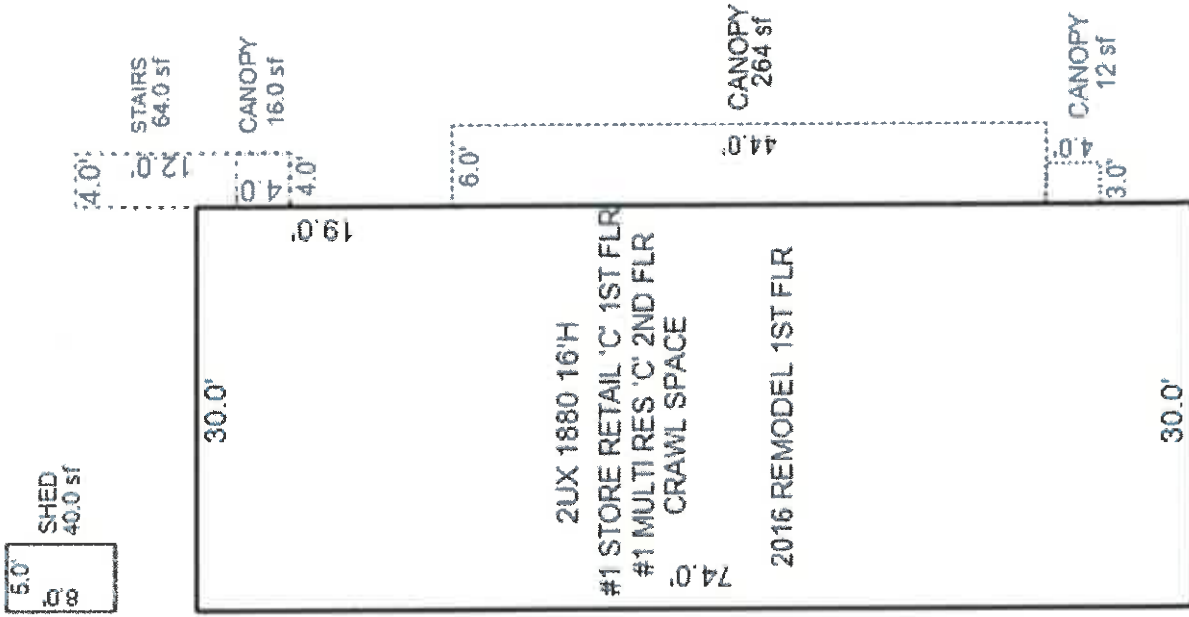
<<<<<< Segregated Cost Computations >>>>>>
 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>
 (11) Electric and Lighting:
 (12) Roof Structure: Slope=0
 (13) Roof Cover:
 (14) Roof Cover:

(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 Coal Hand Fired
 Oil Stoker Boiler

(1) Excavation/site prep:
 (2) Foundation: Footings
 X Poured Conc. Brick/Stone Block
 (3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:
 (6) Ceiling:

Outlets:
 Few Average Many None
 Average Unfinished Typical
 Flex Conduit Rigid Conduit
 Armored Cable Non-Metallic
 Bus Duct
 Fixtures:
 Few Average Many None
 Average Unfinished Typical
 Incandescent Fluorescent
 Mercury Sodium Vapor
 Transformer
 (40) Exterior Wall:
 Thickness Bsmnt Incul.

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



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

| | | |
|--|--|---|
| Desc. of Bldg/Section: #1 MULT RES 'C' 2ND FLOOR Calculator Occupancy: Multiple Residences Class: C Floor Area: 2,220 Gross Bldg Area: 4,440 Stories Above Grd: 1 Average Sty Height: 8 Basement Wall Height Depr. Table: 1.75% Effective Age: 25 Physical %Good: 64 Func. %Good: 90 Economic %Good: 100 1980 Year Built 2013 Remodeled Overall Bldg Height Comments: 1 APT UPSTAIRS PER STORE TENANT WITH WINDOW UNIT AC ONLY. | Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Hot Water, Baseboard/Radiator 100% Heat#2: Package Heating & Cooling 0% Total # Units: 1 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Average | <<<<<< Calculator Cost Computations Class: C Quality: Average Total Floor Area: 2220 # of Units: 1 Base Rate for Upper Floors = 84.96 (10) Heating System: Hot Water, Baseboard/Radiators Cost/Sqft: 11.75 100% Adjusted Square Foot Cost for Upper Floors = 96.71 Total Floor Area: 2,220 Base Cost Now of Upper Floors = 214,696 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 64 /100/90 /100/57.6 Total Depreciated Cost = 123,665 <<<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 2: Multiples & Motels # of Height Storys Cost Col. Rate Sqft Adj. Cost Item Description Total Cost New = 0 Architectural Multiplier: 0.00 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 64 /100/90 /100/57.6 Total Depreciated 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 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 Hand Fired Stoker Boiler Boiler | (11) Electric and Lighting: (12) Roof Structure: Slope=0 Outlets: Few Average Many Typical Average Unfinished Typical Few Average Many Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer (13) Roof Structure: Slope=0 (14) Roof Cover: (40) Exterior Wall: Thickness Batt Insul. |

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

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

41-15-34-105-005 2025 Est. T.C.V. COVERED BRIDGE PROPERTIES LLC
Property Class: 201 590 ADA DR SE
ap #: ADA ADA, MI 49301

Land Value Estimates for Land Table ADA-C.ADA COM

| * Factors * | | | | | | | |
|--|-----------------|--------|-------------|----------|------|--------|--------|
| Description | Frontage | Depth | Front Depth | Rate | %Adj | Reason | Value |
| | 38.00 | 100.10 | 1.0000 | 0.0000 | 0 | 100* | 0 |
| SF | OLD VILLAGE/ADA | | 3804 SqFt | 25.00000 | 100 | | 95,095 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | |
| 38 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = | | | | | | | 95,095 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|-------|------|--------|------------|
| D/W/P: 4in Concrete | 6.92 | 199 | 50 | 688 |
| D/W/P: Brick on Sand | 17.89 | 311 | 50 | 2,782 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,470 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1880

Description of Occupancy: #1 STORE RETAIL 'C' 1ST FLR

Costs are taken from the Stores - Retail cost schedules.

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

Class: C Quality: Average
Stories: 1 Story Height: 8 Perimeter: 208
Overall Building Height: 16

Base Rate for Upper Floors = 104.18

(10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 16.22 100%
(10) Heating system: Refrigerated A.C. only Cost/SqFt: 14.91 100%
 Combined Heating System adjustment: 31.13 100%
Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00
Adjusted Square Foot Cost for Upper Floors = 135.31
Adjusted Square Foot Cost for Basement = 44.63

Total Floor Area: 2,220 Base Cost New of Upper Floors = 300,388
 Reproduction/Replacement Cost = 300,388
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 180,233

Basement Area: 2,220 Base Cost New of Basement = 99,079
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/25 /100/15.0
 Total Depreciated Cost = 14,862

Total Depreciated Cost (Upper floors and basement) = 195,095

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

| Item Description | Cost | | # or Height Storys | | Cost |
|------------------|------|------|--------------------|------|-------------------------|
| | Col. | Rate | SqFt | Adj. | |
| | | | | | Total Cost New = 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.67 | ✓12 | 1.00 | 60 ✓ | 228 |
| /CI14/SERS/BBUIIU/CAN/WOOFA/BE | 31.67 | ✓264 | 1.00 | 60 ✓ | 5,017 |
| /CI16/YARI/RAIPD/100S/STECROMA | 4.09 | ✓64 | 1.00 | 60 ✓ | 157 |

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 208,116
Replacement Cost/Floor Area= 184.00 Est. TCV/Floor Area= 93.75

Parcel Number: 41-15-34-105-005

Page: 2

Estimates for Commercial/Industrial Building/Section: 2 Built 1880
Description of Occupancy: #1 MULTI RES 'C' 2ND FLR

Costs are taken from the Multiple Residences cost schedules.

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

Class: C Quality: Average
Total Floor Area: 2220 # of Units: 1

Base Rate for Upper Floors = 84.96

(10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 11.75 100%
Adjusted Square Foot Cost for Upper Floors = 96.71

Total Floor Area: 2,220 Base Cost New of Upper Floors = 214,696

Reproduction/Replacement Cost = 214,696
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/90 /100/57.6
Total Depreciated Cost = 123,665

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | | # or Height Storys | | Cost |
|------------------|------|------|--------------------|------|--------------------|
| | Col. | Rate | SqFt | Adj. | |
| | | | | | Total Cost New = 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/90 /100/57.6
Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|--------------------------------|-------|----------|------|-------|-----------|
| /CI14/SERS/BBUIIU/CAN/WOOPA/BE | 31.67 | 16 | 1.00 | 64 | 324 |

ECF (ADA COM) 1.038 => TCV of Bldg: 2 = 128,700
Replacement Cost/Floor Area= 96.94 Est. TCV/Floor Area= 57.97

Total Estimated True Cash Value of Commercial/Industrial Buildings = 336,816

2025 Est. T.C.V. 41-15-34-105-005 = 435,381

Est. TCV/Total Floor Area = 98.06

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|---------|--------------|----------------|---------|--|
| 264,000 | 264,000 | 264,000 | 113,459 | 0.00 | | |
| 2025 New Eq. Adjustment | Loss | | Additions | Tax Adjustment | Losses | |
| 0 | -46,300 | 0 | 0 | 0 | 0 | |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 217,700 | 217,700 | 217,700 | 113,459 | 113,459 | 0 | |

Grantor: _____ Grantee: _____

Property Address: 596 ADA DR SE

Owner's Name/Address: COVERED BRIDGE PROPERTIES LLC
4718 FOREST RIDGE DR
HOLLAND MI 49423

Class: COMMERCIAL-IMPROVEMENTS: CI Building Permit (s) _____
School: FOREST HILLS PUBLIC SCHOOLS
P.R.E. 03

MAP #: RETAIL
2025 Est TCV 497,868 TCV/TEA: 118.71

Libert & Range: _____ Verified By: _____

Date: 12/27/2016 E2016-216
08/21/2003 E2003-224
06/01/1977 E1977-3147

Status: _____

Land Value Estimates for Land Table ADA-C.ADA COM

* Factors *

| Description | Frontage | Depth | Front Depth | Rate %Adj. | Reason | Value |
|---|----------|-------|-------------|------------|--------|---------|
| Dirt Road | 63.00 | 99.90 | 1.0000 | 0 | 100* | 0 |
| Gravel Road | | | | | | |
| Paved Road | | | | | | |
| Storm Sewer | | | | | | |
| Sidewalk | | | | | | |
| Water | | | | | | |
| Sewer | | | | | | |
| Electric | | | | | | |
| Gas | | | | | | |
| Curb | | | | | | |
| Street Lights | | | | | | |
| Standard Utilities | | | | | | |
| Underground Utils. | | | | | | |
| Total Estimated Land Improvements True Cash Value = | | | | | | 157,335 |

Land Improvement Cost Estimates

| Description | Rate | Size % | Good | Cash Value |
|---|-------|--------|------|------------|
| Fencing: Wd, Picket, 30-40 | 13.57 | 116 | 50 | 787 |
| D/W/P: 4in Concrete | 6.87 | 154 | 50 | 529 |
| D/W/P: Brick on Sand | 17.76 | 734 | 50 | 6,518 |
| D/W/P: Brick on Sand | 17.76 | 264 | 50 | 2,344 |
| Total Estimated Land Improvements True Cash Value = | | | | 10,178 |

