

88-20-23-476-015                      2017 Est. T.C.V.                      TROY SPORTS CENTER LLC  
 Property Class: 201                      1819 E BIG BEAVER -1929  
 Map #: 88-20-23-476-015              CITY OF TROY                      TROY, MI 48083-2015

Land Value Estimates for Land Table B-123.B-123

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B-123 SQ F B-123 SQ FT		918768	SqFt	8.00000	100			7,350,144
B-123 SQ F RES 65K ACRE		516186	SqFt	1.50000	100			774,279
32.94 Total Acres              Total Est. Land Value =								8,124,423

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.58	419324	82	874,675
D/W/P: 4in Concrete	3.61	1.58	25537	82	119,440
Total Estimated Land Improvements True Cash Value =					994,114

Cost Estimates for Commercial/Industrial Building/Section: 1              Built 1996.

Costs are taken from the Skating Rink cost schedules.

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

Class: C      Quality: Good      Percent Adj: +0

Base Rate for Upper Floors = 85.70

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 0.00      100%  
 Adjusted Square Foot Cost for Upper Floors = 85.70

1 Stories                                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 26              Height per Story Multiplier: 1.260  
 Ave. Floor Area: 136,672              Perimeter: 1710              Perim. Multiplier: 0.931  
 Refined Square Foot Cost for Upper Floors: 100.53

County Multiplier: 1.58, Final Square Foot Cost for Upper Floors = 158.839

Total Floor Area: 136,672                      Base Cost New of Upper Floors = 21,708,893

58,318 Sq.Ft. of Sprinklers @ 2.08, County Mult.:1.58      Cost New = 191,656

Reproduction/Replacement Cost = 21,900,550

Eff.Age:19      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/17 /12.1  
 Total Depreciated Cost = 2,643,396

ECF (SHOPPING CENTER NEIGH)              0.817 => TCV of Bldg: 1 = 2,159,655  
 Replacement Cost/Floor Area= 160.24              Est. TCV/Floor Area= 15.80

SF	TCV
136,672	2,159,655
31,550	1,592,521
58,635	2,959,723
7,389	489,594
9,362	625,909
239,608	7,827,402

Cost Estimates for Commercial/Industrial Building/Section: 2              Built 1997  
 Description of Occupancy: 25% V 09

32.66

Costs are taken from the Shopping Center, Neighborhood cost schedules.

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

Class: C      Quality: Average      Percent Adj: +0

Base Rate for Upper Floors = 60.70

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 0.00      100%  
 Adjusted Square Foot Cost for Upper Floors = 60.70

1 Stories                                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 15              Height per Story Multiplier: 1.060  
 Ave. Floor Area: 31,550              Perimeter: 822              Perim. Multiplier: 0.865  
 Refined Square Foot Cost for Upper Floors: 55.66

County Multiplier: 1.58, Final Square Foot Cost for Upper Floors = 87.936

Total Floor Area: 31,550                      Base Cost New of Upper Floors = 2,774,387

31,550 Sq.Ft. of Sprinklers @ 2.12, County Mult.:1.58      Cost New = 105,680

Reproduction/Replacement Cost = 2,880,067  
 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/94 /67.7  
 Total Depreciated Cost = 1,949,230

ECF (SHOPPING CENTER NEIGH) 0.817 => TCV of Bldg: 2 = 1,592,521  
 Replacement Cost/Floor Area= 91.29 Est. TCV/Floor Area= 50.48

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1997

Costs are taken from the Market cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 63.20

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 63.20

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 25 Height per Story Multiplier: 1.160  
 Ave. Floor Area: 54,635 Perimeter: 996 Perim. Multiplier: 0.812  
 Refined Square Foot Cost for Upper Floors: 59.53

County Multiplier: 1.58, Final Square Foot Cost for Upper Floors = 94.056

Total Floor Area: 54,635 Base Cost New of Upper Floors = 5,138,769

56,705 Sq.Ft. of Sprinklers @ 1.93, County Mult.:1.58 Cost New = 172,916

Reproduction/Replacement Cost = 5,311,686  
 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/93 /67.0  
 Total Depreciated Cost = 3,556,705

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
DOCK LEVELOR	6560.17	4	67	17,571
MEZZANINE-STORAGE	13.69	2070	67	18,975
TRUCKWELL	9.60	4577	67	29,422

ECF (SHOPPING CENTER NEIGH) 0.817 => TCV of Bldg: 3 = 2,959,723  
 Replacement Cost/Floor Area= 98.43 Est. TCV/Floor Area= 54.17

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 1998  
 Description of Occupancy: JOE KOOLS

Costs are taken from the Restaurant cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 109.70

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 109.70

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 15 Height per Story Multiplier: 1.060  
 Ave. Floor Area: 7,389 Perimeter: 317 Perim. Multiplier: 0.939  
 Refined Square Foot Cost for Upper Floors: 109.19

County Multiplier: 1.58, Final Square Foot Cost for Upper Floors = 172.518

Total Floor Area: 7,389 Base Cost New of Upper Floors = 1,274,738

7,389 Sq.Ft. of Sprinklers @ 2.69, County Mult.:1.58 Cost New = 31,405

Reproduction/Replacement Cost = 1,306,142  
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/62 /45.9

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Total Depreciated Cost = 599,258

ECF (SHOPPING CENTER NEIGH) 0.817 => TCV of Bldg: 4 = 489,594  
Replacement Cost/Floor Area= 176.77 Est. TCV/Floor Area= 66.26

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 1998  
Description of Occupancy: 0% V.09, 50% 08, 17% 05-06-07

Costs are taken from the Shopping Center, Neighborhood cost schedules.  
<<<<< Calculator Cost Computations >>>>>  
Class: C Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 72.80

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%  
Adjusted Square Foot Cost for Upper Floors = 72.80

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 17 Height per Story Multiplier: 1.110  
Ave. Floor Area: 9,362 Perimeter: 346 Perim. Multiplier: 0.910  
Refined Square Foot Cost for Upper Floors: 73.54

County Multiplier: 1.58, Final Square Foot Cost for Upper Floors = 116.186

Total Floor Area: 9,362 Base Cost New of Upper Floors = 1,087,731

9,362 Sq.Ft. of Sprinklers @ 2.54, County Mult.:1.58 Cost New = 37,572

Reproduction/Replacement Cost = 1,125,302  
Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/92 /68.1  
Total Depreciated Cost = 766,106

ECF (SHOPPING CENTER NEIGH) 0.817 => TCV of Bldg: 5 = 625,909  
Replacement Cost/Floor Area= 120.20 Est. TCV/Floor Area= 66.86

Total Estimated True Cash Value of Commercial/Industrial Buildings = 7,827,402

2017 Est. T.C.V. 88-20-23-476-015 = 16,945,939

Est. TCV/Total Floor Area = 70.72					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,370,580	8,370,580	8,370,580	7,873,860	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	102,390	0	70,860	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,472,970	8,472,970	8,472,970	7,944,720	7,944,720	0

88-20-28-302-022	2018 Est. T.C.V.	AMERCO REAL ESTATE CO
Property Class: 301		1621 NORTHWOOD
Map #: 88-20-28-302-022	CITY OF TROY	TROY, MI 48084-5302

Land Value Estimates for Land Table M-1.M-1  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-1 SQ FT	M-1 SQ FT		63907	SqFt	4.00000	100		255,628
			1.47	Total Acres			Total Est. Land Value =	255,628

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.58	25200	54	34,616
Total Estimated Land Improvements True Cash Value =					34,616

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1977

Costs are taken from the Industrial, Light Manufacturing cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 35.35  
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 7.45 100%  
 Adjusted Square Foot Cost for Upper Floors = 42.80

2 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 12 Height per Story Multiplier: 0.960  
 Ave. Floor Area: 23,550 Perimeter: 670 Perim. Multiplier: 0.940  
 Refined Square Foot Cost for Upper Floors: 38.62

County Multiplier: 1.58, Final Square Foot Cost for Upper Floors = 61.024

Total Floor Area: 47,100 Base Cost New of Upper Floors = 2,874,226  
 44,400 Sq.Ft. of Sprinklers @ 1.86, County Mult.:1.58 Cost New = 130,483

