

APPRAISAL OF

NORTH CENTRAL MICHIGAN COLLEGE

1515 HOWARD STREET

PETOSKEY, MICHIGAN 49770

# R.A. Schettler, Inc.

24634 W. FIVE MILE RD.  
REDFORD, MI. 48239

Certified  
Appraisal Service

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

NOVEMBER 1, 2023

ASSOCIATED RISK MANAGEMENT, INC.  
39111 W. SIX MILE ROAD  
LIVONIA, MICHIGAN 48152

TO WHOM IT MAY CONCERN:

WE SUBMIT HERewith OUR CERTIFIED APPRAISAL OF ASSETS BELONGING TO NORTH CENTRAL MICHIGAN COLLEGE, 1515 HOWARD STREET, PETOSKEY, MICHIGAN. THIS APPRAISAL INCLUDES BUILDINGS ONLY.

THIS APPRAISAL IS ARRANGED UNDER SEVERAL PROPERTY CLASSIFICATIONS AND FURNISHES AN UNBIASED STATEMENT OF VALUES.

THE "REPLACEMENT VALUE NEW" THE COST THAT WOULD BE INCURRED IN ACQUIRING AN EQUALLY DESIRABLE SUBSTITUTE FOR PROPERTY, WHICH IS DETERMINED IN ACCORDANCE WITH MARKET PRICES PREVAILING AT THE DATE OF THIS APPRAISAL AND REPRESENTS THE COST TO REPLACE NEW, THE PROPERTY IN LIKE KIND.

THE "SOUND OR INSURABLE VALUE" INDICATING PRESENT PHYSICAL SOUND VALUES OF THE PROPERTY OF AN OPERATING ENTERPRISE BASED UPON THE COST OF REPRODUCTION NEW, LESS AN ALLOWANCE FOR ACCRUED DEPRECIATION RESULTING FROM ITS AGE, CONDITION AND DEGREE OF OBSOLESCENCE.

A SUMMARY IMMEDIATELY FOLLOWING THIS LETTER SHOWS THE REPLACEMENT VALUE NEW AND SOUND INSURABLE VALUES SEGREGATED ACCORDING TO ACCOUNTS ESTABLISHED BY OUR COMPANY.

IN ORDER THAT YOU MAY FULLY UNDERSTAND THE SERVICES WE HAVE RENDERED, WE PRESENT THE IMPORTANT POINTS AS FOLLOWS:

FIRST: ALL PHYSICAL CHANGES OF THEIR PROPERTY (ADDITIONS, REMOVALS, REPLACEMENTS, ALTERATIONS AND CHANGES IN LOCATION) AS FURNISHED BY THEIR MANAGERIAL STAFF AND/OR RECORDS HAVE BEEN INCORPORATED IN THE APPRAISAL.

SECOND: WE HAVE CHECKED AND VERIFIED BY PERSONAL INVESTIGATION ALL CHANGES SUBMITTED BY THEIR STAFF.

A RECOGNIZED AUTHORITY SINCE 1935

THIRD: WITH THE INFORMATION OBTAINED FROM THEIR RECORDS,  
WE HAVE DEDUCTED IN DOLLARS ALL RETIREMENTS AND  
ABANDONMENTS THAT HAVE TRANSPIRED SINCE THE DATE  
OF THEIR LAST APPRAISAL.

ECONOMIC CONDITIONS AFFECTING THE CONSTRUCTION, EQUIPMENT AND LABOR  
MARKETS, VALUES SHOWN ARE SUBJECT TO ADJUSTMENT, AS REQUIRED, AFTER  
THE DATE SPECIFIED IN CERTIFICATES.

WE HAVE NOT EXAMINED THE LEGAL TITLES OF PROPERTY; THEREFORE WE DO  
NOT ASSUME RESPONSIBILITY REGARDING THE OWNERSHIP OF PROPERTY IN  
THIS APPRAISAL.