Topography of Site

| Site | When | What |
|-------------|------|------|
| Level | | |
| Rolling | | |
| Low | | |
| High | | |
| Landscaped | | |
| Swamp | | |
| Wooded | | |
| Pond | | |
| Waterfront | | |
| Ravine | | |
| Wetland | | |
| Flood Plain | | |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 78,700 | 170,200 | 248,900 | | | 140,252C |
| 2024 | 278,700 | 0 | 278,700 | | | 140,252C |
| 2023 | 231,000 | 0 | 231,000 | | | 133,574C |
| 2022 | 245,300 | 0 | 245,300 | | | 127,214C |



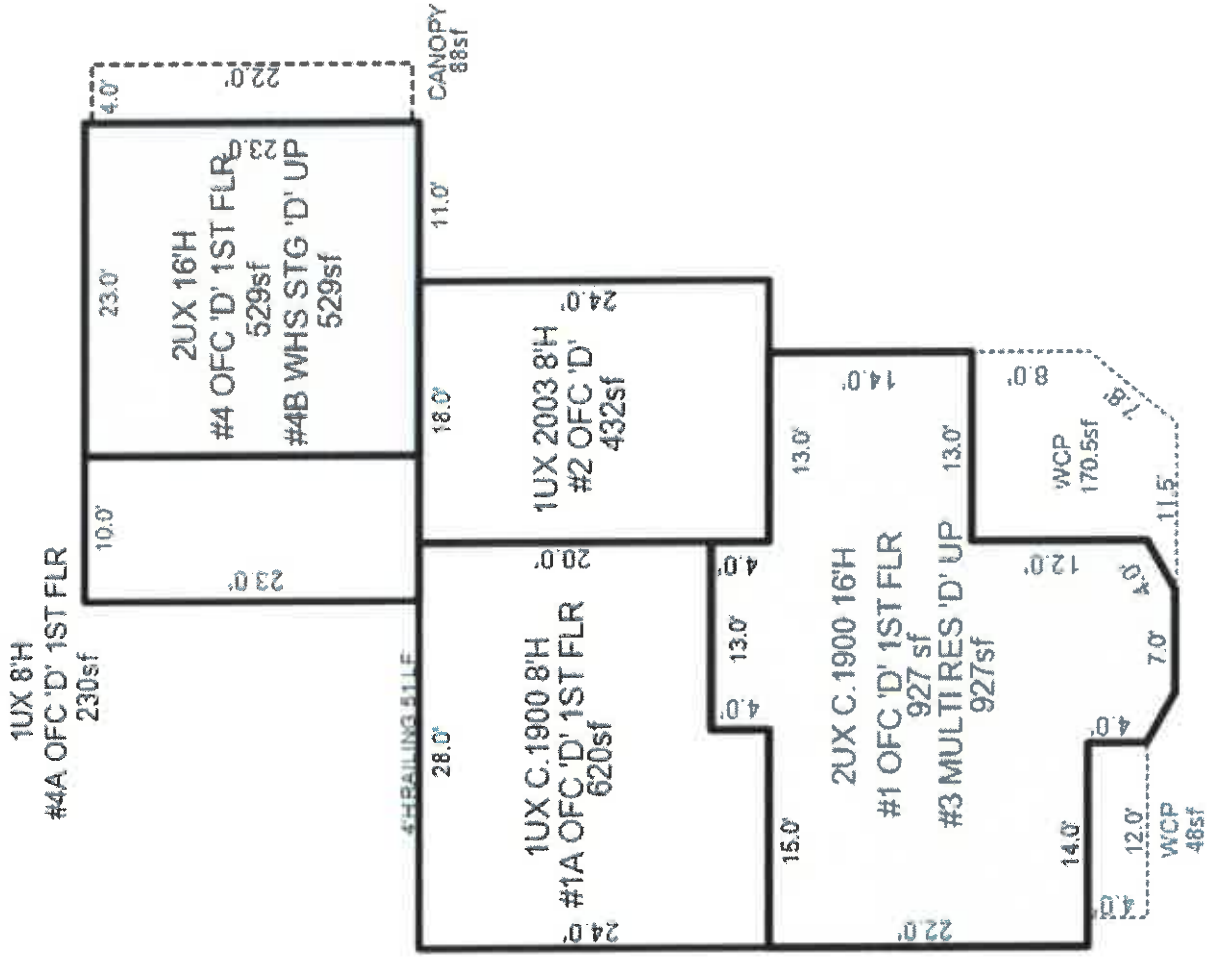
41-15-34-105-006
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Kent, Michigan

updated LV, LIS & COMM bldg attributes

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

| <p>Desc. of Bldg/Section: #1 & 1A OFC 'D' 1ST FLR Calculator Occupancy: OFFICE BUILDINGS Class: D Floor Area: 1,547 Gross Bldg Area: 4,194 Stories Above Grd: 1 Average Sty Hght: 8 Bsmnt Wall Hght Depr. Table : 2.25% Effective Age : 25 Physical %Good: 56 Func. %Good : 100 Economic %Good: 100 1900 Year Built 2017 Remodeled Overall Bldg Height</p> | <p>Construction Cost High Above Avg. AVE. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Package Heating & Cooling 0% AVE. SqFt/Story: 1547 AVE. Perimeter: 140 Gas Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Average</p> | <p>Calculator Cost Computations Class: D Quality: Average Stories: 1 Story Height: 8 Overall Building Height: 16 Base Rate for Upper Floors - 123.73 (10) Heating System: Package Heating & Cooling Cost/SqFt: 24.74 100% Adjusted Square Foot Cost for Upper Floors - 148.47 Total Floor Area: 1,547 Base Cost New of Upper Floors - 229,684 Reproduction/Replacement Cost - 229,684 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Overall %Good: 56 /100/100/100/56.0 Total Depreciated Cost - 128,623 <<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost Item Description Architectural Multiplier: 0.00 Total Cost New - 0 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Overall %Good: 56 /100/100/100/56.0 Total Depreciated Cost - 0 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p> | | | | | | | | | | | | | | | | | | |
|---|---|--|-----------------|-----------------|-------------------|----------------|-------------------------|-------------------------|--|---|--|---------------|---------------|--|---------------|----------------|--|---------|-----------------|--|
| <p>(1) Excavation/site Prep:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(2) Foundation: Footings X: Poured Conc. Brick/Stone Block</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(3) Frame:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(4) Floor structure:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(5) Floor Cover:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(6) Ceiling:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(7) Interior:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Many Above Avg.</th> <th>Average Typical</th> <th>Few None</th> </tr> </thead> <tbody> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td></td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> <td></td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> <td></td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> <td></td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> <td></td> </tr> </tbody> </table> | | | Many Above Avg. | Average Typical | Few None | Total Fixtures | Urinals | | 3-Piece Baths | Wash Bowls | | 2-Piece Baths | Water Heaters | | Shower Stalls | Wash Fountains | | Toilets | Water Softeners | |
| Many Above Avg. | Average Typical | Few None | | | | | | | | | | | | | | | | | | |
| Total Fixtures | Urinals | | | | | | | | | | | | | | | | | | | |
| 3-Piece Baths | Wash Bowls | | | | | | | | | | | | | | | | | | | |
| 2-Piece Baths | Water Heaters | | | | | | | | | | | | | | | | | | | |
| Shower Stalls | Wash Fountains | | | | | | | | | | | | | | | | | | | |
| Toilets | Water Softeners | | | | | | | | | | | | | | | | | | | |
| <p>(9) Sprinklers:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Gas Oil</th> <th>Coal Stoker</th> <th>Hand Fired Boiler</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | Gas Oil | Coal Stoker | Hand Fired Boiler | | | | | | | | | | | | | | | |
| Gas Oil | Coal Stoker | Hand Fired Boiler | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| <p>(11) Electric and Lighting:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Outlets:</th> <th>Fixtures:</th> </tr> </thead> <tbody> <tr> <td>Few Average</td> <td>Few Average</td> </tr> <tr> <td>Many Unfinished Typical</td> <td>Many Unfinished Typical</td> </tr> <tr> <td>Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct</td> <td>Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> </tbody> </table> | | | Outlets: | Fixtures: | Few Average | Few Average | Many Unfinished Typical | Many Unfinished Typical | Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct | Incandescent Fluorescent Mercury Sodium Vapor Transformer | | | | | | | | | | |
| Outlets: | Fixtures: | | | | | | | | | | | | | | | | | | | |
| Few Average | Few Average | | | | | | | | | | | | | | | | | | | |
| Many Unfinished Typical | Many Unfinished Typical | | | | | | | | | | | | | | | | | | | |
| Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct | Incandescent Fluorescent Mercury Sodium Vapor Transformer | | | | | | | | | | | | | | | | | | | |
| <p>(12) Roof Structure: Slope=0</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(13) Roof Cover:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(14) Roof Cover:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(40) Exterior Wall: Thickness Bsmnt Insul.</p> | | | | | | | | | | | | | | | | | | | | |