Reproduction/Replacement Cost = 3,004,708  
 Eff.Age:79 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 42 /100/100/100/42.0  
 Total Depreciated Cost = 1,261,977

ECF (MINI WAREHOUSE) 0.507 => TCV of Bldg: 1 = 639,823  
 Replacement Cost/Floor Area= 63.79 Est. TCV/Floor Area= 13.58

Total Estimated True Cash Value of Commercial/Industrial Buildings = 639,823

2018 Est. T.C.V. 88-20-28-302-022	=	930,067			
Est. TCV/Total Floor Area = 19.75					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
446,140	446,140	446,140	341,960	0.00	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
101,740	-82,850	0	101,740	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
465,030	465,030	465,030	443,700	443,700	0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.
R C SCHMIDT & SONS	JOE GALL INVESTMENTS, LLC	2,340,000	12/21/2017	LC	LAND CONTRACT	25133/143	PROB TRAN AFF	100.0
R.C. SCHMIDT & SONS LLC	JOE GALL INVESTMENTS, LLC	0	12/21/2017	LC	LC PAYOFF	25534/375	DEED	0.0

Property Address	Class	Zone	Building Permit(s)	Date	Number	Status
30845 23 MILLER RD	301 INDUSTRIAL IM	RT TE				
	School: ANCHOR BAY					
	P.R.E. 08					
	MAP #: 166					
	2019 Est ECV Tentative					
	X Improved	Vacant	Land Value Estimates for Land Table # 01 INDUSTRIAL LAND			

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	Tentative	Tentative	Tentative			Tentative
2018	171,500	988,700	1,160,200			1,160,200S
2017	171,550	949,900	1,121,450			995,518C
2016	171,550	928,750	1,100,300			986,639C

Who	When	That
AB	01/04/2018	S/V TR MA
LK	05/01/2007	INSPECTED

Improvements	Description	Frontage	Depth	Front	Depth	Rate	Adj.	Reason	Value
Dirt Road	<Site Value >					0	100		0
Gravel Road	IND SQUARE 221000-475999			329868	59FT	1.04000	100	ALL SERVICE P	343,063
Paved Road	IND SQUARE DRAIN			53460	59FT	0.00000	100		0
Storm Sewer				8.80	Total Acres			Total Est. Land Value =	343,063

Improvements	Description	Rate	Size & Good	Cash Value
Land Improvement	Commercial local Cost Land Improvements	6,200.00	3	14,322
Street Lights	DOCK LEVELERS # OF			
Standard Utilities	Commercial local Cost Land Improvements			
Underground Util.	SRRAIT 3000# AN UP	1.65	59750	50
Topography of Site	CONCRETE 1000-3000#	2.02	1400	50
Level	CONCRETE SIDEWALKS #	2.98	6300	50
Rolling	6" CON CORR LINER F	7.30	700	50
High	TRUCK WELLS	7.50	3000	50
Landscaped	Total Estimated Land Improvements True Cash Value =			88,222

Who	When	That
AB	01/04/2018	S/V TR MA
LK	05/01/2007	INSPECTED

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

Desc. of Bldg/Section: SPORTS FACILITY INDOOR SOCCER  
 Calculated Occupancy: Industrial - Engineering

Class: C Construction Cost

Floor Area: 51,780	High	Above Ave.	X Ave.	Low
Gross Bldg Area: 51,780	*** Calculator Cost Data ***			
Stories Above Grnd: 1	Quality: Average			
Average Stly Hght: 20	Heat#1: Space Heaters, Gas with Fan 86%			
	Heat#2: Package Heating & Cooling 14%			
	Ave. SqFt/Story: 51780			
	Ave. Perimeters: 1066			
	Has Elevators:			

Depr. Table : 2.25%  
 Effective Age : 25  
 Physical %Good: 57  
 Func. %Good : 100  
 Economic %Good: 100

1991 Year Built  
 Remodeled  
 20 Overall Bldg Height

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

Comments:

(1) Excavation/Site Prep:

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

(3) Frame: asdf  
 asdf  
 asdf

(4) Floor Structure: asdf  
 asdf  
 asdf

(5) Floor Cover: asdf  
 asdf  
 asdf

(6) Ceiling: asdf  
 asdf  
 asdf

(7) Interior:

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

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

(9) Sprinklers: asdf  
 asdf  
 asdf

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

(11) Electric and Lighting:

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

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

(13) Roof Structure: asdf  
 asdf  
 asdf

(14) Roof Cover: asdf  
 asdf  
 asdf

(39) Miscellaneous:

(40) Exterior Wall: Thickness Bsmnt Insul.

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

5-09-16-451-008 2019 Est. T.C.V. JOE GALL INVESTMENTS, LLC  
 Property Class: 301 30845 23 MILE RD  
 ap #: 16G CHESTERFIELD TOWNSHIP CHESTERFIELD, MI 48047

and Value Estimates for Land Table 1017. INDUSTRIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Site Value Ex					0	100		0
ND SQUARE 221000-475999			329868 SqFt		1.04000	100	ALL SERVICE P	343,063
ND SQUARE DRAIN			53460 sqFt		0.00000	100		0
8.80 Total Acres Total Est. Land Value =								343,063

and Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
DOCK LEVELERS # OF	6,200.00	3	77	14,322
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
ASPHALT 3000# AN UP	1.65	59750	50 100	49,294
CONCRETE 1000-3000#	2.02	1400	50 100	1,414
CONCRETE SIDEWALKS #	2.98	6300	50 100	9,387
6" CON CURB LINEAR F	7.30	700	50 100	2,555
TRUCK WELL #	7.50	3000	50 100	11,250
Total Estimated Land Improvements True Cash Value =				88,222

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1991  
 Description of Occupancy: SPORTS FACILITY INDOOR SOCCER

Costs are taken from the Industrial - Engineering Cost schedules.

<<<< Calculator Cost Computations >>>>  
 Class: C Quality: Average  
 Stories: 1 Story Height: 20 Perimeter: 1066  
 Overall Building Height: 20

Base Rate for Upper Floors = 72.63

10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.12 86%  
 10) Heating system: Package Heating & Cooling Cost/SqFt: 15.89 14%  
 Combined Heating System adjustment: 6.77 100%  
 Adjusted Square Foot Cost for Upper Floors = 78.40

Total Floor Area: 51,780 Base Cost New of Upper Floors = 4,059,436

51,780 Sq.Ft. of Sprinklers @ 2.24, Cost New = 115,987

Reproduction/Replacement Cost = 4,175,423  
 Eff. Age: 25 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 57 /100/100/100/57.0  
 Total Depreciated Cost = 2,379,991

Local Cost Items	Rate	Quantity/Area	%Good	Depr. Cost
HIGH PRESSURE SODIUM	1057.50	4	56	2,369
MERCURY VAPOR LIGHT	870.00	7	46	2,801
4' LIGHT POLE EACH	1150.00	4	56	2,576