VERY TRULY YOURS,

R. A. SCHETTLER, INC.

RAS/RMK

# R.A. Schettler, Inc.

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A RECOGNIZED AUTHORITY SINCE 1935

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VERY TRULY YOURS,

R. A. SCHETTLER, INC.

RAS/RMK

R.A SCHETTLER, INC.  
REGISTERED APPRAISERS

-CERTIFY-

THAT ON THE DATE GIVEN IN THIS CERTIFICATE, THE PROPERTY OF

NORTH CENTRAL MICHIGAN COLLEGE

LOCATED AT 1515 HOWARD STREET

PETOSKEY, MICHIGAN 49770

WAS WELL AND REASONABLY WORTH:

- ONE HUNDRED TWO MILLION, FOUR HUNDRED EIGHTY-SIX THOUSAND,  
TWO HUNDRED DOLLARS

ON THE BASIS OF ITS REPLACEMENT VALUE NEW

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DISTRIBUTION OF VALUES ARE AS FOLLOWS:

REAL ESTATE - BUILDINGS. . . . . \$102,486,200.00

DATE: NOVEMBER FIRST, TWO THOUSAND TWENTY-THREE R.A. SCHETTLER, INC.

PROJECT NO: 2199 BY \_\_\_\_\_



R.A. SCHETTLER, INC  
SUMMATION  
OF

Asset Acct: NORTH CENTRAL MICHIGAN COLLEGE

As of 11/1/23

REAL ESTATE - BUILDING -

Summary by:	Replacement Value New	Sound or Depr. Value
BORRA LEARNING CENTER	22,943,300.00	15,830,900.00
EARLY CHILDHOOD EDUCATION	773,100.00	471,600.00
DORMITORY/CAMPUS HOUSING	11,484,600.00	5,512,600.00
HEATING PLANT	2,087,000.00	1,356,500.00
LIBRARY	8,632,400.00	6,905,900.00
MAINTENANCE	828,200.00	438,900.00
HEALTH EDUCATION AND SCIENCE CENTER	16,472,300.00	14,001,500.00
STUDENT/COMMUNITY RESOURCE CENTER	33,037,100.00	23,786,700.00
TECHNOLOGY	2,181,500.00	1,308,900.00
UTILITY TUNNELS	3,302,000.00	2,047,200.00
KILN SHELTER	108,800.00	92,500.00
1500 HOWARD ST.	407,700.00	322,100.00
1420 HOWARD ST.	228,200.00	182,600.00
ASSET ACCOUNT GRAND TOTAL	102,486,200.00	72,257,900.00
PERCENT DEPRECIATION	X	



R. A. SCHESSLER, INC.  
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: BORRA LEARNING CTR.  
REAL ESTATE - BUILDING

Description	11/1/23
FOUNDATION:	531,600.00
SUPERSTRUCTURE:	
FRAME	477,800.00
FLOORS	1,411,500.00
FLOOR COVERINGS	851,400.00
CEILINGS	716,800.00
ROOF STRUCTURE	956,400.00
ROOF COVER	725,500.00
INTERIOR CONSTRUCTION	5,565,000.00
BUILT-IN-FIXTURES	125,400.00
ELECTRICAL	2,731,100.00
PLUMBING	1,604,100.00
HEATING	3,422,100.00
MISCELLANEOUS CONSTRUCTION	372,100.00
EXTERIOR WALLS	1,951,500.00
TOTAL LABOR AND MATERIALS	21,442,300.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	22,943,300.00
Depreciation %	31%
Sound Valuation	15,830,900.00

R. A. SCHESSLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: BORRA LEARNING CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: TWO

OCCUPANCY: CLASSROOMS/OFFICES

TOTAL SQUARE FEET: 67,775

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL, PARTIAL

FLOORS - CONCRETE ON GROUND; 8" PRECAST CONCRETE WITH 2" CONCRETE  
TOPPING

FLOOR COVER - VINYL TILE; CARPET; CERAMIC TILE

ROOF STRUCTURE - STEEL JOISTS, STEEL DECK, PENTHOUSE;  
- STEEL TRUSS, NAILABLE PRECAST PERLITE AGGREGATE

ROOF COVER - STANDING SEAM, METAL WITH INSULATION  
- METAL FASCIA ON BATTAN STRIPS WITH INSULATION, PENTHOUSE  
- SINGLE PLY MEMBRANE WITH INSULATION, PENTHOUSE

CEILINGS - SUSPENDED ACOUSTICAL TILE; PLASTER

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES -

- 1 - LECTURE ROOM TABLE, 20' X 18", FLOOR MOUNTED
- 5 - LECTURE ROOM TABLES, 30' X 18", FLOOR MOUNTED
- 2 - AUTOMATIC DOOR OPENER
- 2 - RESTROOM AUTOMATIC DOOR OPENERS
- 1 - INFO CENTER DESK, LAMINATE, 22 LINEAR FT. X 42" WITH TRUSS  
FOR DISPLAY