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



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

| <p>Desc. of Bldg/Section: #2 OFC 'D'</p> <p>Calculator Occupancy: Office Buildings</p> <p>Class: D</p> <p>Floor Area: 432</p> <p>Gross Bldg Area: 4,194</p> <p>Stories Above Grd: 1</p> <p>Average Story Height: 8</p> <p>Basmt Wall Height</p> <p>Depr. Table: 2.25%</p> <p>Effective Age: 15</p> <p>Physical %Good: 71</p> <p>Func. %Good: 100</p> <p>Economic %Good: 100</p> <p>2003 Year Built</p> <p>2017 Remodeled</p> <p>Overall Bldg Height</p> | <p>High <input type="checkbox"/> Above Ave. <input type="checkbox"/> Avg. <input type="checkbox"/> Low <input type="checkbox"/></p> <p>** ** Calculator Cost Data ** **</p> <p>Quality: Average</p> <p>Heat#1: Package Heating & Cooling 100%</p> <p>Heat#2: Package Heating & Cooling 0%</p> <p>Avg. SqFt/Story: 432</p> <p>Avg. Perimeter: 29</p> <p>Has Elevators:</p> <p>*** Basement Info ***</p> <p>Area: Perimeter:</p> <p>Type: Heat: Hot Water, Radiant Floor</p> <p>* Mezzanine Info *</p> <p>Area #1: Type #1:</p> <p>Area #2: Type #2:</p> <p>Area: Type: Average</p> | <p>Class: D Quality: Average</p> <p>Stories: 1 Story Height: 8</p> <p>Overall Building Height: 8</p> <p>Base Rate for Upper Floors = 116.07</p> <p>(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.37 100%</p> <p>Adjusted Square Foot Cost for Upper Floors = 140.24</p> <p>Total Floor Area: 432</p> <p>Base Cost New of Upper Floors = 60,584</p> <p>Reproduction/Replacement Cost = 60,584</p> <p>Eff. Age: 15 Phy. %Good/Abnr. Phy./Func./Overall %Good: 71 / 100/100/100/71.0</p> <p>Total Depreciated Cost = 43,015</p> <p><<<<< Segregated Cost Computations >>>>></p> <p>Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals</p> <p>Cost # or Height Storys</p> <p>Col. Rate SqFt Adj. Adj. Cost</p> <p>Item Description Total Cost New = 0</p> <p>Architectural Multiplier: 0.00</p> <p>Eff. Age: 15 Phy. %Good/Abnr. Phy./Func./Overall %Good: 71 / 100/100/100/71.0</p> <p>Reproduction/Replacement Cost = 0</p> <p>Total Depreciated Cost = 0</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--|--------------|-------------|-------------------|--|------|---------|-----|---------|------------|---------|------|------|----------------|---------|------------|------------|---------------|------------|---------|---------|---------------|---------------|--------------|--------------|---------------|----------------|---------------|-------------|---------|-----------------|---------------|---------|--|--|--------------|--------------|--|--|----------|-------------|
| <p>(1) Excavation/Site Prep:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(2) Foundation: Footings</p> <p>X Poured Conc. Brick/Stone Block</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(3) Frame:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(4) Floor Structure:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(5) Floor Cover:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(6) Ceiling:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(7) Interior:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Outlets:</th> <th colspan="2">Fixtures:</th> </tr> <tr> <td>Few</td> <td>Average</td> <td>Few</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Typical</td> <td>Many</td> <td>Many</td> </tr> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td>Unfinished</td> <td>Unfinished</td> </tr> <tr> <td>3-Floor Baths</td> <td>Wash Bowls</td> <td>Typical</td> <td>Typical</td> </tr> <tr> <td>2-Floor Baths</td> <td>Water Heaters</td> <td>Flex Conduit</td> <td>Incaudescant</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> <td>Rigid Conduit</td> <td>Fluorescent</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> <td>Armored Cable</td> <td>Mercury</td> </tr> <tr> <td></td> <td></td> <td>Non-Metallic</td> <td>Sodium Vapor</td> </tr> <tr> <td></td> <td></td> <td>Bus Duct</td> <td>Transformer</td> </tr> </table> | | | Outlets: | | Fixtures: | | Few | Average | Few | Average | Many | Typical | Many | Many | Total Fixtures | Urinals | Unfinished | Unfinished | 3-Floor Baths | Wash Bowls | Typical | Typical | 2-Floor Baths | Water Heaters | Flex Conduit | Incaudescant | Shower Stalls | Wash Fountains | Rigid Conduit | Fluorescent | Toilets | Water Softeners | Armored Cable | Mercury | | | Non-Metallic | Sodium Vapor | | | Bus Duct | Transformer |
| Outlets: | | Fixtures: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Few | Average | Few | Average | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Many | Typical | Many | Many | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Fixtures | Urinals | Unfinished | Unfinished | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3-Floor Baths | Wash Bowls | Typical | Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2-Floor Baths | Water Heaters | Flex Conduit | Incaudescant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shower Stalls | Wash Fountains | Rigid Conduit | Fluorescent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Toilets | Water Softeners | Armored Cable | Mercury | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Non-Metallic | Sodium Vapor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Bus Duct | Transformer | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Outlets:</th> <th colspan="2">Fixtures:</th> </tr> <tr> <td>Many</td> <td>Average</td> <td>Few</td> <td>Average</td> </tr> <tr> <td>Above Ave.</td> <td>Typical</td> <td>None</td> <td>Many</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Unfinished</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Typical</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Incaudescant</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Fluorescent</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Mercury</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Sodium Vapor</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Transformer</td> </tr> </table> | | | Outlets: | | Fixtures: | | Many | Average | Few | Average | Above Ave. | Typical | None | Many | | | | Unfinished | | | | Typical | | | | Incaudescant | | | | Fluorescent | | | | Mercury | | | | Sodium Vapor | | | | Transformer |
| Outlets: | | Fixtures: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Many | Average | Few | Average | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above Ave. | Typical | None | Many | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Unfinished | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Typical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Incaudescant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Fluorescent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Mercury | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Sodium Vapor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Transformer | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(9) Sprinklers:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table> | | | Gas Oil | Coal Stoker | Hand Fired Boiler | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gas Oil | Coal Stoker | Hand Fired Boiler | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(11) Electric and Lighting:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(12) Roof Structure: Slope=0</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(13) Miscellaneous:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(14) Roof Cover:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

| <p>Desc. of Bldg/Section: #3 MULTI RES 'D' UP Calculator Occupancy: Multiple Residences Class: D, Siding Floor Area: 927 Gross Bldg Area: 4,194 Stories Above Grd: 1 Average sty height: 8 Bsmnt Wall height Depr. Table : 25 Effective Age : 25 Physical %Good: 60 Func. %Good : 90 Economic %Good: 100 1900 Year Built 2017 Remodeled Overall Bldg height</p> | <p>Construction Cost Above Ave. <input type="checkbox"/> Ave. <input checked="" type="checkbox"/> Low <input type="checkbox"/> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Package Heating & Cooling 0% Ave. Sqft/Story: 927 Total # Units: 1 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Average * Sprinkler Info * Area: Type: Average</p> | <p>Calculator cost Computations Class: D, Siding Quality: Average Total Floor Area: 927 # of Units: 1 Overall Building Height: 16 Base Rate for Upper Floors = 80.18 (10) Heating system: Package Heating & Cooling Cost/Sqft: 12.35 100% Adjusted Square Foot Cost for Upper Floors = 92.53 Total Floor Area: 927 Base Cost New of Upper Floors = 85,775 Reproduction/Replacement Cost = 85,775 Econ./Overall %Good: 60 /100/90 /100/54.0 Total Depreciated Cost = 46,319 Segregated Cost Computations Costs taken from Segregated Cost Section 2: Multiples & Motels # or Height Storys Col. Rate Sqft Adj. Cost Item Description Total Cost New = 0 Architectural Multiplier: 0.00 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Overall %Good: 60 /100/90 /100/54.0 Total Depreciated Cost = 0 Calculations too long. See Valuation printout for complete pricing. >>>>></p> | | | | | | | | | | | | | | | | | | |
|--|--|---|-----------------|-----------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---------------|-------------|---------------|--------------------------|--------------------------|--------------------------|---------------|----------------|------------------------------|---------|------------------|--|
| <p>(1) Excavation/Site Prep:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(2) Foundation: <input type="checkbox"/> Footings <input type="checkbox"/> Poured Conc. <input type="checkbox"/> Brick/Stone <input type="checkbox"/> Block</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(3) Frame:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(4) Floor Structure:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(5) Floor Cover:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(6) Ceiling:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(7) Interior:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Many Above Ave.</th> <th>Average Typical</th> <th>Few None</th> </tr> </thead> <tbody> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td></td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> <td></td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> <td></td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> <td></td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> <td></td> </tr> </tbody> </table> | | | 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 | |
| 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 | | | | | | | | | | | | | | | | | | | |
| <p>(9) Sprinklers:</p> | | | | | | | | | | | | | | | | | | | | |
| <p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Gas</th> <th>Coal</th> <th>Hand Fired</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <th>OIL</th> <th>Stoker</th> <th>Boiler</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table> | | | Gas | Coal | Hand Fired | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | OIL | Stoker | Boiler | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| Gas | Coal | Hand Fired | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | |
| OIL | Stoker | Boiler | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | |
| <p>(11) Electric and Lighting:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Outlets:</th> <th>Fixtures:</th> </tr> </thead> <tbody> <tr> <td>Few Average Many Unfinished Typical</td> <td>Few Average Many Unfinished Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Incandescent</td> </tr> <tr> <td>Rigid Conduit</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Mercury</td> </tr> <tr> <td>Non-Metallic</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformer</td> </tr> <tr> <td colspan="2">(13) Roof Structure: Slope=0</td> </tr> <tr> <td colspan="2">(14) Roof Cover:</td> </tr> </tbody> </table> | | | Outlets: | Fixtures: | Few Average Many Unfinished Typical | 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 | | (14) Roof Cover: | |
| Outlets: | Fixtures: | | | | | | | | | | | | | | | | | | | |
| Few Average Many Unfinished Typical | 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 | | | | | | | | | | | | | | | | | | | | |
| (14) Roof Cover: | | | | | | | | | | | | | | | | | | | | |
| <p>(39) Miscellaneous:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Thickness</th> <th>Bsmnt Insul.</th> </tr> </thead> <tbody> <tr> <td>(40) Exterior Wall:</td> <td></td> </tr> </tbody> </table> | | | Thickness | Bsmnt Insul. | (40) Exterior Wall: | | | | | | | | | | | | | | | |
| Thickness | Bsmnt Insul. | | | | | | | | | | | | | | | | | | | |
| (40) Exterior Wall: | | | | | | | | | | | | | | | | | | | | |

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

| | | |
|--|--|--|
| Desc. of Bldg/Section: #4 & #4A OFC "D" 1ST FLR Calculator Occupancy: Office Buildings Class: C Floor Area: 759 Gross Bldg Area: 4,194 Stories Above Gnd: 1 Average Sty Hght: 8 Bsmnt Wall Hght Dep. Table: 2% Effective Age: 25 Physical %Good: 60 Economic %Good: 100 Year Built Remodeled Overall Bldg Height | Construction Cost 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: 759 Ave. Perimeter: 90 Gas Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * * Sprinkler Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Average | <<<<<< Calculator Cost Computations Class: C Quality: Average Stories: 1 Story Height: 8 Perimeter: 90 Overall Building Height: 16 Base Rate for Upper Floors = 138.19 (10) Heating system: Package Heating & Cooling Cost/SqFt: 26.06 100% Adjusted Square Foot Cost for Upper Floors = 164.25 Total Floor Area: 759 Base Cost New of Upper Floors = 124,656 Reproduction/Replacement Cost = 124,666 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 74,800 <<<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals Cost # or Height Stories Col. Rate SqFt Adj. Cost Item Description Architectural Multiplier: 0.00 Total Cost New = 0 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Overall %Good: 60 /100/100/100/60.0 Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>> (39) Miscellaneous: |
| (1) Excavation/Site Prep: | (7) Interior: | (11) Electric and Lighting: |
| (2) Foundation: Footings X Poured Conc. Block/Stone Block | (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 Water Softeners | Outlets: Few Average Many Unfinished Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer |
| (3) Framc: | (9) Sprinklers: | (13) Roof Structure: Slope=0 |
| (4) Floor structure: | (10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler | (40) Exterior Wall: Thickness Bsmnt Insul. |
| (5) Floor Cover: | (6) Ceiling: | (14) Roof Cover: |

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

Desc. of Bldg/Section: #4E WBS STG 'D' UP
 Calculator Occupancy: Warehouses - Storage
 Classes: D Quality: Average
 Stories: 1 Story Height: 0
 Perimeter: 92
 Base Rate for Upper Floors = 66.69
 (10) Heating System: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 66.69
 Total Floor Area: 529 Base Cost New of Upper Floors = 35,279
 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Overall %Good: 53 /100/90 /100/47.7
 Total Depreciated Cost = 16,828

Item Description Col. Rate SqFt Adj. Cost
 Segregated Cost Computations >>>>>
 Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses
 # or Height Storys Cost
 Total Cost New = 0
 Architectural Multiplier: 0.00
 Total Cost New = 0
 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Overall %Good: 53 /100/90 /100/47.7
 Total Depreciated Cost = 0

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>
 (1) Electric and Lighting: (39) Miscellaneous:

| | | | |
|------------------------------|---------------|---------------------|--------------|
| Outlets: | | Fixtures: | |
| Few | Average | Few | Average |
| Many | Unfinished | Many | Many |
| Typical | Typical | Unfinished | Unfinished |
| Flex Conduit | Typical | Typical | Typical |
| Rigid Conduit | Flex Conduit | Incandescent | Incandescent |
| Armored Cable | Armored Cable | Fluorescent | Fluorescent |
| Non-Metallic | Non-Metallic | Mercury | Mercury |
| Bus Duct | Bus Duct | Sodium Vapor | Sodium Vapor |
| | | Transformer | Transformer |
| (13) Roof Structure: Slope=0 | | (40) Exterior Wall: | |
| | | Thickness | |
| | | Bsmt Insul. | |