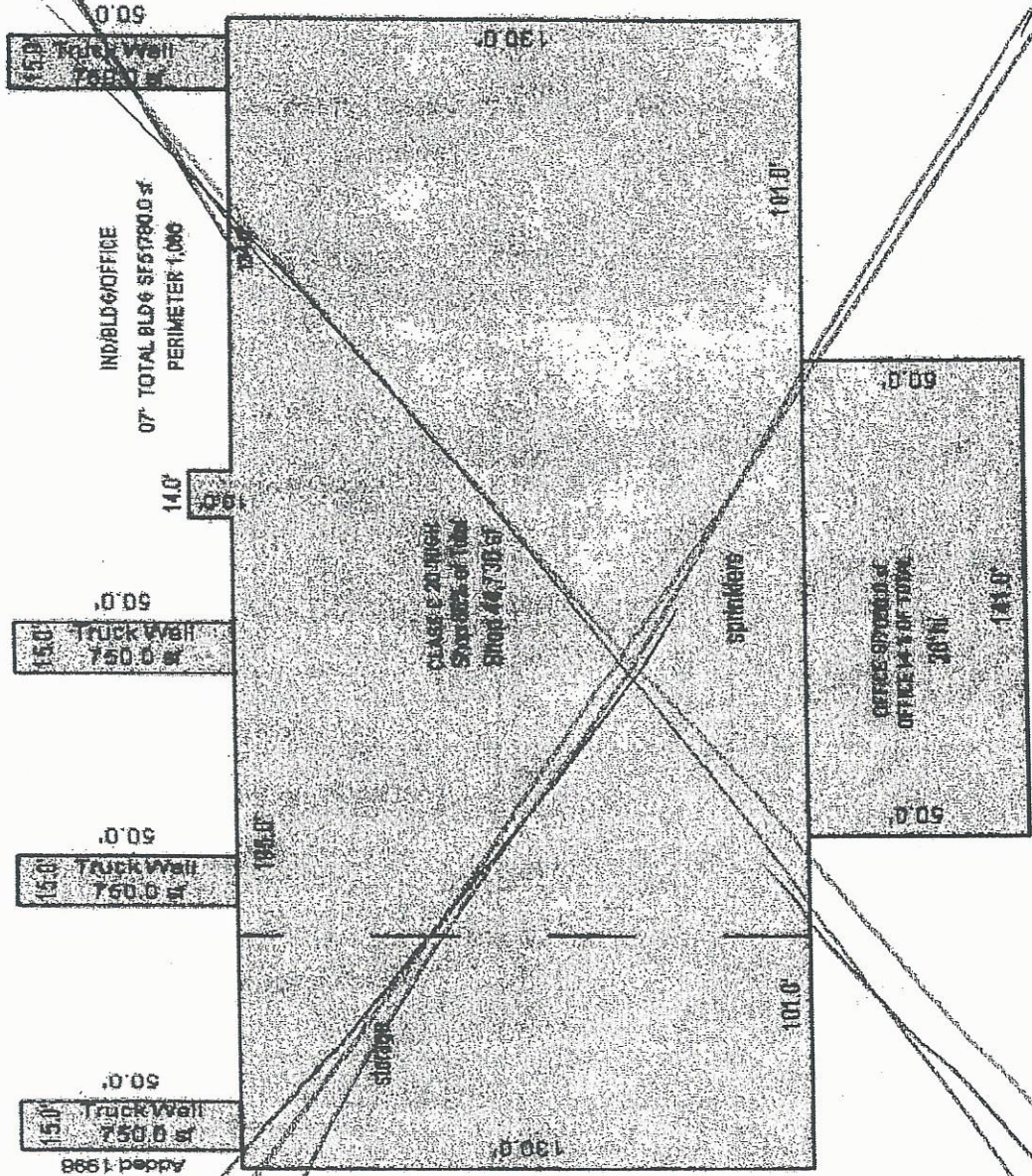
CF (IND-3037 23 SQUARE) 0.812 => TCV of Bldg: 1 = 1,938,843  
 Replacement Cost/Floor Area= 80.79 Est. TCV/Floor Area= 37.44

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,938,843

2019 Est. T.C.V. 15-09-16-451-008 = 2,370,128  
 Est. TCV/Total Floor Area = 45.77, Most recent sale 12/21/2017 for 2,340,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,160,200	1,160,200	1,160,200	1,160,200	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	24,900	0	24,900	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 15-09-16-451-008, Commercial/Industrial Building 1



Sketch by Apex Media™

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



## Improvements to Washington Township Owned Property

Drain Crossing	\$200,390
Temp Road	\$50,000
Township Required Sitework and Utilities Increase (Water Main)	\$254,899
Paving to County Roads Standard	
Gate Valve, Hydrant, Ditch	<u>\$8,763</u>
Total	<u>\$514,052</u>

## Additional Fee's Charged by Washington Township

Inspections	\$104,716
Permits	\$50,000
Prelim Grade Review	\$2,000
Engineering Review Fee	\$8,479
Easement Review Fee and Deposit	\$2,450
Asbuilt Review Fee	\$5,086
Water Main Frontage Fee	\$116,680
Tap Fee	\$67,590
Site Bond	\$29,320
Site Bond	\$700
Bond	\$7,500
Additional Fee's Prior to Construction	<u>\$83,816</u>
Total	<u>\$478,337</u>

## Future Fee's Charged by Washington Township

Sewer - \$45,000 per year for 10 years	\$450,000
Site Bond	<u>\$15,000</u>
Total	<u>\$465,000</u>

**\$1,457,389**

# 2018 Summary

## Income

Soccer	\$538,990.97
Volleyball	\$153,919.21
Exercise	\$15,446.90
Snack Bar	\$38,314.00
Advertising	\$23,500.00
Parties	\$375.00
Trump	\$10,000.00
Misc	\$625.80
<b>Total</b>	<b>\$781,171.88</b>

## Expenses

### Exercise

#### Payroll



\$9,150.00
\$1,475.00
\$1,025.00
\$1,000.00
\$520.00
\$450.00
\$325.00
\$300.00
\$130.00
\$125.00
\$120.00
\$75.00
<b>\$14,695.00</b>

#### Expenses

Bike Lease	\$11,059.60
CC Fee's	\$980.00
Facebook Ads	\$384.88
Google Ads	\$308.96
Constant Contact	\$80.00
Indeed	\$68.64
T-Shirts	\$395.26
Mind Body Website	\$1,986.21
Room Setup**	\$15,065.26
	<b>\$30,328.81</b>

**Total Exercise Expenses \$45,023.81**

*\*\*Room Setup includes Flooring, Mirrors, Equipment, Speakers*

## Indoor and Outdoor Soccer

#### Payroll



**\$25,000.00**

#### Expenses



Rental for Tournaments	\$11,580.00
Fertilizer	\$9,033.63

Sprinklers	\$1,004.00
Field Paint	\$3,949.24
Gas	\$1,612.22
Other	\$385.00
T-Shirts	\$393.21
Equipment and Repairs	\$3,361.46
	<hr/>
	<b>\$31,318.76</b>

**Total Soccer Expenses      \$56,318.76**

## Volleyball

### Payroll

	\$28,500.00
	\$210.00
	\$210.00
	\$355.00
	\$180.00
	\$230.00
	\$70.00
	\$105.00
	\$590.00
	<hr/>
	<b>\$30,450.00</b>

### Expenses

CC Fee's	\$980.00
AAU	\$464.00
Apparel for Tribe	\$4,927.87
Gold Medal Camp	\$5,170.00
Lines Painted	\$2,600.00
Chairs	\$1,590.00
Square	\$177.22
Equipment	\$2,456.92
	<hr/>
	<b>\$18,366.01</b>

**Total Volleyball Expenses      \$48,816.01**

## Additional Expenses

Advertising	\$6,924.88
Credit Card	\$10,431.42
Snack Bar	\$3,670.26
Mortgage and Banking Fee's	\$457,644.68
Taxes	\$98,277.36
Insurance	\$14,051.50
Misc	\$11,672.37
Utilities	\$66,394.10
Website	\$4,230.72
	<hr/>
<b>Total Additional Expenses</b>	<b>\$673,297.29</b>

**Total Expenses      \$823,455.87**

24-04-11-400-017                      2019 Est. T.C.V.                      TS WASHINGTON BUILDING LLC  
 Property Class: 201                                                                65665 POWELL ROAD  
 Map #:                      TWP OF WASHINGTON                      WASHINGTON, MI 48095

Land Value Estimates for Land Table 00100.00100 AG LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	1370.83	2300.00	1.0000	0.0000	0	0*		0
00100 AG LAND		80.000 Acres	5,400	100				432,000
* denotes lines that do not contribute to the total acreage calculation.								
1084 Actual Front Feet, 80.00 Total Acres                      Total Est. Land Value =								432,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.60	39300	45	45,981
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
UIP17PG3, SYNTHETIC SURFACES	9.75	72000	75	526,500
/CI16/YARI/TRAE/MASDEL	2,200.00	1	98	2,156
Total Estimated Land Improvements True Cash Value =				574,637

Cost Est. for Res. Bldg: 1 Single Family 1.50 STORY                      Cls C                      Blt 1900

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1323 SF                      Floor Area = 1934 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/0/0/0

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Brick	Basement	1,221		
1 Story	Brick	Slab	102		
Total:				208,728	0