ROOM 136:

- 1 - WORK SURFACES, LAMINATE, WALL MOUNTED, 23' X 2'
- 1 - WALL CABINET, OAK, 12 LINEAR FEET
- 1 - BASE CABINET, OAK WITH STAINLESS STEEL SINK, L SHAPE  
15 LINEAR FEET
- 1 - BASE CABINET, OAK, 6 LINEAR FEET

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

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BORRA LEARNING CENTER: continued

ROOM 18: 1 - 2 COMPARTMENT STAINLESS STEEL SINK  
1 - KILN EXHAUST FUME HOOD, L SHAPE  
2 - BASE CABINETS, LAMINATE WITH STAINLESS STEEL SINK, 8'  
1 - BASE CABINET, LAMINATE WITH 2 STAINLESS STEEL SINKS  
26 LINEAR FEET  
1 - 3 COMPARTMENT STAINLESS STEEL SINK  
1 - STAINLESS STEEL HAND SINK

ROOM 27: 1 - INSTRUCTOR DESK, OAK BASE, 2 STAINLESS STEEL SINKS,  
CORIAN TOP 8'

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:  
27 - WATER CLOSETS  
12 - LAVATORIES  
11 - URINALS  
2 - SANITARY SINKS  
2 - DRINKING FOUNTAINS  
2 - DRINKING FOUNTAIN/BOTTLE FILLER

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH  
NECESSARY WALL PLUGS AND SWITCH BOXES  
- VOICE AND DATA WIRING  
- EDWARDS SYSTEM TECH. FIRE ALARM SYSTEM  
1 - TRANSFORMER, 500 KVA  
1 - CARRIER MODEL ASPDY1XX017, 17 KW AIR-COOLED STANDBY  
GENERATOR, #0410U38783

HEATING AND AIR CONDITIONING -  
- HEAT FROM HEATING PLANT  
- AMERICAN STANDARD UNIT VENTILATORS  
3 - TRANE CONVERTORS  
- EXHAUST FANS AS REQUIRED  
- FIN-TUBE RADIATION AS REQUIRED  
1 - CARRIER MODEL 39MN09, AIR HANDLING UNIT, #AHU-10  
1 - CARRIER MODEL 39MN06W, AIR HANDLING UNIT, #AHU-11  
1 - CARRIER MODEL 39MN12T, AIR HANDLING UNIT, #AHU-14  
1 - CARRIER MODEL 39MN06W, AIR HANDLING UNIT, #AHU-17  
1 - CARRIER MODEL 39MN16T, AIR HANDLING UNIT, #AHU-18  
1 - CARRIER MODEL 39MN09T, AIR HANDLING UNIT, #AHU-19  
1 - TRANE MODEL MCCB006 AIR HANDLING UNIT, #AHU-11  
1 - TRANE MODEL MCCB006 AIR HANDLING UNIT, #AHU-10  
1 - GOODMAN MODEL GSX130481BA ROOF TOP CONDENSING UNIT  
#1004068571  
1 - MITSUBISHI MODEL R410A, CONDENSING UNIT  
1 - VENMAR MODEL VHC-50, ENERGY RECOVERY UNIT, #ERU-1  
1 - VENMAR MODEL VHC-50, ENERGY RECOVERY UNIT, #ERU-2  
1 - DAIKIN MODEL AGZ101ED CHILLER, CH-1  
1 - DAIKIN MODEL AGZ101ED CHILLER, CH-2

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

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BORRA LEARNING CENTER: continued

- EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"
- REINFORCED CONCRETE, 12"
- ANODIZED ALUMINUM CURTAIN WALL SYSTEM
- PRECAST CONCRETE VENEER

MISCELLANEOUS:

- OTIS PASSENGER ELEVATOR, 2 STOPS, 2,500 LB. CAPACITY, #28211
- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

YEAR BUILT: 1966, ADDITION AND RENOVATION 2020

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.  
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: EARLY CHILDHOOD  
REAL ESTATE - BUILDING EDUCATION