(14) Roof Cover:

(7) Interior:

| | | |
|-----------------|-----------------|----------|
| 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 | |

(8) Plumbing:

(9) Sprinklers:

(10) Heating and Cooling:

| | | |
|-----|--------|------------|
| Gas | Coal | Hand Fired |
| Oil | Stoker | Boiler |

(11) Heating and Cooling:

(12) Heating and Cooling:

(13) Roof Structure:

(14) Floor Cover:

(15) Ceiling:

Construction Cost

| | | | |
|------|------------|------|-----|
| High | Above Ave. | Ave. | Low |
| ** | ** | ** | ** |

Quality: Average
 Heat#1: No Heating or Cooling 100%
 Heat#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 529
 Ave. Perimeter: 92
 Has Elevators:
 *** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor
 * Mezzanine Info *
 * Sprinkler Info *

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

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

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

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

41-15-34-105-006
Property Class: 201
Ap #: RETAIL

2025 Est. T.C.V.
ADA

COVERED BRIDGE PROPERTIES LLC
596 ADA DR SE
ADA, MI 49301

Land Value Estimates for Land Table ADA-C.ADA COM

| Description | Frontage | Depth | * Factors * | | Rate | %Adj. | Reason | Value |
|--|-----------------|-------|-------------|--------|----------|-------|--------|---------------------------------|
| | | | Front | Depth | | | | |
| | 63.00 | 99.90 | 1.0000 | 0.0000 | 0 | 100* | | 0 |
| SF | OLD VILLAGE/ADA | | 6293 | SqFt | 25.00000 | 100 | | 157,335 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | | |
| 63 Actual Front Feet, 0.14 Total Acres | | | | | | | | Total Est. Land Value = 157,335 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|-------|------|--------|------------|
| Fencing: Wd, Picket, 30-40 | 13.57 | 116 | 50 | 787 |
| D/W/P: 4in Concrete | 6.87 | 154 | 50 | 529 |
| D/W/P: Brick on Sand | 17.76 | 734 | 50 | 6,518 |
| D/W/P: Brick on Sand | 17.76 | 264 | 50 | 2,344 |
| Total Estimated Land Improvements True Cash Value = | | | | 10,178 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1900
Description of Occupancy: #1 & 1A OFC 'D' 1ST FLR

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 140
Overall Building Height: 16

Base Rate for Upper Floors = 123.73

10) Heating system: Package Heating & Cooling Cost/SqFt: 24.74 100%
Adjusted Square Foot Cost for Upper Floors = 148.47

Total Floor Area: 1,547 Base Cost New of Upper Floors = 229,684

Reproduction/Replacement Cost = 229,684
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 128,623

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

| Item Description | Cost Col. | Rate | # or Height | | Cost |
|------------------|-----------|------|-------------|--------|------|
| | | | SqFt | Storys | |
| Total Cost New = | | | | | 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---------------------------------|-------|----------|------|-------|-----------|
| /CI14/SERS/BBUIIU/CAN/WOOFBA/BE | 31.44 | ✓171 | 1.00 | 56✓ | 3,011 |
| /CI16/YARI/RAIPD/100S/DECFPEA | 19.31 | ✓171 | 1.00 | 56✓ | 1,849 |
| /CI14/SERS/BBUIIU/CAN/WOOFBA/BE | 31.44 | ✓48 | 1.00 | 56✓ | 845 |
| /CI16/YARI/RAIPD/50 S/DECSFPEA | 18.86 | ✓48 | 1.00 | 56✓ | 507 |
| /CI16/YARI/METFR/HANFWA | 18.71 | ✓51 | 1.00 | 56✓ | 534 |

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 140,513
Replacement Cost/Floor Area= 156.26 Est. TCV/Floor Area= 90.83

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2003
Description of Occupancy: #2 OFC 'D'

Costs are taken from the Office Buildings cost schedules.

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

Parcel Number: 41-15-34-105-006

Page: 2

Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 29
Overall Building Height: 8

Base Rate for Upper Floors = 116.87

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.37 100%
Adjusted Square Foot Cost for Upper Floors = 140.24

Total Floor Area: 432 Base Cost New of Upper Floors = 60,584

Reproduction/Replacement Cost = 60,584
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
Total Depreciated Cost = 43,015

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

| Item Description | Cost | Rate | # or Height | SqFt | Adj. | Adj. | Cost |
|------------------|------|------|-------------|------|------|------|--------------------|
| | | | Stories | | | | |
| | | | | | | | Total Cost New = 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|------------------------------|--------|----------|------|-------|-----------|
| /CI16/YARI/OUTL/2AVG/SPOOLDE | 430.23 | 2 | 1.00 | 71 | 611 |

CF (ADA COM) 1.038 => TCV of Bldg: 2 = 45,283
Replacement Cost/Floor Area= 142.23 Est. TCV/Floor Area= 104.82

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1900
Description of Occupancy: #3 MULTI RES 'D' UP

Costs are taken from the Multiple Residences cost schedules.

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

Class: D, Siding Quality: Average
Total Floor Area: 927 # of Units: 1
Overall Building Height: 16

Base Rate for Upper Floors = 80.18

(10) Heating system: Package Heating & Cooling Cost/SqFt: 12.35 100%
Adjusted Square Foot Cost for Upper Floors = 92.53

Total Floor Area: 927 Base Cost New of Upper Floors = 85,775

Reproduction/Replacement Cost = 85,775
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/90 /100/54.0
Total Depreciated Cost = 46,319

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

| Item Description | Cost | Rate | # or Height | SqFt | Adj. | Adj. | Cost |
|------------------|------|------|-------------|------|------|------|--------------------|
| | | | Stories | | | | |
| | | | | | | | Total Cost New = 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/90 /100/54.0
Total Depreciated Cost = 0

Parcel Number: 41-15-34-105-006

Page: 3

CF (ADA COM) 1.038 => TCV of Bldg: 3 = 48,079
Replacement Cost/Floor Area= 92.53 Est. TCV/Floor Area= 51.86

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
Description of Occupancy: #4 & #4A OFC 'D' 1ST FLR

Costs are taken from the Office Buildings cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 8 Perimeter: 90
Overall Building Height: 16

Base Rate for Upper Floors = 138.19

(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.06 100%
Adjusted Square Foot Cost for Upper Floors = 164.25

Total Floor Area: 759 Base Cost New of Upper Floors = 124,666
Reproduction/Replacement Cost = 124,666
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 74,800

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals
Item Description Cost # or Height Storys
Col. Rate SqFt Adj. Adj. Cost
Total Cost New = 0

Architectural Multiplier: 0.00
Reproduction/Replacement Cost = 0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 0

Unit in Place Items Rate Quantity Arch %Good Depr.Cost
/CI14/SERS/BBUIIU/CAN/WOOPA/AC 25.00 / 88 1.00 60 / 1,320

ECF (ADA COM) 1.038 => TCV of Bldg: 4 = 79,012
Replacement Cost/Floor Area= 167.15 Est. TCV/Floor Area= 104.10

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0
Description of Occupancy: #4B WHS STG 'D' UP

Costs are taken from the Warehouses - Storage cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 92

Base Rate for Upper Floors = 66.69

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 66.69

Total Floor Area: 529 Base Cost New of Upper Floors = 35,279
Reproduction/Replacement Cost = 35,279
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/90 /100/47.7
Total Depreciated Cost = 16,828

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses
Item Description Cost # or Height Storys
Col. Rate SqFt Adj. Adj. Cost

Parcel Number: 41-15-34-105-006

Page: 4

Architectural Multiplier: 0.00
Total Cost New = 0
Reproduction/Replacement Cost = 0
Eff. Age: 25 Phy. % Good/Abnr. Phy./Func./Econ./Overall % Good: 53 /100/90 /100/47.7
Total Depreciated Cost = 0
ECF (ADA COM) 1.038 => TCV of Bldg: 5 = 17,468
Replacement Cost/Floor Area= 66.69 Est. TCV/Floor Area= 33.02

Total Estimated True Cash Value of Commercial/Industrial Buildings = 330,355

2025 Est. T.C.V. 41-15-34-105-006 = 497,868

Est. TCV/Total Floor Area = 118.71

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|---------------|----------------|---------|--------------|----------------|---------|--|
| 278,700 | 278,700 | 278,700 | 140,252 | 0.00 | | |
| 2025 New | Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | |
| 0 | -29,800 | 0 | 0 | 0 | 0 | |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 248,900 | 248,900 | 248,900 | 140,252 | 140,252 | 0 | |


| | | | | | | | | |
|----------|-------------------|------------|------------|------------|-------------------|-----------------------|-------------|---------------|
| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Libert & Page | Verified By | Prcnt. Trans. |
| GELD LLC | 1411 ROBINSON LLC | 473,500 | 08/24/2017 | WD | 31-SPLIT IMPROVED | 20170328007228, OTHER | | 0.0 |

| | | | | | |
|----------------------|--|--------------------|---|-----------|--------|
| Property Address | Class: COMMERCIAL-IMPROVIZONING: C1 | Building Permit(s) | Date | Number | Status |
| 7437 RIVER ST SE | School: FOREST HILLS PUBLIC SCHOOLS | | 03/06/2020 | B2020-036 | |
| Owner's Name/Address | P.R.E. DS | | 11/07/2019 | B2019-233 | |
| 1411 ROBINSON LLC | MAP #: | | 03/06/2019 | B2019-036 | |
| 7437 RIVER ST SE | 2025 Est TVV 3,160,666 TCV/TFA: 253.38 | | 06/22/2018 | B2018-209 | |
| ADA MI 49301 | X Improved | Vacant | Land Value Estimates for Land Table ADA-C.ADA COM | | |

| | | | | |
|---|--|--|------|------------|
| Tax Description | * Factors * | Rate | Size | Cash Value |
| 411534128004 UNIT 4 * MARKETPLACE SQUARE CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1024 INSTRUMENT NO.20170501-0037134 AS AMENDED BY INSTRUMENT NO.20170615-0050733 & AS AMENDED BY INSTRUMENT NO.20170928-0082430 & AS AMENDED BY INSTRUMENT NO.20180122-0005743 & AS AMENDED BY REEFAT NO.1 INSTRUMENT NO.20211027-0117431 SPLIT/COMBINED ON 09/20/2017 FROM 41-15-34-128-017; 411534128004 UNIT 4 * MARKETPLACE SQUARE CONDOMINIUM KENT COUNTY CONDOMINIUM | 73.00 122.85 1.0000 0.0000 0 0* | 16.48 | 70 | 912 |
| | SF RIVER | 6.92 | 650 | 3,553 |
| | * denotes lines that do not contribute to the total acreage calculation. | 6.92 | 580 | 3,171 |
| | 73 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 434,931 | 6.92 | 356 | 1,947 |
| | | 6.92 | 176 | 962 |
| | | 16.35 | 182 | 2,351 |
| | | Total Estimated Land Improvements True Cash Value = 12,896 | | |

| | | | | | | |
|---------------------|-------------|----------|--------|--------|-------------|---------|
| Public Improvements | Description | Frontage | Depth | Rate | Adj. Reason | Value |
| Dirt Road | | 73.00 | 122.85 | 1.0000 | 0 0* | 0 |
| Gravel Road | | | | | | 434,931 |
| Paved Road | | | | | | |
| Storm Sewer | | | | | | |
| Sidewalk | | | | | | |
| Water | | | | | | |
| Sewer | | | | | | |
| Electric | | | | | | |
| Gas | | | | | | |
| Curb | | | | | | |
| Street Lights | | | | | | |
| Standard Utilities | | | | | | |
| Underground Utils. | | | | | | |
| Topography of site | | | | | | |

| | | | | | | | |
|-------------|------|------------|----------------|----------------|-----------------|----------------|---------------|
| Level | Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
| Rolling | 2025 | 217,500 | 1,362,800 | 1,580,300 | | | 1,659,552C |
| Low | 2024 | 1,662,700 | 0 | 1,662,700 | | | 1,659,552C |
| High | 2023 | 1,417,500 | 0 | 1,417,500 | | | 1,009,098C |
| Landscaped | 2022 | 1,305,400 | 0 | 1,305,400 | | | 961,046C |
| Swamp | | | | | | | |
| Wooded | | | | | | | |
| Pond | | | | | | | |
| Waterfront | | | | | | | |
| Ravine | | | | | | | |
| Wetland | | | | | | | |
| Flood Plain | | | | | | | |