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	3,954		0
Water/Sewer					
1000 Gal Septic		1	4,140		0
Water Well, 100 Feet		1	4,943		0
Porches					
CPP		102	1,750		0
CCP (1 Story)		24	1,028		0
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		864	28,089		0
Totals:				252,632	0

Notes:

ECF (00301 GENERAL COMMERCIAL) 1.007 => TCV:                      0

Ag. Bld 1                      0, 4 Wall Utility Building                      Class:D,Frame                      Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	7.04	560	3,942
Default Walls	5.31	560	2,974
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/0/0                      Depr. Cost =			0
ECF (00301 GENERAL COMMERCIAL)                      1.000 => TCV of Bldg: 1 =			0

Ag. Bld 2                      0, 4 Wall Equipment Shop, Quon.                      Class:D,Frame                      Quality:Low Cost  
 Height: 12 ft

Parcel Number: 24-04-11-400-017

Page: 2

Description	Rate	Size	Cost New
Base Cost	19.68	1610	31,685

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/0/0      Depr. Cost =      0  
ECF (00301 GENERAL COMMERCIAL)      1.000 => TCV of Bldg: 2 =      0

Ag. Bld 3    0, 4 Wall Barn, General Purpose    Class:D,Frame    Quality:Low Cost  
Height: 16 ft

Description	Rate	Size	Cost New
Base Cost	16.33	1125	18,371
Default Walls	10.17	1125	11,441

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/0/0      Depr. Cost =      0  
ECF (00301 GENERAL COMMERCIAL)      1.000 => TCV of Bldg: 3 =      0

Ag. Bld 4    0, 4 Wall Barn, General Purpose    Class:D,Frame    Quality:Average  
Height: 26 ft

Description	Rate	Size	Cost New
Base Cost	21.41	3852	82,471
Default Walls	13.50	3852	52,002

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/0/0      Depr. Cost =      0  
ECF (00301 GENERAL COMMERCIAL)      1.000 => TCV of Bldg: 4 =      0

Ag. Bld 5    0, 4 Wall Utility Building            Class:D,Frame    Quality:Low Cost  
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	10.36	96	995
Default Walls	7.81	96	750

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/0/0      Depr. Cost =      0  
ECF (00301 GENERAL COMMERCIAL)      1.000 => TCV of Bldg: 5 =      0

Ag. Bld 6    0, 4 Wall Utility Building            Class:D,Frame    Quality:Low Cost  
Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	10.36	96	995
Default Walls	7.81	96	750

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/0/0      Depr. Cost =      0  
ECF (00301 GENERAL COMMERCIAL)      1.000 => TCV of Bldg: 6 =      0

Ag. Bld 7    0, 4 Wall Cylindrical Silo            Class:C    Quality:Very Good

Description	Rate	Size	Cost New
Silo, Concrete Stave, 10' - 15' Dia.	13,176.00	1	13,176

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/0/0      Depr. Cost =      0  
ECF (00301 GENERAL COMMERCIAL)      1.000 => TCV of Bldg: 7 =      0

Ag. Bld 8    0, 4 Wall Steel Grain Bin            Class:D,Frame    Quality:Excellent

Description	Rate	Size	Cost New
Steel Bin, without Drying, 15' - 29' Dia.	8,967.00	1	8,967

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/0/0      Depr. Cost =      0  
ECF (00301 GENERAL COMMERCIAL)      1.000 => TCV of Bldg: 8 =      0

Ag. Bld 9    0, 4 Wall Steel Grain Bin            Class:D,Frame    Quality:Excellent

Parcel Number: 24-04-11-400-017

Page: 3

Description	Rate	Size	Cost New
Steel Bin, without Drying, 15' - 29' Dia.	9,904.00	1	9,904
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/0/0		Depr. Cost =	0
ECF (00301 GENERAL COMMERCIAL)	1.000 => TCV of Bldg: 9 =		0

Ag. Bld 10 0, 4 Wall Steel Grain Bin Class:D,Frame Quality:Excellent

Description	Rate	Size	Cost New
Steel Bin, without Drying, 15' - 29' Dia.	21,577.00	1	21,577
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/0/0		Depr. Cost =	0
ECF (00301 GENERAL COMMERCIAL)	1.000 => TCV of Bldg: 10 =		0

Ag. Bld 11 0, 4 Wall Greenhouse, Framed Class:S Quality:Average  
Height: 11 ft

Description	Rate	Size	Cost New
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20		Depr. Cost =	0
ECF (00301 GENERAL COMMERCIAL)	1.000 => TCV of Bldg: 11 =		0

Total Estimated True Cash Value of Agricultural Buildings = 0

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2017

Costs are taken from the Warehouses - Storage cost schedules.

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

Class: S Quality: Low Cost  
Stories: 1 Story Height: 32 Perimeter: 1510  
Overall Building Height: 32

Base Rate for Upper Floors = 34.02

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.90 100%  
Adjusted Square Foot Cost for Upper Floors = 38.92

Total Floor Area: 117,700 Base Cost New of Upper Floors = 4,580,884

117,700 Sq.Ft. of Sprinklers @ 1.95, Cost New = 229,515

Reproduction/Replacement Cost = 4,810,399  
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0  
Total Depreciated Cost = 4,569,879

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

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

Item Description	Cost	# or Height	Cost
	Col. Rate	SqFt Adj. Adj.	
			Total Cost New = 0
Special Height Multiplier: 1.006,			Total Adjusted Base Cost New = 0
Architectural Multiplier: 0.00			

Reproduction/Replacement Cost = 0  
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0  
Total Depreciated Cost = 0

ECF (00301 GENERAL COMMERCIAL) 0.960 => TCV of Bldg: 1 = 4,387,084  
Replacement Cost/Floor Area= 40.87 Est. TCV/Floor Area= 37.27

Total Estimated True Cash Value of Commercial/Industrial Buildings = 4,387,084

2019 Est. T.C.V. 24-04-11-400-017 = 5,393,721  
Est. TCV/Total Floor Area = 45.09, Most recent sale 05/02/2014 for 594,766

Parcel Number: 24-04-11-400-017

Page: 4

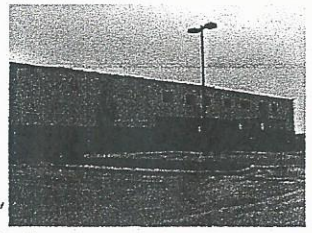
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2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,621,200	2,621,200	2,621,200	2,579,811	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
75,700	0	0	75,700	41,389	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,696,900	2,696,900	2,696,900	2,717,426	2,696,900	0	

\$123,954.42

**65665 POWELL ROAD WASHINGTON, MI 48095** (Property Address)

Parcel Number: 24-04-11-400-017



Item 1 of 14 12 Images / 2 Sketches

**Property Owner: TS WASHINGTON BUILDING LLC**

*Summary Information*

> Residential Building Summary

- Year Built: 1900
- Full Baths: 2
- Sq. Feet: 1,934
- Bedrooms: 3
- Half Baths: 0
- Acres: 80.000

- > Assessed Value: \$2,696,900 | Taxable Value: \$2,696,900
- > Property Tax information found

617,700

**Owner and Taxpayer Information**

**Owner** TS WASHINGTON BUILDING LLC  
 19498 MIDDLE BRANCH DRIVE  
 MACOMB, MI 48044 **Taxpayer** SEE OWNER INFORMATION

**Legal Description**

T4N R12E, SEC 11 & 12; COMM AT SE COR SEC 11; TH S88°14'40" W 372.60 FT; TH N28°00'11" E 815.49 FT; TH N24°57'45" E 665.39 FT; TH N24°47'42" E 163.75 FT TO THE POB; TH N65°12'18" W 1233.52 FT; TH 152.13 FT ALG A CURVE TO NW; R=330, CB N78°24'41" W 150.78 FT; TH S88°22'55" W 1174.61 FT; TH N01°37'05" W 503.76 FT; TH S89°00'43" W 471.96 FT; TH N00°59'17" W 453.50 FT; TH N89°00'43" E 393.04 FT; TH N 00°09'39" W 987.60 FT; TH N89°00'05" E 1206.31 FT; TH S33°17'59" E 1083.16 FT; TH S 60°09'30" E 386.30 FT; TH S29°50'42" W 556.97 FT; TH S24°47'42" W 527.27 FT TO THE POB. 80.00 ACRE