Description	11/1/23
BASEMENT	
FLOOR	22,500.00
EXTERIOR WALLS	66,300.00
INTERIOR PARTITION	17,600.00
ELECTRICAL	14,400.00
FOUNDATION:	30,000.00
SUPERSTRUCTURE:	
FLOORS	35,000.00
FLOOR COVERINGS	20,800.00
CEILINGS	13,100.00
ROOF STRUCTURE	39,200.00
ROOF COVER	18,400.00
INTERIOR CONSTRUCTION	135,500.00
BUILT-IN FIXTURES	5,700.00
ELECTRICAL	74,400.00
PLUMBING	44,400.00
HEATING	39,400.00
MISCELLANEOUS CONSTRUCTION	32,800.00
EXTERIOR WALLS	119,800.00
TOTAL LABOR AND MATERIALS	729,300.00
ARCHITECT'S PLANS AND SUPERVISION	6%
Replacement Value New	773,100.00
Depreciation %	30%
Sound Valuation	471,600.00

R. A. SCHESSLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: EARLY CHILDHOOD EDUCATION

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE WITH BASEMENT

OCCUPANCY: CLASSROOMS

TOTAL SQUARE FEET: 3,800, MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - WOOD JOISTS, WOOD DECK, CONCRETE ON GROUND

FLOOR COVER - VINYL TILE; CARPET, CERAMIC TILE

ROOF STRUCTURE - WOOD JOISTS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES

CEILINGS - ACOUSTICAL TILE, INSULATION

INTERIOR CONSTRUCTION - WOOD FRAME PARTITIONS

BUILT-IN FIXTURES - 1 - WOOD BASE CABINET, LAMINATE TOP WITH SINK  
74" X 25"

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

1 - WATER CLOSET

1 - LAVATORY

1 - WATER HEATER

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH  
NECESSARY WALL PLUGS AND SWITCH BOXES  
EDWARDS TECH. FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING -

- LENNOX PULSE 21 GAS FIRED FORCED AIR FURNACE WITH AIR  
CONDITIONING

- LENNOX MODEL HS24-651-1P AIR COOLED CONDENSING UNIT

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

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EXTERIOR WALLS - STUCCO, BLOCK BACKUP, 8"  
REINFORCED CONCRETE, BASEMENT

MISCELLANEOUS:

- HANDICAP RAMP WITH HAND RAIL
- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

YEAR BUILT: 1940'S

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.  
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: DORMITORY  
REAL ESTATE - BUILDING

Description	11/1/23
BASEMENT	
FLOOR	119,400.00
EXTERIOR WALLS	352,600.00
INTERIOR PARTITION	467,100.00
ELECTRICAL	304,100.00
PLUMBING	287,900.00
HEATING	214,200.00
FOUNDATION:	321,400.00
SUPERSTRUCTURE:	
FLOORS	718,800.00
FLOOR COVERINGS	235,400.00
CEILINGS	42,300.00
ROOF STRUCTURE	261,700.00
ROOF COVER	176,400.00
INTERIOR CONSTRUCTION	2,610,000.00
BUILT-IN FIXTURES	70,400.00
ELECTRICAL	1,061,400.00
PLUMBING	902,400.00
HEATING	755,000.00
MISCELLANEOUS CONSTRUCTION	458,000.00
EXTERIOR WALLS	<u>1,374,800.00</u>
TOTAL LABOR AND MATERIALS	10,733,300.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	<u>11,484,600.00</u>
Depreciation %	52%
Sound Valuation	<u>5,512,600.00</u>



R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: DORMITORY

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE AND THREE WITH BASEMENT

TOTAL SQUARE FEET: 43,818 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE WITH CONCRETE TOPPING

FLOOR COVER - VINYL TILE; CARPET IN LOUNGE, HALLWAYS

ROOF STRUCTURE - PRECAST CONCRETE PLANK; STEEL JOISTS; STEEL DECK

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION ON LIGHTWEIGHT  
CONCRETE

- SINGLE PLY MEMBRANE WITH INSULATION, LOBBY

CEILINGS - SUSPENDED ACOUSTICAL TILE LOUNGE; PLASTER

- WOOD SLAT, LOUNGE

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES - RECEPTION DESK, WOOD, 'U' SHAPE