 Updated LV, LIS & COMM bldg attributes

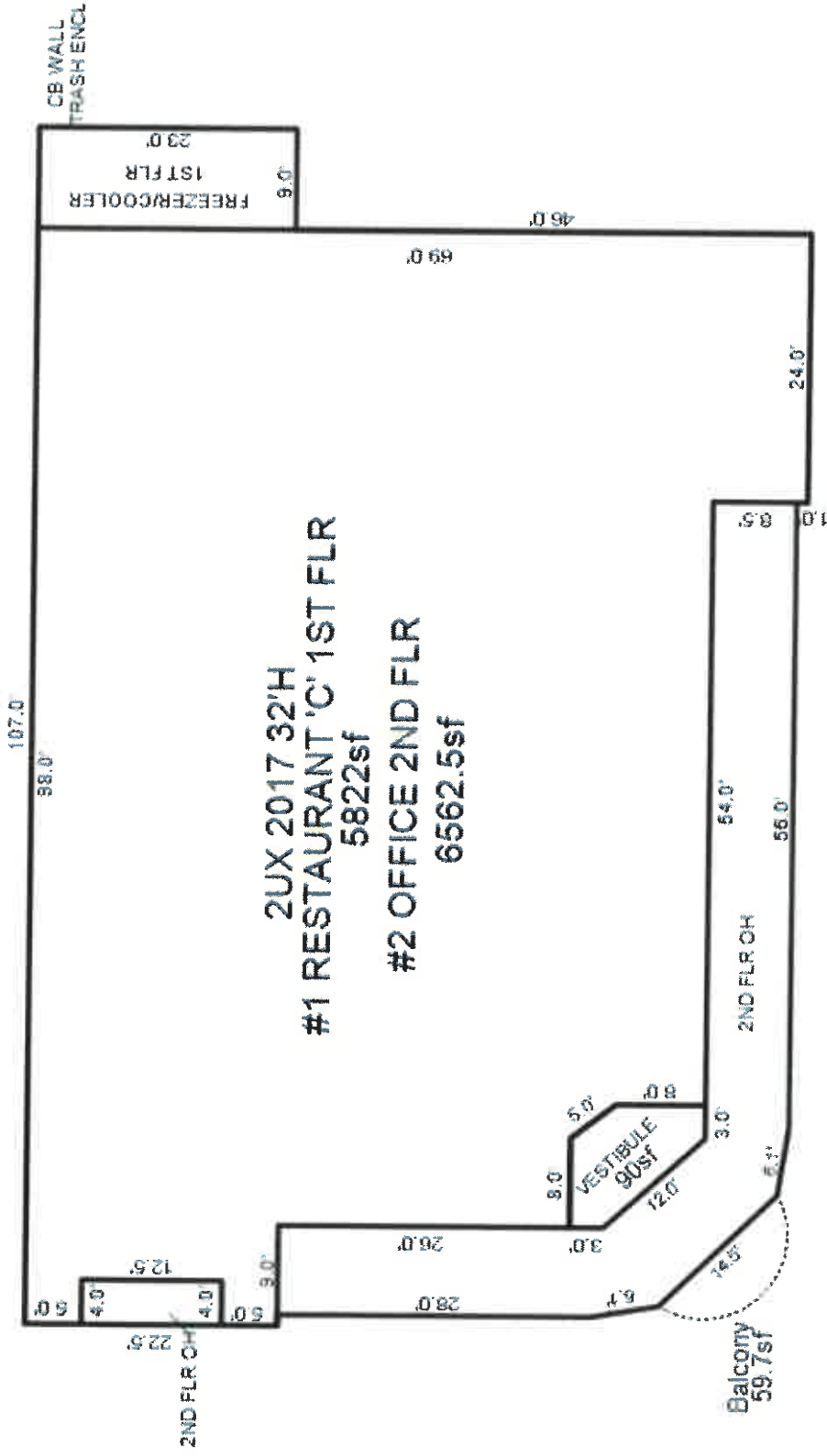
Who When What
 SR 09/24/2024 REVIEW COM
 JR 09/16/2024 DATA ENTER
 JR 08/29/2024 FIELD REVI

41-15-34-128-004
 The Equalizer. Copyright (c) 1999 - 2009.
 Licensed To: County of Kent, Michigan

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|-----------------|-----------------|-------------------|----------------|---------|---------|---------------|------------|--------------------|--------------------|---------------|--------------|----------------|-----------------|---------------|---------|--------------|--------------|----------|--------------|------------------------------|--|------------------|--|
| <p>Desc. of Bldg/Section: #1 RESTAURANT 'C' 1ST FLR Calculator Occupancy: Restaurants Class: C ✓ Floor Area: 5,822 Gross Bldg Area: 12,474 Stories Above Grd: 1 ✓ Average Story Height: 16 ✓ Basement Wall Height</p> <p>Depr. Table : 3% ✓ Effective Age : 7 ✓ Physical %Good: 81 ✓ Func. %Good : 100 ✓ Economic %Good: 100 ✓</p> <p>2017 Year Built Remodeled Overall Bldg Height</p> <p>Comments:</p> | <p>Construction Cost Above Ave. Avc. % Low</p> <p>*** Calculator Cost Data ***</p> <p>Quality: Good Heat#1: Complete H.V.A.C. ✓ Heat#2: Package Heating & Cooling Avc. SqFt/Story: 5822 ✓ Avc. Perimeter: 358 ✓ Has Elevators:</p> <p>*** Basement Info ***</p> <p>Area: Perimeter: Type: Heat: Hot Water, Radiant Floor</p> <p>* Mezzanine Info *</p> <p>Area #1: Type #1: Area #2: Type #2:</p> <p>Area: Type: Good</p> | <p>Class: C Quality: Good Stories: 1 Story Height: 16 Overall Building Height: 32</p> <p>Base Rate for Upper Floors = 208.22</p> <p>(10) Heating System: Complete H.V.A.C. Cost/SqFt: 34.43 100% Adjusted Square Foot Cost for Upper Floors = 242.65</p> <p>Total Floor Area: 5,822 Base Cost New of Upper Floors = 1,412,708</p> <p>Eff. Age: 7 Phy. %Good/Abn. Phy./Func./Econ./Overall %Good: 81 / 100/100/100/81.0 Total Depreciated Cost = 1,144,293</p> <p><<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 3: Stores & Commercial # of Height Storys Cost Col. Rate Sqft Adj. Adj. Cost >>>>></p> <p>Item Description Architectural Multiplier: 0.00 Total Cost New = 0</p> <p>Eff. Age: 7 Phy. %Good/Abn. Phy./Func./Econ./Overall %Good: 81 / 100/100/100/81.0 Total Depreciated Cost = 0</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(1) Excavation/Site Prep:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(2) Foundation: Footings X Poured Conc. Brick/Stone Block</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(3) Frame:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(4) Floor Structure:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(5) Floor Cover:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(6) Ceiling:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(7) Interior:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(8) Plumbing:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td></td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> <td></td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> <td></td> </tr> <tr> <td>Shower Stalls</td> <td>Water Softeners</td> <td></td> </tr> <tr> <td>Toilets</td> <td></td> <td></td> </tr> </table> | | | Many Above Ave. | Average Typical | Few None | Total Fixtures | Urinals | | 3-Piece Baths | Wash Bowls | | 2-Piece Baths | Water Heaters | | Shower Stalls | Water Softeners | | Toilets | | | | | | | | |
| Many Above Ave. | Average Typical | Few None | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Fixtures | Urinals | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3-Piece Baths | Wash Bowls | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2-Piece Baths | Water Heaters | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shower Stalls | Water Softeners | | | | | | | | | | | | | | | | | | | | | | | | | |
| Toilets | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(9) Sprinklers:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(10) Heating and Cooling:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table> | | | Gas Oil | Coal Stoker | Hand Fired Boiler | | | | | | | | | | | | | | | | | | | | | |
| Gas Oil | Coal Stoker | Hand Fired Boiler | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(11) Electric and Lighting:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Outlets:</td> <td>Fixtures:</td> </tr> <tr> <td>Few</td> <td>Few</td> </tr> <tr> <td>Average</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Many</td> </tr> <tr> <td>Unfinished Typical</td> <td>Unfinished Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Incandescent</td> </tr> <tr> <td>Liquid Conduit</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Mercury</td> </tr> <tr> <td>Non-Metallic</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformers</td> </tr> <tr> <td colspan="2">(13) Roof Structure: Slope=0</td> </tr> <tr> <td colspan="2">(14) Roof Cover:</td> </tr> </table> | | | Outlets: | Fixtures: | Few | Few | Average | Average | Many | Many | Unfinished Typical | Unfinished Typical | Flex Conduit | Incandescent | Liquid Conduit | Fluorescent | Armored Cable | Mercury | Non-Metallic | Sodium Vapor | Bus Duct | Transformers | (13) Roof Structure: Slope=0 | | (14) Roof Cover: | |
| Outlets: | Fixtures: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Few | Few | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average | Average | | | | | | | | | | | | | | | | | | | | | | | | | |
| Many | Many | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unfinished Typical | Unfinished Typical | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flex Conduit | Incandescent | | | | | | | | | | | | | | | | | | | | | | | | | |
| Liquid Conduit | Fluorescent | | | | | | | | | | | | | | | | | | | | | | | | | |
| Armored Cable | Mercury | | | | | | | | | | | | | | | | | | | | | | | | | |
| Non-Metallic | Sodium Vapor | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bus Duct | Transformers | | | | | | | | | | | | | | | | | | | | | | | | | |
| (13) Roof Structure: Slope=0 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (14) Roof Cover: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>(40) Exterior Wall: Thickness Insul.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |

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



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

| | | |
|---|--|--|
| <p>Desc. of Bldg/Section: VESTIBULE Calculator Occupancy: Office Buildings - Refinement Atrium/Vestibule Class: C Quality: Good Stories: 1 Story Height: 16 Overall Building Height: 16 Perimeter: 18 Floor Area: 90 Gross Bldg Area: 12,474 Stories Above Grd: 1 Average Sty Height: 16 Bsmnt Wall Height Depr. Table: 1.75% Effective Age: 7 Physical %Good: 88 Func. %Good: 100 Economic %Good: 100 2017 Year Built Remodeled Overall Bldg Height Comments:</p> | <p>Construction Cost Above Ave. [] Avg. [X] Low [] ** ** Calculator Cost Data ** ** Quality: Good Heat#1: No Heating or Cooling 100% Heat#2: Package Heating & Cooling 0% Avg. Sqft/Story: 90 Ave. Perimeter: 18 Has Elevators: X *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Good * Sprinkler Info * (1) Excavation/Site Prep:</p> | <p>Calculator Cost Computations Class: C Quality: Good Stories: 1 Story Height: 16 Overall Building Height: 16 Perimeter: 18 Base Rate for Upper Floors = 448.19 (10) Heating System: No Heating or Cooling Cost/Sqft: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 448.19 Total Floor Area: 90 Base Cost New of Upper Floors = 40,337 Eff. Age: 7 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 88 / 100/100/100/88.0 Total Depreciated Cost = 35,497 <<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals Cost # of Height Storys Col. Rate Sqft Adj. Cost Total Cost New = 0 Eff. Age: 7 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 88 / 100/100/100/88.0 Total Depreciated Cost = 0 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>> (11) Electric and Lighting: (12) Plumbing: (13) Roof Structure: (14) Roof Cover: (15) Heating and Cooling: (16) Ceiling:</p> |
| <p>(7) Interior: (8) Plumbing: (9) Sprinklers: (10) Heating and Cooling: (11) Electric and Lighting: (12) Plumbing: (13) Roof Structure: (14) Roof Cover: (15) Heating and Cooling: (16) Ceiling:</p> | | |

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

| | | | | | |
|--|--|---|--|---|--|
| Desc. of Bldg/Section: #2 OFFICE 2ND FLR Calculator Occupancy: OFFICE Buildings | | Class: C Quality: Good Stories: 1 STORY Height: 16 Overall Building Height: 32 Perimeter: 326 | | Calculator Cost Computations >>>>> | |
| Construction Cost High Above Ave. Ave. Low ** ** Calculator Cost Data ** ** | | Base Rate for Upper Floors = 203.76 (10) Heating System: Zoned A.C. Warm & Cooled Air Cost/SqFt: 43.50 100% Adjusted Square Foot Cost for Upper Floors = 247.26 | | Total Floor Area: 6,562 Base Cost New of Upper Floors = 1,622,520 Reproduction/Replacement Cost = 1,622,520 Overall Good: 88 /100/100/100/88.0 Total Depreciated Cost = 1,427,818 | |
| Quality: Good Heat#1: Zoned A.C. Warm & Cooled Air 100% Heat#2: Package Heating & Cooling 0% Avg. Sqft/Story: 6562 Avg. Perimeter: 326 Has Elevators: X | | Eff. Age: 7 Phy. %Good/Abn. Phy./Func./Econ./Overall Good: 88 /100/100/100/88.0 Total Depreciated Cost = 1,427,818 | | <<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels # of Height Storys Cost Col. Rate Sqft Adj. Cost | |
| Area: *** Basement Info *** Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * | | (40) Exterior Wall: Balcony: Concrete 2 Up 37.80 60 1.000 1.000 2,268 | | Total Cost of Lump-Sum Items = 2,268 Total Cost New = 2,268 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>> | |
| Area #1: Type #1: Area #2: Type #2: Area: Type: Good | | (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 | | Outlets: Few Average Many Unfinished Typical Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer Slope=0 | |
| (1) Excavation/Site Prep: (2) Foundation: X Poured Conc. Brick/Stone Block (3) Frame: (4) Floor Structure: (5) Floor Cover: (6) Ceiling: | | (9) Sprinklers: (10) Heating and Cooling: Gas Coal Oil Stoker Hand Fired Boiler | | (11) Electric and Lighting: (13) Root Structure: (14) Roof Cover: (40) Exterior Wall: Thickness Basmt Insul. 60 Sqft, Concrete | |

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

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Valuation Report

DB: 2025 Study

41-15-34-128-004 2025 Est. T.C.V. 1411 ROBINSON LLC
Property Class: 201 7437 RIVER ST SE
ap #: ADA ADA, MI 49301

Land Value Estimates for Land Table ADA-C.ADA COM

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|--------|-----------|----------|------|-------|--------|---------|
| | 73.00 | 122.85 | 1.0000 | 0.0000 | 0 | 0* | | 0 |
| SF RIVER | | | 8968 SqFt | 48.50000 | 100 | | | 434,931 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | | |
| 73 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = | | | | | | | | 434,931 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|-------|------|--------|------------|
| Fencing: Gates, Wood/SqFt | 16.48 | 70 | 79 | 912 |
| D/W/P: 4in Concrete | 6.92 | 650 | 79 | 3,553 |
| D/W/P: 4in Concrete | 6.92 | 580 | 79 | 3,171 |
| D/W/P: 4in Concrete | 6.92 | 356 | 79 | 1,947 |
| D/W/P: 4in Concrete | 6.92 | 176 | 79 | 962 |
| Retaining Wall: Block, 6 in. | 16.35 | 182 | 79 | 2,351 |
| Total Estimated Land Improvements True Cash Value = | | | | 12,896 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2017
Description of Occupancy: #1 RESTAURANT 'C' 1ST FLR

Costs are taken from the Restaurants cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Good
Stories: 1 Story Height: 16 Perimeter: 358
Overall Building Height: 32

Base Rate for Upper Floors = 208.22

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 34.43 100%
Adjusted Square Foot Cost for Upper Floors = 242.65

Total Floor Area: 5,822 Base Cost New of Upper Floors = 1,412,708

Reproduction/Replacement Cost = 1,412,708
Eff.Age:7 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 81 /100/100/100/81.0
Total Depreciated Cost = 1,144,293

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

| Item Description | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|------------------|-----------|------|-----------|-------------|-------------|------|
| Total Cost New = | | | | | | 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:7 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 81 /100/100/100/81.0
Total Depreciated Cost = 0

Unit in Place Items Rate Quantity Arch %Good Depr.Cost
/CI16/YARI/OUTL/2AVG/SPOOLDE 433.33 ✓ 9 1.00 ✓ 81 ✓ 3,159

ECF (ADA COM) 1.038 => TCV of Bldg: 1 = 1,191,056
Replacement Cost/Floor Area= 243.32 Est. TCV/Floor Area= 204.58

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2017
Description of Occupancy: VESTIBULE

Costs are taken from the Office Buildings - Refinement Atrium/Vestibules cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Good
Stories: 1 Story Height: 16 Perimeter: 18

Overall Building Height: 16

Base Rate for Upper Floors = 448.19

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 448.19

Total Floor Area: 90 Base Cost New of Upper Floors = 40,337

Reproduction/Replacement Cost = 40,337
Eff.Age:7 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
Total Depreciated Cost = 35,497

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

| Item Description | Col. | Rate | SqFt | Adj. | Adj. | Cost |
|------------------|------|------|------|------|------|--------------------|
| | | | | | | Total Cost New = 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:7 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
Total Depreciated Cost = 0

ECF (ADA COM) 1.038 => TCV of Bldg: 2 = 36,845
Replacement Cost/Floor Area= 448.19 Est. TCV/Floor Area= 409.39

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2017
Description of Occupancy: #2 OFFICE 2ND FLR

Costs are taken from the Office Buildings cost schedules.

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

Class: C Quality: Good
Stories: 1 Story Height: 16 Perimeter: 326
Overall Building Height: 32

Base Rate for Upper Floors = 203.76

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 43.50 100%
Adjusted Square Foot Cost for Upper Floors = 247.26

Total Floor Area: 6,562 Base Cost New of Upper Floors = 1,622,520

Reproduction/Replacement Cost = 1,622,520
Eff.Age:7 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
Total Depreciated Cost = 1,427,818

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

| Item Description | Col. | Rate | SqFt | Adj. | Adj. | Cost |
|---|------|-------|------|-------|-------|--------------------------------------|
| (40) Exterior Wall: Balcony: Concrete | 2 Up | 37.80 | 60 | 1.000 | 1.000 | 2,268 |
| | | | | | | Total Cost of Lump-Sum Items = 2,268 |
| | | | | | | Total Cost New = 2,268 |

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 2,268
Eff.Age:7 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
Total Depreciated Cost = 1,996

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Valuation Report

DB: 2025 Study

Parcel Number: 41-15-34-128-004

Page: 3

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|------------------------------|--------|----------|------|-------|-----------|
| /CI16/YARI/OUTL/2AVG/SPOOLDE | 433.33 | 2 | 1.00 | 88 | 763 |

ECF (ADA COM) 1.038 => TCV of Bldg: 3 = 1,484,938
Replacement Cost/Floor Area= 247.74 Est. TCV/Floor Area= 226.29

Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,712,839

2025 Est. T.C.V. 41-15-34-128-004 = 3,160,666

Est. TCV/Total Floor Area = 253.38, Most recent sale 08/24/2017 for 473,500

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|-----------|-----------|----------------|-------------|---------|---|
| 1,662,700 | 1,662,700 | 1,662,700 | 1,059,552 | 0.00 | | |
| 2025 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | -82,400 | 0 | 0 | 0 | 0 | 0 |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 1,580,300 | 1,580,300 | 1,580,300 | 1,059,552 | 1,059,552 | 0 | |

| | | | | | | | | |
|---|----------------|------------|------------|------------|---------------------|----------------|-------------------|---------------|
| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Frcht. Trans. |
| ROTH KENNETH D & ROTH GEORGEORGIES HOLDINGS GROUP LLC | ROTH KENNETH D | ***,*** | 03/25/2023 | WD | 22-OUTLIER | 20230131004967 | REAL PROPERTY STA | 0.0 |
| Property Address | | | | | | | | |
| 7504 THORNAPPLE RIVER DR SE | ROTH KENNETH D | 0 | 11/11/1911 | OTH | 33-TO BE DETERMINED | 2173:1202 | DEED | 0.0 |
| Owner's Name/Address | | | | | | | | |
| GEORGIE'S HOLDING GROUP LLC 7100 HIDDEN RIDGE DR SE GRAND RAPIDS MI 49546 | ROTH KENNETH D | 0 | 11/11/1911 | OTH | 33-TO BE DETERMINED | 2207:0575 | DEED | 0.0 |
| | ROTH KENNETH D | 0 | 11/11/1911 | OTH | 33-TO BE DETERMINED | 2231:0563 | DEED | 0.0 |

| | | | | |
|--|--------------------|--|--------|-------------------|
| Class: COMMERCIAL-IMPROVEMENT; VR | | Building Permit (s) | Number | Status |
| School: FOREST HILLS PUBLIC SCHOOLS | | | | |
| P.R.E. 0% | | | | |
| MAP #: | | | | |
| 2025 Est TCV 139,434 TCV/TFA: 84.51 | | | | |
| X Improved | Vacant | | | |
| Land Value Estimates for Land Table ADA-C.ADA COM | | | | |
| Public | | | | |
| Improvements | Description | Frontage | Depth | Rate %Adj. Reason |
| Street Road | Gravel Road | 132.00 | 38.64 | 0.0000 0 100* |
| Paved Road | Paved Road | 5100 | Sqft | 3.25000 100 |
| Storm Sewer | Storm Sewer | * denotes lines that do not contribute to the total acreage calculation. | | |
| Sidewalk | Sidewalk | 132 Actual Front Feet, 0.12 Total Acres | | |
| Water | Water | Total Est. Land Value = 16,575 | | |
| Sewer | Sewer | | | |
| Electric | Electric | | | |
| Gas | Gas | | | |
| Curb | Curb | | | |
| Street Lights | Street Lights | | | |
| Standard Utilities | Standard Utilities | | | |
| Underground Utils. | Underground Utils. | | | |
| Land Improvement Cost Estimates | | | | |
| Description | Rate | Size | Good | Cash Value |
| D/W/P: Asphalt Paving | 3.06 | 3276 | 50 | 5,012 |
| D/W/P: 4in Rep. Conc. | 8.06 | 117 | 50 | 471 |
| Total Estimated Land Improvements: True Cash Value = 5,483 | | | | |