**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

**Tax History**

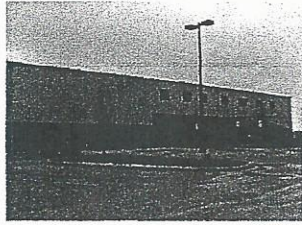
Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2018	Winter	\$25,677.06	\$25,677.06	12/28/2018	\$0.00
2018	Summer	\$98,277.36	\$98,277.36	09/12/2018	\$0.00
2017	Winter	\$1,708.77	\$1,708.77	12/31/2017	\$0.00
2017	Summer	\$6,428.99	\$6,428.99	08/09/2017	\$0.00
2016	Winter	\$1,701.20	\$1,701.20	02/16/2017	\$0.00
2016	Summer	\$6,422.14	\$6,422.14	09/15/2016	\$0.00
2015	Winter	\$1,700.62	\$1,700.62	02/18/2016	\$0.00
2015	Summer	\$6,470.24	\$6,470.24	09/14/2015	\$0.00

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65665 POWELL ROAD WASHINGTON, MI 48095 (Property Address)

Parcel Number: 24-04-11-400-017



Item 1 of 14 12 Images / 2 Sketches

Property Owner: TS WASHINGTON BUILDING LLC

Summary Information

- > Residential Building Summary
  - Year Built: 1900
  - Full Baths: 2
  - Sq. Feet: 1,934
  - Bedrooms: 3
  - Half Baths: 0
  - Acres: 80.000
- > Assessed Value: \$2,696,900 | Taxable Value: \$2,696,900
- > Property Tax information found

Owner and Taxpayer Information

<p><b>Owner</b></p> <p>TS WASHINGTON BUILDING LLC 19498 MIDDLE BRANCH DRIVE MACOMB, MI 48044</p>	<p><b>Taxpayer</b></p> <p>SEE OWNER INFORMATION</p>
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General Information for Tax Year 2019

<p><b>Property Class</b></p> <p>201 COMMERCIAL IMPROVED</p> <p><b>School District</b></p> <p>ROMEO</p> <p><b>MAP #</b></p> <p>No Data to Display</p> <p><b>USER NUM IDX</b></p> <p>0</p> <p><b>ALPHA 1</b></p> <p>Not Available</p> <p><b>USER ALPHA 3</b></p> <p>Not Available</p> <p><b>Historical District</b></p> <p>ALPHA 2</p> <p>Not Available</p>	<p><b>Unit</b></p> <p>24 TWP OF WASHINGTON</p> <p><b>Assessed Value</b></p> <p>\$2,696,900</p> <p><b>Taxable Value</b></p> <p>\$2,696,900</p> <p><b>State Equalized Value</b></p> <p>\$2,696,900</p> <p><b>Date of Last Name Change</b></p> <p>06/22/2017</p> <p><b>Notes</b></p> <p>Not Available</p> <p><b>Census Block Group</b></p> <p>Not Available</p> <p><b>Exemption</b></p> <p>No Data to Display</p>
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Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2019	0.0000 %	-
2018	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$2,621,200	\$2,621,200	\$2,579,811
2017	\$216,000	\$216,000	\$171,020
2016	\$200,000	\$200,000	\$169,500

Land Information

<p><b>Zoning Code</b></p> <p>A1</p> <p><b>Land Value</b></p> <p>\$432,000</p> <p><b>Renaissance Zone</b></p> <p>No</p> <p><b>ECF Neighborhood</b></p> <p>00301 GENERAL COMMERCIAL</p> <p><b>Lot Dimensions/Comments</b></p> <p>No Data to Display</p>	<p><b>Total Acres</b></p> <p>80.000</p> <p><b>Land Improvements</b></p> <p>\$574,637</p> <p><b>Renaissance Zone Expiration</b></p> <p>No Data to Display</p> <p><b>Date</b></p> <p></p> <p><b>Mortgage Code</b></p> <p>No Data to Display</p> <p><b>Neighborhood Enterprise Zone</b></p> <p>No</p>
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Lot(s)	Frontage	Depth
Lot 1	1,084.24 ft	2,300.00 ft
<b>Total Frontage: 1,084.24 ft</b>		<b>Average Depth: 2,300.00 ft</b>

## Legal Description

T4N R12E, SEC 11 & 12; COMM AT SE COR SEC 11; TH S88°14'40" W 372.60 FT; TH N28°00'11" E 815.49 FT; TH N24°57'45" E 665.39 FT; TH N24°47'42" E 163.75 FT TO THE POB; TH N65°12'18" W 1233.52 FT; TH 152.13 FT ALG A CURVE TO NW; R=330, CB N78°24'41" W 150.78 FT; TH S88°22'55" W 1174.61 FT; TH N01°37'05" W 503.76 FT; TH S89°00'43" W 471.96 FT; TH N00°59'17" W 453.50 FT; TH N89°00'43" E 393.04 FT; TH N 00°09'39" W 987.60 FT; TH N89°00'05" E 1206.31 FT; TH S33°17'59" E 1083.16 FT; TH S 60°09'30" E 386.30 FT; TH S29°50'42" W 556.97 FT; TH S24°47'42" W 527.27 FT TO THE POB. 80.00 ACRE

## Land Division Act Information

Date of Last Split/Combine	06/06/2014	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	07/07/2014	Unallocated Div.s Transferred	0
Acreage of Parent	200.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	24-04-11-400-015		

## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
05/02/2014	\$594,766.00	PTA	CHARTER TOWNSHIP OF WASHINGTON	TS WASHINGTON BUILDING LLC	(GOOD) ARMS LENGTH	

## Building Information - 117700.00 sq ft Warehouses - Storage (Commercial)

Floor Area	117,700 sq ft	Estimated TCV	\$4,387,084
Occupancy	Warehouses - Storage	Class	S
Stories Above Ground	1	Average Story Height	32 ft
Basement Wall Height	0 ft	Identical Units	Not Available
Year Built	2017	Year Remodeled	Not Available
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	95%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	2 yrs

## Building Information - 1934 sq ft 1.50 STORY (Residential)

## General

Floor Area	1,934 sq ft	Estimated TCV	Not Available
Garage Area	864 sq ft	Basement Area	1,221 sq ft
Foundation Size	1,323 sq ft	Year Remodeled	Not Available
Year Built	1900	Class	C
Occupancy	Single Family	Tri-Level	No
Effective Age	52 yrs	Heat	Forced Air w/ Ducts
Percent Complete	0%	Wood Stove Add-on	No
AC w/Separate Ducts	No	Water	Water Well
Basement Rooms	0	Sewer	Septic
1st Floor Rooms	0	Style	1.50 STORY
2nd Floor Rooms	0		
Bedrooms	3		

## Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1.5 Story	Basement	Brick	1,221 sq ft	1.5 Story
1 Story	Slab	Brick	102 sq ft	1 Story

## Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

## Plumbing Information

3 Fixture Bath 2

## Garage Information

Area	864 sq ft	Exterior	Siding
------	-----------	----------	--------

<b>Foundation</b>	42 Inch	<b>Common Wall</b>	Detached
<b>Year Built</b>	1940	<b>Finished</b>	No
<b>Auto Doors</b>	0	<b>Mech Doors</b>	0

**Porch Information**

<b>CCP (1 Story)</b>	24 sq ft	<b>Foundation</b>	Standard
<b>CPP</b>	102 sq ft	<b>Foundation</b>	Standard

## Building Information - 560 sq ft Farm Utility Buildings (Agricultural)

<b>Type</b>	Farm Utility Buildings	<b>Class</b>	D,Frame
<b>Floor Area</b>	560 sq ft	<b>Estimated TCV</b>	\$0
<b>Perimeter</b>	96 ft	<b>Height</b>	10 ft
<b>Year Built</b>	<i>Not Available</i>	<b>Quality</b>	Low Cost
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating/Cooling
<b>Physical Percent Good</b>	20%	<b>Functional Percent Good</b>	0%
<b>Economic Percent Good</b>	0%	<b>Effective Age</b>	63 yrs