198 - MAIL BOXES, ALUMINUM

1 - FIREPLACE IN LOUNGE

2 - AUTOMATIC DOOR OPENERS

1 - COUNTER, LAMINATE WITH CABINETS, STAINLESS STEEL  
SINK, COOK TOP, BUILT-IN OVEN, 13.5 LINEAR FT.  
KITCHENETTE

1 - WALL CABINETS, LAMINATE, 13.5 LINEAR FT. KITCHENETTE

1 - WALL MOUNTED COUNTER, LAMINATE, 72 X 30" KITCHENETTE

2 - FIREPLACE GAS INSERTS

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

47 - WATER CLOSETS

85 - LAVATORIES

2 - URINALS

8 - SANITARY SINKS

2 - DRINKING FOUNTAINS

2 - WASH FOUNTAINS

1 - BATH

42 - SHOWERS

1 - SLUDGE WASTE WATER TREATMENT SYSTEM

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

DORMITORY: continued

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH  
NECESSARY WALL PLUGS AND SWITCH BOXES  
EDWARDS SYSTEMS TECH FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING -

- HEAT FROM HEATING PLANT
- 2 - AMERICAN STANDARD AIR HANDLING UNITS
- 2 - DUNHAM/BUSH AIR HANDLING UNITS
- TRANE ROOFTOP HEATING AND AIR CONDITIONING UNIT FOR LOBBY
- TRANE ROOFTOP AIR CONDITIONING UNIT FOR MANAGER'S APARTMENT
- 1 - SANYO MODEL C3632 AIR CONDITIONER, #26892
- 1 - GOODMAN MODEL ARUF486016BA AIR HANDLING UNIT
- 1 - GOODMAN MODEL GSX130481BA ROOFTOP CONDENSING UNIT
- 86 - TRANE ROOM AIR HANDLING UNITS

MISCELLANEOUS CONSTRUCTION:

- FIRE SPRINKLERS
- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"

YEAR BUILT: 1967

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.  
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: HEATING PLANT  
REAL ESTATE - BUILDING

Description	11/1/23
FOUNDATION:	18,800.00
SUPERSTRUCTURE:	
FLOORS	27,900.00
ROOF STRUCTURE	75,400.00
ROOF COVER	93,000.00
INTERIOR CONSTRUCTION	28,500.00
ELECTRICAL	441,800.00
HEATING	1,118,400.00
MISCELLANEOUS CONSTRUCTION	31,200.00
EXTERIOR WALLS	115,500.00
TOTAL LABOR AND MATERIALS	1,950,500.00
ARCHITECT'S PLANS AND SUPERVISION	7%

Replacement Value New	2,087,000.00
Depreciation %	35%
Sound Valuation	1,356,500.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: HEATING PLANT

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 2,458 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND

ROOF STRUCTURE - HIP, STEEL, WOOD DECK

ROOF COVER - STANDING SEAM METAL OVER CONTINUOUS ICE AND WATER  
SHIELD ON 4" INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH  
NECESSARY WALL PLUGS AND SWITCH BOXES  
EDWARDS SYSTEM TECH. FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING -

- PUMPS AS REQUIRED

- NIAGARA CONTROLLER

1 - SANYO TS3622 AIR CONDITIONER

1 - SANYO C3622 CONDENSING UNIT

1 - TRANE 2TTA0060A3000AA CONDENSING UNIT

1 - TRANE TWE060C15FDO AIR HANDLER, 5-TON CAPACITY

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER  
BOILER, #G-10-0295

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER  
BOILER, #G-10-0294

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER  
BOILER, #G-10-0293

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER  
BOILER, #G-10-0292

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER  
BOILER, #G-10-0171

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER  
BOILER, #G-10-0174

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER  
BOILER, #G-10-0173

1 - AERCO MODEL BENCHMARK, 2.0 LOW NOX GAS-FIRED HOT WATER  
BOILER, #G-10-0172

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

HEATING PLANT continued:

HEATING AND AIR CONSITIONING continued:

- 1 - STATE 100 GALLON DOMESTIC WATER HEATER, GAS-FIRED FOR  
ADMINISTRATION, HESC, TECNOLOGY BUILDINGS

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 8", 8' HEIGHT

MISCELLANEOUS CONSTRUCTION:

- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS SYSTEM

YEAR BUILT: 1962

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.  
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: LIBRARY  
REAL ESTATE - BUILDING