| | | | | | | | | | |
|-----|------------|------------|------|------------|----------------|----------------|-----------------|----------------|---------------|
| Who | When | What | Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
| MWH | 07/17/2024 | REVIEW COM | 2024 | 8,300 | 61,400 | 69,700 | | | 69,700 |
| JR | 06/21/2024 | DATA ENTER | 2023 | 6,400 | 69,200 | 75,600 | | | 75,600 |
| JR | 05/09/2024 | DATA ENTER | 2023 | 5,500 | 70,000 | 75,500 | | | 52,564 |
| | | | 2022 | 7,100 | 64,200 | 71,300 | | | 50,061 |

updated LV, LI's : comm bldg attributes



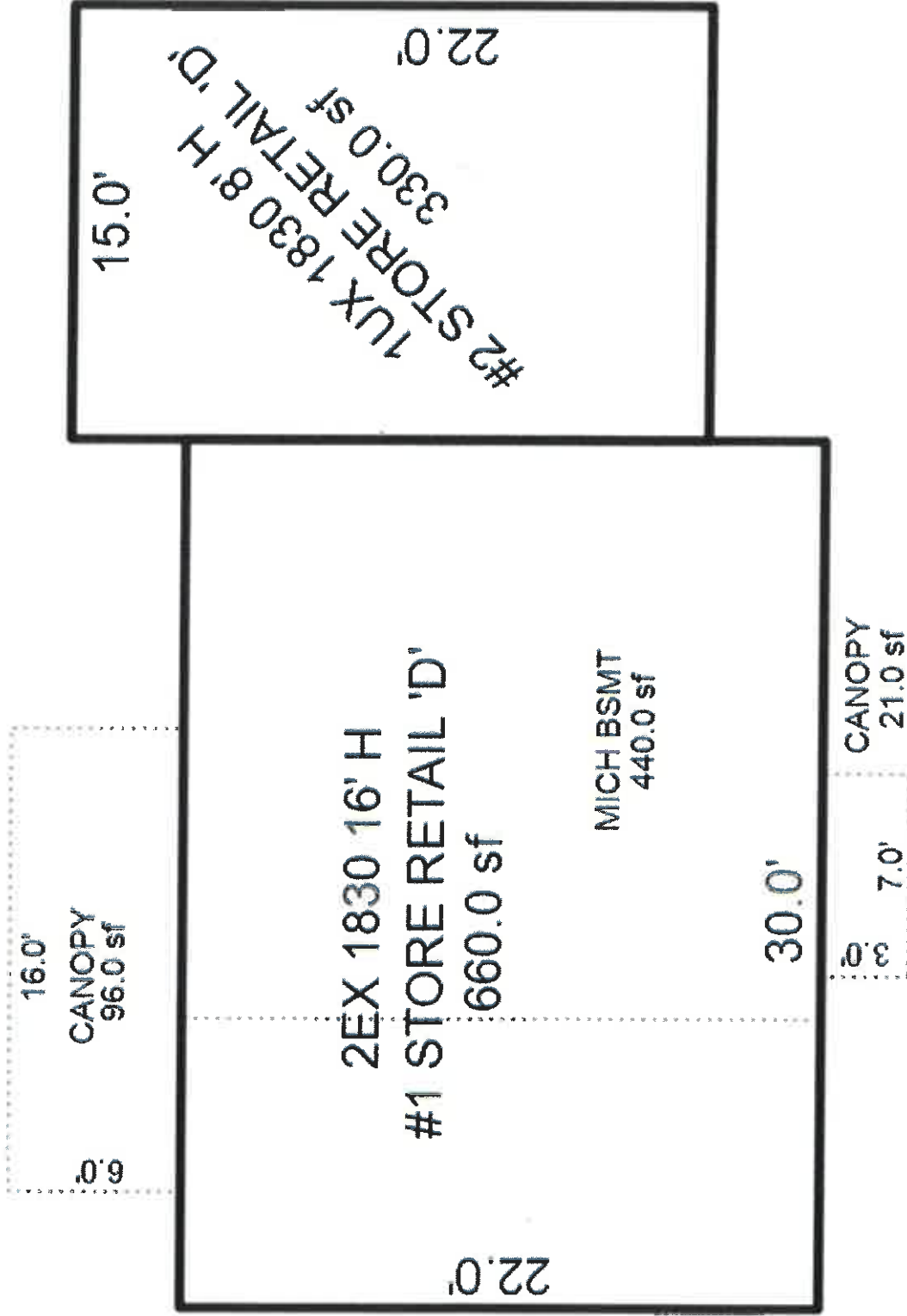
44-1534-179-001
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: #1 & #2 1ST FLF
 Calculator Occupancy: Stores - Retail
 Class: D Quality: Average
 Stories: 1 Story Height: 8
 Overall Building Height: 16
 Perimeter: 142
 Calculator Cost Computations
 >>>>>

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: 990
 Ave. Perimeter: 142
 Has Elevators:
 *** Basement Info ***
 Area: 440
 Perimeter: 84
 Type: Storage Basement
 Heat: No Heating or Cooling
 * Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type: Average
 * Sprinkler Info *
 (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 Wash Bowls
 3-Piece Baths Water Heaters
 2-Piece Baths Wash Stalls
 Toilets Water Softeners
 (9) Sprinklers:
 (10) Heating and Cooling:
 Gas Oil Coal Hand Fired
 Stoker Boiler
 (11) Electric and Lighting:
 Outlets: Fixtures:
 Few Average Many None
 Unfinished Typical
 Flex Conduit Incandescent
 Rigid Conduit Fluorescent
 Armored Cable Mercury
 Non-Metallic Sodium Vapor
 Bus Duct Transformer
 (13) Roof Structure: Slope=0
 (14) Roof Cover:
 Thickness
 Bamnt Incul.
 (39) Miscellaneous:
 (40) Exterior Wall:
 Total Floor Area: 990 Base Cost New of Upper Floors = 135,403
 Reproduction/Replacement Cost = 135,403
 Eff. Age: 25 Phy. %Good/Abnt. Phy./Func./Econ./Overall %Good: 53 /100/100/100/53-0
 Total Depreciated Cost = 71,764
 Basement Area: 440 Base Cost New of Basement = 26,431
 Eff. Age: 25 Phy. %Good/Abnt. Phy./Func./Econ./Overall %Good: 53 /100/20 /100/10.6
 Total Depreciated Cost = 2,802
 Total Depreciated Cost (Upper Floors and basement) = 74,565
 Segregated Cost Computations
 Costs taken from segregated Cost Section 3: Stores & Commercial
 Cost # of Height Storys
 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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



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

| | | |
|--|---|---|
| Desc. of Bldg/Section: #1 2ND FLR Calculator Occupancy: Stores - Retail Class: D Floor Area: 660 Gross Bldg Area: 1,650 Stories Above Grd: 1 Average Story Height: 8 Bsmnt Wall Height Depr. Table : 2.5% Effective Age : 25 Physical %Good: 53 Func. %Good : 80 Economic %Good: 100 1930 Year Built 1982 Remodeled 16' Overall Bldg Height Comments: FUNCTIONAL DUE TO BLDG DESIGN | Construction Cost Above Avc. Avc. Low ** ** ** Quality: Average Heat#1: Forced Air Furnace Heat#2: Package Heating & Cooling Avc. SqFt/Story: 660 Avc. Perimeter: 104 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Average | <<<<<< Calculator Cost Computations >>>>>> Class: D Quality: Average Stories: 1 Story Height: 8 Overall Building Height: 16 Perimeter: 104 Base Rate for Upper Floors = 120.40 (10) Heating System: Forced Air Furnace Cost/Sqft: 11.05 100% Adjusted Square Foot Cost for Upper Floors = 131.45 Total Floor Area: 660 Base Cost New of Upper Floors = 86,757 Eff. Age: 25 Phy. %Good: 53 / Econ. / Overall %Good: 53 / 100 / 80 / 100 / 42.4 Total Depreciated Cost = 36,785 <<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial Item Description # of Height Storys Cost Col. Rate Sqft Adj. Adj. Cost Architectural Multiplier: 0.00 Total Cost New = 0 Eff. Age: 25 Phy. %Good: 53 / Econ. / Overall %Good: 53 / 100 / 80 / 100 / 42.4 Total Depreciated 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 Avc. Average Typical FCW 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 Coal Hand Fired Oil Stoker Boiler | (11) Electric and Lighting: Outlets: Fixtures: Few Average Few Many Unfinished Many Typical Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer (13) Roof Structure: Slope=0 (14) Roof Cover: |
| (39) Miscellaneous: Thickness Bsmnt Instrl. | | |

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

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Valuation Report

DB: 2025 Study

41-15-34-179-001 2025 Est. T.C.V. GEORGIE'S HOLDING GROUP LLC
Property Class: 201 ADA 7504 THORNAPPLE RIVER DR SE
Map #: ADA, MI 49301

Land Value Estimates for Land Table ADA-C.ADA COM

| Description | Frontage | Depth | * Factors * | | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------------|---------|------|-------|--------|-------|
| | | | Front | Depth | | | | |
| | 132.00 | 38.64 | 1.0000 | 0.0000 | 0 | 100* | 0 | |
| SF COMMERCIAL | | | 5100 SqFt | 3.25000 | 100 | | 16,575 | |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | | |
| 132 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = | | | | | | | 16,575 | |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.06 | 3276 | 50 | 5,012 |
| D/W/P: 4in Ren. Conc. | 8.06 | 117 | 50 | 471 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,483 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1830
Description of Occupancy: #1 & #2 1ST FLR

Costs are taken from the Stores - Retail cost schedules.