## Building Information - 1610 sq ft Arch-rib (Quonset) Farm Implement Buildings (Agricultural)

<b>Type</b>	Arch-rib (Quonset) Farm Implement Buildings	<b>Class</b>	D,Frame
<b>Floor Area</b>	1,610 sq ft	<b>Estimated TCV</b>	\$0
<b>Perimeter</b>	186 ft	<b>Height</b>	12 ft
<b>Year Built</b>	<i>Not Available</i>	<b>Quality</b>	Low Cost
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating/Cooling
<b>Physical Percent Good</b>	20%	<b>Functional Percent Good</b>	0%
<b>Economic Percent Good</b>	0%	<b>Effective Age</b>	63 yrs

## Building Information - 1125 sq ft Barn - General Purpose (Agricultural)

<b>Type</b>	Barn - General Purpose	<b>Class</b>	D,Frame
<b>Floor Area</b>	1,125 sq ft	<b>Estimated TCV</b>	\$0
<b>Perimeter</b>	180 ft	<b>Height</b>	16 ft
<b>Year Built</b>	<i>Not Available</i>	<b>Quality</b>	Low Cost
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating/Cooling
<b>Physical Percent Good</b>	20%	<b>Functional Percent Good</b>	0%
<b>Economic Percent Good</b>	0%	<b>Effective Age</b>	66 yrs

## Building Information - 3852 sq ft Barn - General Purpose (Agricultural)

<b>Type</b>	Barn - General Purpose	<b>Class</b>	D,Frame
<b>Floor Area</b>	3,852 sq ft	<b>Estimated TCV</b>	\$0
<b>Perimeter</b>	286 ft	<b>Height</b>	26 ft
<b>Year Built</b>	<i>Not Available</i>	<b>Quality</b>	Average
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating/Cooling
<b>Physical Percent Good</b>	20%	<b>Functional Percent Good</b>	0%
<b>Economic Percent Good</b>	0%	<b>Effective Age</b>	66 yrs

## Building Information - 96 sq ft Farm Utility Buildings (Agricultural)

<b>Type</b>	Farm Utility Buildings	<b>Class</b>	D,Frame
<b>Floor Area</b>	96 sq ft	<b>Estimated TCV</b>	\$0
<b>Perimeter</b>	40 ft	<b>Height</b>	8 ft
<b>Year Built</b>	<i>Not Available</i>	<b>Quality</b>	Low Cost
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating/Cooling
<b>Physical Percent Good</b>	20%	<b>Functional Percent Good</b>	0%
<b>Economic Percent Good</b>	0%	<b>Effective Age</b>	66 yrs

## Building Information - 96 sq ft Farm Utility Buildings (Agricultural)

<b>Type</b>	Farm Utility Buildings	<b>Class</b>	D,Frame
<b>Floor Area</b>	96 sq ft	<b>Estimated TCV</b>	\$0
<b>Perimeter</b>	40 ft	<b>Height</b>	8 ft
<b>Year Built</b>	<i>Not Available</i>	<b>Quality</b>	Low Cost
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating/Cooling
<b>Physical Percent Good</b>	20%	<b>Functional Percent Good</b>	0%
<b>Economic Percent Good</b>	0%	<b>Effective Age</b>	66 yrs

## Building Information - 0 sq ft Cylindrical Silo (Agricultural)

Type	Cylindrical Silo	Kind	Concrete Stave
Floor Area	113 sq ft	Estimated TCV	\$0
Perimeter	37 ft	Height:	30 ft
Year Built	<i>Not Available</i>	Roof	Flat Roof
Percent Complete	100%	Physical Percent Good	20%
Functional Percent Good	0%	Economic Percent Good	0%
Effective Age	56 yrs		

## Building Information - 0 sq ft Steel Grain Bin (Agricultural)

Type	Steel Grain Bin	Floor	Steel Floor
Floor Area	176 sq ft	Estimated TCV	\$0
Perimeter	47 ft	Height:	16 ft
Year Built	<i>Not Available</i>	Percent Complete	100%
Physical Percent Good	20%	Functional Percent Good	0%
Economic Percent Good	0%	Effective Age	66 yrs

## Building Information - 0 sq ft Steel Grain Bin (Agricultural)

Type	Steel Grain Bin	Floor	Steel Floor
Floor Area	176 sq ft	Estimated TCV	\$0
Perimeter	47 ft	Height:	21 ft
Year Built	<i>Not Available</i>	Percent Complete	100%
Physical Percent Good	20%	Functional Percent Good	0%
Economic Percent Good	0%	Effective Age	66 yrs

## Building Information - 0 sq ft Steel Grain Bin (Agricultural)

Type	Steel Grain Bin	Floor	Steel Floor
Floor Area	346 sq ft	Estimated TCV	\$0
Perimeter	65 ft	Height:	32 ft
Year Built	<i>Not Available</i>	Percent Complete	100%
Physical Percent Good	20%	Functional Percent Good	0%
Economic Percent Good	0%	Effective Age	66 yrs

## Building Information - 0 sq ft Greenhouses Straight-Wall Structures (Agricultural)

Type	Greenhouses Straight-Wall Structures	Class	S
Floor Area	0 sq ft	Estimated TCV	\$0
Perimeter	0 ft	Height	11 ft
Year Built	<i>Not Available</i>	Quality	Average
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	61 yrs

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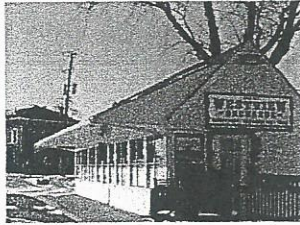
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\$ 7,848.07  
73 Acres

65075 VAN DYKE WASHINGTON, MI 48095 (Property Address)

Parcel Number: 24-04-10-400-005

Westview Orchards



Item 1 of 48 28 Images / 20 Sketches

Property Owner: ARMAND INC

## Summary Information

- > Residential Building Summary
  - Year Built: 1900
  - Full Baths: 4
  - Sq. Feet: 3,934
  - Bedrooms: 10
  - Half Baths: 0
  - Acres: 73.300
- > Assessed Value: \$512,300 | Taxable Value: \$253,774
- > Property Tax information found

## Owner and Taxpayer Information

Owner	ARMAND INC 65075 VAN DYKE WASHINGTON, MI 48095	Taxpayer	SEE OWNER INFORMATION
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## Legal Description

SEC 10; E 1/2 OF SE 1/4 SEC 10 EXC BEG AT E 1/4 POST SEC 10; TH S 200.0 FT ALG E SEC LINE; TH S89°19'20W 1302.42 FT; TH N0°37'40E 200.0 FT; TH N89° 19'20E 1300.22 FT ALG E-W 1/4 LINE TO POB. 74.025 A.

## Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date 

## Tax History

**Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2018	Winter	\$2,466.59	\$2,466.59	02/26/2019	\$0.00
2018	Summer	\$5,381.48	\$5,381.48	09/07/2018	\$0.00
2017	Winter	\$2,425.32	\$2,425.32	12/15/2017	\$0.00
2017	Summer	\$5,148.81	\$5,148.81	08/29/2017	\$0.00
2016	Winter	\$2,414.53	\$2,414.53	12/06/2016	\$0.00
2016	Summer	\$5,160.64	\$5,160.64	09/13/2016	\$0.00
2015	Winter	\$2,413.66	\$0.00		\$2,413.66 ** Read Note(s) Above
2015	Summer	\$5,254.24	\$5,254.24	09/14/2015	\$0.00
2014	Winter	\$2,375.36	\$2,375.36	02/19/2015	\$0.00
2014	Summer	\$5,183.96	\$5,183.96	09/16/2014	\$0.00

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**65075 VAN DYKE WASHINGTON, MI 48095** (Property Address)

Parcel Number: 24-04-10-400-005



Item 1 of 48 28 Images / 20 Sketches

**Property Owner: ARMAND INC****Summary Information**

## &gt; Residential Building Summary

- Year Built: 1900
- Full Baths: 4
- Sq. Feet: 3,934
- Bedrooms: 10
- Half Baths: 0
- Acres: 73.300