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

Class: D Quality: Average

Stories: 1 Story Height: 8 Perimeter: 142

Overall Building Height: 16

Base Rate for Upper Floors = 115.27

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.50 100%

Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 136.77

Adjusted Square Foot Cost for Basement = 60.07

Total Floor Area: 990 Base Cost New of Upper Floors = 135,403

Reproduction/Replacement Cost = 135,403

Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0

Total Depreciated Cost = 71,764

Basement Area: 440 Base Cost New of Basement = 26,431

Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 53 /100/20 /100/10.6

Total Depreciated Cost = 2,802

Total Depreciated Cost (Upper floors and basement) = 74,565

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

| Item Description | Cost | | # or Height Storys | | Cost |
|------------------|------|------|--------------------|------|------|
| | Col. | Rate | SqFt | Adj. | |
| Total Cost New = | | | | | 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0

Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr. Cost |
|-------------------------------------|----------|----------------------------|------|-------|------------|
| /C114/SERS/BBUIIU/CAN/WOOPA/BE | 31.44 | ✓ 117 | 1.00 | 47 ✓ | 1,729 |
| CF (ADA COM) | 1.038 => | TCV of Bldg: 1 = | | | 79,193 |
| Replacement Cost/Floor Area= 167.18 | | Est. TCV/Floor Area= 79.99 | | | |

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1830
Description of Occupancy: #1 2ND FLR

Parcel Number: 41-15-34-179-001

Page: 2

Costs are taken from the Stores - Retail cost schedules.

```

<<<<<           Calculator Cost Computations           >>>>>
  Class: D      Quality: Average
Stories: 1     Story Height: 8       Perimeter: 104
Overall Building Height: 16

```

Base Rate for Upper Floors = 120.40

(10) Heating system: Forced Air Furnace Cost/SqFt: 11.05 100%
 Adjusted Square Foot Cost for Upper Floors = 131.45

```

Total Floor Area: 660           Base Cost New of Upper Floors =      86,757
                                Reproduction/Replacement Cost =      86,757
Eff. Age: 25   Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 53 /100/80 /100/42.4
                                Total Depreciated Cost =      36,785

```

```

<<<<<           Segregated Cost Computations           >>>>>

```

Costs taken from Segregated Cost Section 3: Stores & Commercial

```

Item Description           Cost           # or Height Storys
                           Col.   Rate   SqFt   Adj.   Adj.   Cost
                                Total Cost New =           0

```

Architectural Multiplier: 0.00

```

                                Reproduction/Replacement Cost =           0
Eff. Age: 25   Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 53 /100/80 /100/42.4
                                Total Depreciated Cost =           0

```

```

5CF (ADA COM)           1.038 => TCV of Bldg: 2 =      38,183
Replacement Cost/Floor Area= 131.45   Est. TCV/Floor Area= 57.85

```

Total Estimated True Cash Value of Commercial/Industrial Buildings = 117,376

2025 Est. T.C.V. 41-15-34-179-001 = 139,434

Est. TCV/Total Floor Area = 84.51

| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
|-------------------------|--------|--------|--------------|----------------|---------|
| 75,600 | 75,600 | 75,600 | 75,600 | 0.00 | |
| 2025 New Eq. Adjustment | Loss | | Additions | Tax Adjustment | Losses |
| 0 | -5,900 | 0 | 0 | -5,900 | 0 |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 69,700 | 69,700 | 69,700 | 75,600 | 69,700 | 0 |

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Libel & Page | Verified By | Prcht. Trans. |
|------------------------|------------------------|------------|------------|------------|-----------------|------------------|-------------|---------------|
| HERBRUCK HEIDI H TRUST | DJS LLC | 54,000 | 01/16/2015 | WD | 03-ARM'S LENGTH | 2015-01270006558 | OTHER | 0.0 |
| STOR-O-OWN LLC | HERBRUCK HEIDI H TRUST | 55,000 | 07/28/2006 | WD | 22-OUTLIER | | OTHER | 0.0 |

Property Address: 8150 FULTON ST E #4 UNIT
 Class: COMMERCIAL-IMPROVEMENT ZONING: C2 Building Permit(s)
 School: FOREST HILLS PUBLIC SCHOOLS
 P.R.E. 0%
 MAP #: IND FLEX IND ECF
 2025 Est TCV 71,579 TCV/TFA: 71.58

| Improvements | Description | Frontage | Depth | Rate | Adj. Reason | Value |
|---|-------------|----------|-------|---------|-------------|-------|
| X Improved | Vacant | 538 | Sqft | 2.50000 | 100 3.91% | 8,844 |
| * Factors * CONDO | | | | | | |
| Land Value Estimates for Land Table ADA-C.ADA COM | | | | | | |
| Description ADA LANDINGS 0.08 Total Acres Total Est. Land Value 8,844 | | | | | | |
| SF | | | | | | |
| Land Improvement Cost Estimates | | | | | | |
| Description Rate Size % Good Cash Value | | | | | | |
| D/W/P: Asphalt Paving 3.08 683 57 1,199 | | | | | | |
| Total Estimated Land Improvements True Cash Value 1,199 | | | | | | |

Updated LV, LIS: COMM bldg abtts

Topography of Site

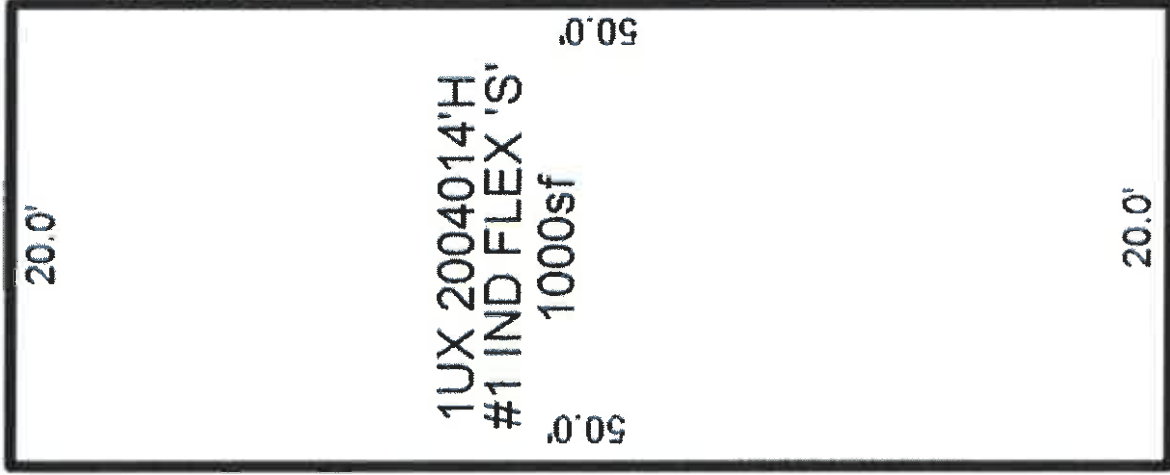
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2025 | 4,400 | 31,400 | 35,800 | | | 29,447C |
| 2024 | 40,900 | 0 | 40,900 | | | 29,447C |
| 2023 | 35,100 | 0 | 35,100 | | | 28,045C |
| 2022 | 38,000 | 0 | 38,000 | | | 26,710C |

41-15-35-162-014
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 *** Information herein deemed reliable but not guaranteed ***

| | | |
|---|---|--|
| <p>Desc. of Bldg/Section: #1 IND FLEX 'G' Calculator Occupancy: Industrial - Flex (Wall) Loft Buildings Class: 3 Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Story Height: 14 Basement Wall Height</p> | <p>Calculator Cost Computations Class: 3 Quality: Average Stories: 1 Story Height: 14 Overall Building Height: 14 Perimeter: 140 Base Rate for Upper Floors = 77.23 (10) Heating System: Forced Air Furnace Cost/Sqft: 13.12 100% Adjusted Square Foot Cost for Upper Floors = 90.35 Total Floor Area: 1,000 Base Cost New of Upper Floors = 90,350 Reproduction/Replacement Cost = 90,350 Eff. Age: 20 Phy. %Good/Abn. Phy./Func./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 54,210</p> | <p><<<<<< Calculator Cost Computations >>>>>> (10) Heating System: Forced Air Furnace Cost/Sqft: 13.12 100% Adjusted Square Foot Cost for Upper Floors = 90.35 Total Floor Area: 1,000 Base Cost New of Upper Floors = 90,350 Reproduction/Replacement Cost = 90,350 Eff. Age: 20 Phy. %Good/Abn. Phy./Func./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 54,210</p> |
| <p>2004 Year Built Remodeled Overall Bldg Height</p> | <p>Segregated Cost Computations Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Cost # or Height Storys Col. Rate Sqft Adj. Cost Total Cost New = 0</p> | <p><<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Cost # or Height Storys Col. Rate Sqft Adj. Cost Total Cost New = 0</p> |
| <p>Area #1: Type #1: Area #2: Type #2:</p> | <p>Area: Type: Average</p> | <p><<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Cost # or Height Storys Col. Rate Sqft Adj. Cost Total Cost New = 0</p> |
| <p>Area: Type: Average</p> | <p>* Sprinkler Info *</p> | <p>Reproduction/Replacement Cost = 0 phy. %Good/Abn. Phy./Func./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 0 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>></p> |
| <p>(1) Excavation/site Prep:</p> | <p>(7) Interior:</p> | <p>(39) Miscellaneous:</p> |
| <p>(2) Foundation: Footings X Poured Conc. Brick/Stone Block</p> | <p>(8) Plumbing: Many Above Avg. Few None Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets</p> | <p>Fixtures: Few Average Many Average Unfinished Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer</p> |
| <p>(3) Frame:</p> | <p>(9) Sprinklers:</p> | <p>(40) Exterior Wall: Thickness Insul.</p> |
| <p>(4) Floor Structure:</p> | <p>(10) Heating and Cooling: Gas Coal Hand Fired Oil Stoker Boiler</p> | <p>(13) Roof Structure: Slope=0 (14) Roof Cover:</p> |
| <p>(5) Floor Cover:</p> | <p>(6) Ceiling:</p> | <p>(11) Electric and Lighting:</p> |

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



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

11/27/2024
02:45 PM

Valuation Report

DB: 2025 Study

41-15-35-162-014 2025 Est. T.C.V. DJS LLC
Property Class: 201 8150 FULTON ST E #4 UNIT
Ap #: IND FLEX IND ECF ADA ADA, MI 49301

Land Value Estimates for Land Table ADA-C.ADA COM

| Description | Frontage | Depth | * Factors * | | Rate | %Adj. | Reason | Value |
|---|--------------|-------|-------------|-------|---------|-------|--------|-------|
| | | | Front | Depth | | | | |
| SF | ADA LANDINGS | | 3538 | SqFt | 2.50000 | 100 | 3.91% | 8,844 |
| 0.08 Total Acres Total Est. Land Value = | | | | | | | | 8,844 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|------|------|--------|------------|
| D/W/P: Asphalt Paving | 3.08 | 683 | 57 | 1,199 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,199 |

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2004
Description of Occupancy: #1 IND FLEX 'S'

Costs are taken from the Industrial - Flex (Mall) Loft Buildings cost schedules.
Calculator Cost Computations

<<<<<< >>>>>>
Class: S Quality: Average
Stories: 1 Story Height: 14 Perimeter: 140
Overall Building Height: 14

Base Rate for Upper Floors = 77.23

(10) Heating system: Forced Air Furnace Cost/SqFt: 13.12 100%
Adjusted Square Foot Cost for Upper Floors = 90.35

Total Floor Area: 1,000 Base Cost New of Upper Floors = 90,350

Reproduction/Replacement Cost = 90,350
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 54,210

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

| Item Description | Cost | | # or Height Storys | | Cost |
|------------------|------|------|--------------------|------|------|
| | Col. | Rate | SqFt | Adj. | |
| Total Cost New = | | | | | 0 |

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 0

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|------------------------------|--------|----------|------|-------|-----------|
| /CI16/YARI/OUTL/2AVG/SPOOLDE | 433.33 | 1 | 1.00 | 60 | 260 |
| /CI16/YARI/OUTL/1LOW/SPOOLDE | 220.00 | 1 | 1.00 | 60 | 132 |

ECF (ADA IND) 1.127 => TCV of Bldg: 1 = 61,536
Replacement Cost/Floor Area= 91.00 Est. TCV/Floor Area= 61.54

Total Estimated True Cash Value of Commercial/Industrial Buildings = 61,536

2025 Est. T.C.V. 41-15-35-162-014 = 71,579

Est. TCV/Total Floor Area = 71.58, Most recent sale 01/16/2015 for 54,000

| | | | | | |
|---------------|------------|--------|--------------|----------------|---------|
| 2024 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
| 40,900 | 40,900 | 40,900 | 29,447 | 0.00 | |
| 2025 New Eq. | Adjustment | Loss | Additions | Tax Adjustment | Losses |
| 0 | -5,100 | 0 | 0 | 0 | 0 |
| 2025 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 35,800 | 35,800 | 35,800 | 29,447 | 29,447 | 0 |