&gt; Assessed Value: \$512,300 | Taxable Value: \$253,774

&gt; Property Tax information found

**Owner and Taxpayer Information**

<b>Owner</b>	ARMAND INC 65075 VAN DYKE WASHINGTON, MI 48095	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2019**

<b>Property Class</b>	101 AGRICULTURAL- IMPROVED	<b>Unit</b>	24 TWP OF WASHINGTON
<b>School District</b>	RŐMEO	<b>Assessed Value</b>	\$512,300
<b>MAP #</b>	04-10H	<b>Taxable Value</b>	\$253,774
<b>USER NUM IDX</b>	0	<b>State Equalized Value</b>	\$512,300
<b>ALPHA 1</b>	<i>Not Available</i>	<b>Date of Last Name Change</b>	05/14/2008
<b>USER ALPHA 3</b>	<i>Not Available</i>	<b>Notes</b>	<i>Not Available</i>
<b>Historical District</b>	<i>Not Available</i>	<b>Census Block Group</b>	<i>Not Available</i>
<b>ALPHA 2</b>	<i>Not Available</i>	<b>Exemption</b>	<i>No Data to Display</i>

**Principal Residence Exemption Information**

Homestead Date 05/12/2005

Qualified Agricultural	June 1st	Final
2019	91.0000 %	-
2018	91.0000 %	91.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$512,200	\$512,200	\$247,827
2017	\$515,500	\$515,500	\$242,730
2016	\$501,600	\$501,600	\$240,570

**Land Information**

<b>Zoning Code</b>	A1	<b>Total Acres</b>	73.300
<b>Land Value</b>	\$392,470	<b>Land Improvements</b>	\$12,884
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration</b>	<i>No Data to Display</i>
<b>ECF Neighborhood</b>	00200 AGRICULRIAL	<b>Date</b>	
<b>Lot Dimensions/Comments</b>	1300 X 2440	<b>Mortgage Code</b>	<i>No Data to Display</i>
		<b>Neighborhood Enterprise</b>	No
		<b>Zone</b>	

Lot(s)	Frontage	Depth
Lot 1	1,302.42 ft	2,586.38 ft
<b>Total Frontage: 1,302.42 ft</b>		<b>Average Depth: 2,586.38 ft</b>

Legal Description

SEC 10; E 1/2 OF SE 1/4 SEC 10 EXC BEG AT E 1/4 POST SEC 10; TH S 200.0 FT ALG E SEC LINE; TH S89°19'20W 1302.42 FT; TH N0°37'40E 200.0 FT; TH N89°- 19'20E 1300.22 FT ALG E-W 1/4 LINE TO POB. 74.025 A.

Land Division Act Information

<b>Date of Last Split/Combine</b>	No Data to Display	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	No Data to Display	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
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No sales history found.

Building Information - 782.00 sq ft Markets - Roadside (Commercial)

<b>Floor Area</b>	782 sq ft	<b>Estimated TCV</b>	\$7,216
<b>Occupancy</b>	Markets - Roadside	<b>Class</b>	S
<b>Stories Above Ground</b>	1	<b>Average Story Height</b>	8 ft
<b>Basement Wall Height</b>	0 ft	<b>Identical Units</b>	Not Available
<b>Year Built</b>	Not Available	<b>Year Remodeled</b>	Not Available
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating or Cooling
<b>Physical Percent Good</b>	45%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	54 yrs

Building Information - 2511.00 sq ft Markets - Roadside (Commercial)

<b>Floor Area</b>	2,511 sq ft	<b>Estimated TCV</b>	\$25,421
<b>Occupancy</b>	Markets - Roadside	<b>Class</b>	S
<b>Stories Above Ground</b>	2	<b>Average Story Height</b>	13 ft
<b>Basement Wall Height</b>	0 ft	<b>Identical Units</b>	Not Available
<b>Year Built</b>	1945	<b>Year Remodeled</b>	1999
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating or Cooling
<b>Physical Percent Good</b>	45%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	54 yrs

Building Information - 1950 sq ft 2 STORY (Residential)

General

<b>Floor Area</b>	1,950 sq ft	<b>Estimated TCV</b>	\$93,088
<b>Garage Area</b>	528 sq ft	<b>Basement Area</b>	1,110 sq ft
<b>Foundation Size</b>	1,110 sq ft	<b>Year Remodeled</b>	2012
<b>Year Built</b>	1900 (Estimated)	<b>Class</b>	C
<b>Occupancy</b>	Single Family	<b>Tri-Level</b>	No
<b>Effective Age</b>	53 yrs	<b>Heat</b>	Forced Air w/ Ducts
<b>Percent Complete</b>	0%	<b>Wood Stove Add-on</b>	No
<b>AC w/Separate Ducts</b>	No	<b>Water</b>	Water Well
<b>Basement Rooms</b>	0	<b>Sewer</b>	Septic
<b>1st Floor Rooms</b>	0	<b>Style</b>	2 STORY
<b>2nd Floor Rooms</b>	0		
<b>Bedrooms</b>	4		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	840 sq ft	2 Story
1 Story	Basement	Siding	270 sq ft	1 Story

Basement Finish

<b>Recreation</b>	1,191 sq ft	<b>Recreation % Good</b>	23%
<b>Living Area</b>	0 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	1	<b>No Concrete Floor Area</b>	0 sq ft

*Plumbing Information*

**3 Fixture Bath** 2

*Fireplace Information*

**Exterior 2 Story** 1

*Garage Information*

<b>Area</b>	528 sq ft	<b>Exterior</b>	Siding
<b>Foundation</b>	42 Inch	<b>Common Wall</b>	Detached
<b>Year Built</b>	1900	<b>Finished</b>	No
<b>Auto Doors</b>	0	<b>Mech Doors</b>	0

*Porch Information*

<b>WCP (1 Story)</b>	280 sq ft	<b>Foundation</b>	Standard
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Building Information - 1178 sq ft RANCH (Residential)

*General*

<b>Floor Area</b>	1,178 sq ft	<b>Estimated TCV</b>	\$62,017
<b>Garage Area</b>	528 sq ft	<b>Basement Area</b>	0 sq ft
<b>Foundation Size</b>	1,178 sq ft	<b>Year Remodeled</b>	Not Available
<b>Year Built</b>	1950	<b>Class</b>	C
<b>Occupancy</b>	Single Family	<b>Tri-Level</b>	No
<b>Effective Age</b>	49 yrs	<b>Heat</b>	Forced Air w/ Ducts
<b>Percent Complete</b>	0%	<b>Wood Stove Add-on</b>	No
<b>AC w/Separate Ducts</b>	No	<b>Water</b>	Water Well
<b>Basement Rooms</b>	0	<b>Sewer</b>	Septic
<b>1st Floor Rooms</b>	0	<b>Style</b>	RANCH
<b>2nd Floor Rooms</b>	0		
<b>Bedrooms</b>	3		

*Area Detail - Basic Building Areas*

Height	Foundation	Exterior	Area	Heated
1 Story	Slab	Siding	1,178 sq ft	1 Story

*Basement Finish*

<b>Recreation</b>	0 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	0 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	0	<b>No Concrete Floor Area</b>	0 sq ft

*Plumbing Information*

**3 Fixture Bath** 1

*Garage Information*

<b>Area</b>	528 sq ft	<b>Exterior</b>	Siding
<b>Foundation</b>	42 Inch	<b>Common Wall</b>	Detached
<b>Year Built</b>	1900	<b>Finished</b>	No
<b>Auto Doors</b>	0	<b>Mech Doors</b>	0

*Porch Information*

<b>CCP (1 Story)</b>	64 sq ft	<b>Foundation</b>	Standard
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Building Information - 806 sq ft RANCH (Residential)

*General*

<b>Floor Area</b>	806 sq ft	<b>Estimated TCV</b>	\$12,793
<b>Garage Area</b>	0 sq ft	<b>Basement Area</b>	0 sq ft
<b>Foundation Size</b>	806 sq ft	<b>Year Remodeled</b>	1993
<b>Year Built</b>	1950	<b>Class</b>	D
<b>Occupancy</b>	Single Family	<b>Tri-Level</b>	No
<b>Effective Age</b>	53 yrs	<b>Heat</b>	Forced Air w/ Ducts
<b>Percent Complete</b>	0%	<b>Wood Stove Add-on</b>	No
<b>AC w/Separate Ducts</b>	No	<b>Water</b>	No Data to Display
<b>Basement Rooms</b>	0	<b>Sewer</b>	No Data to Display
<b>1st Floor Rooms</b>	0	<b>Style</b>	RANCH
<b>2nd Floor Rooms</b>	0		



**Bedrooms** 3

**Area Detail - Basic Building Areas**

Height	Foundation	Exterior	Area	Heated
1 Story	Slab	Siding	806 sq ft	1 Story

**Basement Finish**

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

**Building Information - 0 sq ft MOBILE HOMES (Residential)**

**General**

Floor Area	0 sq ft	Estimated TCV	Not Available
Garage Area	0 sq ft	Basement Area	0 sq ft
Foundation Size	0 sq ft		
Year Built	1993 (Estimated)	Year Remodeled	0
Occupancy	Mobile Home	Class	CD
Effective Age	20 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Hot Water
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	No Data to Display
1st Floor Rooms	0	Sewer	No Data to Display
2nd Floor Rooms	0	Style	MOBILE HOMES
Bedrooms	0		

**Basement Finish**

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

**Basement Finish - Mobile Home Items**

Foundation Type	Concrete	Square Feet of Wall	0 sq ft
Frost Free Footings	0 Lineal Ft.		

**Plumbing Information**

3 Fixture Bath 1

**Building Information - 702 sq ft Farm Labor Dormitory (Agricultural)**

Type	Farm Labor Dormitory	Class	C
Floor Area	702 sq ft	Estimated TCV	\$8,139
Perimeter	105 ft	Height	12 ft
Year Built	Not Available	Quality	Good
Percent Complete	100%	Heat	Forced Air, Ducted
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	61 yrs

**Building Information - 228 sq ft Farm Implement (Equipment Shop) Buildings (Agricultural)**

Type	Farm Implement (Equipment Shop) Buildings	Class	D,Frame
Floor Area	228 sq ft	Estimated TCV	\$788
Perimeter	38 ft	Height	12 ft
Year Built	Not Available	Quality	Average
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	61 yrs

**Building Information - 900 sq ft Farm Utility Buildings (Agricultural)**

Type	Farm Utility Buildings	Class	D,Frame
Floor Area	900 sq ft	Estimated TCV	\$3,645
Perimeter	136 ft	Height	14 ft
Year Built	Not Available	Quality	Average

Percent Complete	100%	Heat	Forced Air, Ducted
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	61 yrs

## Building Information - 1600 sq ft Poultry Houses One-Story - Cage Operation - Enclosed (Agricultural)

Type	Poultry Houses One-Story - Cage Operation - Enclosed	Class	D,Frame
Floor Area	1,600 sq ft	Estimated TCV	\$4,834
Perimeter	232 ft	Height	10 ft
Year Built	<i>Not Available</i>	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	61 yrs

## Building Information - 100 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings	Class	S
Floor Area	100 sq ft	Estimated TCV	\$257
Perimeter	40 ft	Height	10 ft
Year Built	<i>Not Available</i>	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	65 yrs

## Building Information - 4960 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings	Class	S
Floor Area	4,960 sq ft	Estimated TCV	\$7,380
Perimeter	328 ft	Height	16 ft
Year Built	<i>Not Available</i>	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	61 yrs

## Building Information - 0 sq ft Bunker or Trench Silo (Agricultural)

Type	Bunker or Trench Silo	Kind	Poles & Braces
Floor Area	400 sq ft	Estimated TCV	\$1,204
Perimeter	80 ft	Height	16 ft
Year Built	<i>Not Available</i>	Percent Complete	100%
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	61 yrs

## Building Information - 0 sq ft Bunker or Trench Silo (Agricultural)

Type	Bunker or Trench Silo	Kind	Poles & Braces
Floor Area	400 sq ft	Estimated TCV	\$1,204
Perimeter	80 ft	Height	16 ft
Year Built	<i>Not Available</i>	Percent Complete	100%
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	61 yrs

## Building Information - 700 sq ft Farm Labor Dormitory (Agricultural)

Type	Farm Labor Dormitory	Class	S
Floor Area	700 sq ft	Estimated TCV	\$5,563
Perimeter	128 ft	Height	12 ft
Year Built	<i>Not Available</i>	Quality	Average
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	61 yrs

## Building Information - 1944 sq ft Farm Implement (Equipment Shop) Buildings (Agricultural)

Type	Farm Implement (Equipment Shop) Buildings	Class	S
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<b>Floor Area</b>	1,944 sq ft	<b>Estimated TCV</b>	\$6,541
<b>Perimeter</b>	210 ft	<b>Height</b>	14 ft
<b>Year Built</b>	<i>Not Available</i>	<b>Quality</b>	Average
<b>Percent Complete</b>	100%	<b>Heat</b>	Heaters, Vented
<b>Physical Percent Good</b>	20%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	61 yrs

## Building Information - 168 sq ft Milk Houses (Agricultural)

<b>Type</b>	Milk Houses	<b>Class</b>	C
<b>Floor Area</b>	168 sq ft	<b>Estimated TCV</b>	\$2,346
<b>Perimeter</b>	60 ft	<b>Height</b>	12 ft
<b>Year Built</b>	<i>Not Available</i>	<b>Quality</b>	Average
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating/Cooling
<b>Physical Percent Good</b>	20%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	65 yrs

## Building Information - 17157 sq ft Fruit Packing Barns (Agricultural)

<b>Type</b>	Fruit Packing Barns	<b>Class</b>	S
<b>Floor Area</b>	17,157 sq ft	<b>Estimated TCV</b>	\$125,409
<b>Perimeter</b>	474 ft	<b>Height</b>	24 ft
<b>Year Built</b>	<i>Not Available</i>	<b>Quality</b>	Average
<b>Percent Complete</b>	100%	<b>Heat</b>	Pkg A.C., Heat/Cool
<b>Physical Percent Good</b>	20%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	61 yrs

## Building Information - 4960 sq ft Barn - General Purpose (Agricultural)

<b>Type</b>	Barn - General Purpose	<b>Class</b>	D,Frame
<b>Floor Area</b>	4,960 sq ft	<b>Estimated TCV</b>	\$17,365
<b>Perimeter</b>	288 ft	<b>Height</b>	24 ft
<b>Year Built</b>	<i>Not Available</i>	<b>Quality</b>	Low Cost
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating/Cooling
<b>Physical Percent Good</b>	20%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	61 yrs

## Building Information - 5600 sq ft Farm Cold Storage Buildings (Agricultural)

<b>Type</b>	Farm Cold Storage Buildings	<b>Class</b>	D,Frame
<b>Floor Area</b>	5,600 sq ft	<b>Estimated TCV</b>	\$1,500
<b>Perimeter</b>	360 ft	<b>Height</b>	24 ft
<b>Year Built</b>	<i>Not Available</i>	<b>Quality</b>	Low Cost
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating/Cooling
<b>Physical Percent Good</b>	20%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	61 yrs

## Building Information - 2590 sq ft Utility Lean-Tos (Agricultural)

<b>Type</b>	Utility Lean-Tos	<b>Class</b>	D,Frame
<b>Floor Area</b>	2,590 sq ft	<b>Estimated TCV</b>	\$3,629
<b>Perimeter</b>	214 ft	<b>Height</b>	28 ft
<b>Year Built</b>	<i>Not Available</i>	<b>Quality</b>	Low Cost
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating/Cooling
<b>Physical Percent Good</b>	20%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	61 yrs

## Building Information - 23520 sq ft Barn - Bank (2 Story) - General Purpose (Agricultural)

<b>Type</b>	Barn - Bank (2 Story) - General Purpose	<b>Class</b>	D,Frame
<b>Floor Area</b>	23,520 sq ft	<b>Estimated TCV</b>	\$228,863
<b>Perimeter</b>	448 ft	<b>Height</b>	24 ft
<b>Year Built</b>	2008	<b>Quality</b>	Low Cost
<b>Percent Complete</b>	100%	<b>Heat</b>	Forced Air, Ducted
<b>Physical Percent Good</b>	59%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	21 yrs

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