Description	11/1/23
FOUNDATION:	180,400.00
SUPERSTRUCTURE:	
FRAME	413,400.00
FLOORS	301,400.00
FLOOR COVERINGS	274,100.00
CEILINGS	83,500.00
ROOF STRUCTURE	492,600.00
ROOF COVER	599,200.00
INTERIOR CONSTRUCTION	1,583,500.00
BUILT-IN FIXTURES	120,300.00
ELECTRICAL	1,135,800.00
PLUMBING	409,000.00
HEATING	1,376,100.00
MISCELLANEOUS CONSTRUCTION	249,400.00
EXTERIOR WALLS	774,300.00
TOTAL LABOR AND MATERIALS	7,993,000.00
ARCHITECT'S PLANS AND SUPERVISION	8%
Replacement Value New	8,632,400.00
Depreciation %	20%
Sound Valuation	6,905,900.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: LIBRARY

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 21,875 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL; 4 CONCRETE COLUMNS CAST IN PLACE

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE PLANK

FLOOR COVER - CARPET; VINYL TILE; CERAMIC TILE

ROOF STRUCTURE - STEEL JOISTS, STEEL DECK

ROOF COVER - SINGLE PLY MEMBRANE WITH INSULATION;  
- METAL STANDING SEAM PANEL WITH INSULATION

CEILINGS - ACOUSTICAL METAL DECK, LOBBY AND LIBRARY,  
- ACOUSTICAL LAY-IN PANELS, SUSPENDED

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES -

- JACKSON MODEL 150B AUTOMATIC DISHWASHER, STAINLESS STEEL WITH 13 LINEAR FT. OF DRAINBOARD
- 3 COMPARTMENT POT WASHING SINK WITH 3" DRAINBOARD
- STAINLESS STEEL EXHAUST HOOD
- STAINLESS STEEL WALL CABINET, 4-DOOR
- FOLDING PARTITION, 40 X 14'
- PROJECTION SCREEN, ELECTRICALLY OPERATED, 17 X 12'
- 3 - AUTOMATIC DOOR OPENERS
- 70 LINEAR FT. LAMINATE COUNTER TOP, WALL MOUNTED

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 8 - WATER CLOSETS
- 6 - LAVATORIES
- 2 - URINALS
- 1 - SANITARY SINK
- 2 - DRINKING FOUNTAINS

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

LIBRARY: continued

SUPERSTRUCTURE: continued

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH  
NECESSARY WALL PLUGS AND SWITCH BOXES  
EDWARDS SYSTEM TECH FIRE ALARM SYSTEM

- 1 - TRANSFORMER, 300 KVA
- VOICE AND DATA WIRIN
- 1 - GROUND MOUNTED SOLAR ARRAY 8 KW INCLUDING 26 SERAPHIM  
PANELS, 39" X 72" AND SOLAR EDGE INVERTER

HEATING AND AIR CONDITIONING -

- HEAT FROM HEATING PLANT
- 1 - TEMTROL MODEL QXDHRE48, AIR HANDLING UNIT  
#B000217-001-00, #AHU-1
- 1 - YORK MODEL YLAA0070XFBSDTCA, AIR COOLED SCROLL  
CHILLER, #11551E76226565
- PUMPS AS REQUIRED

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP 12"  
- 1" TINTED TEMPERED INSULATED ANODIZED ALUMINUM  
THERMAL - BREAK CURTAIN WALL  
2 - ROSE WINDOWS, 8' RADIUS

MISCELLANEOUS:

- FIRE SUPRESSION SYSTEM
- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS SYSTEM

YEAR BUILT: 1984

QUALITY OF CONSTRUCTION: GOOD



R. A. SCHESSLER, INC.  
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: MAINTENANCE  
REAL ESTATE - BUILDING

Description	11/1/23
FOUNDATION:	31,200.00
SUPERSTRUCTURE:	
FRAME	36,500.00
FLOORS	56,300.00
CEILINGS	1,800.00
ROOF STRUCTURE	79,500.00
ROOF COVER	35,400.00
INTERIOR CONSTRUCTION	18,600.00
ELECTRICAL	31,200.00
PLUMBING	92,400.00
HEATING	68,600.00
MISCELLANEOUS CONSTRUCTION	31,000.00
EXTERIOR WALLS	298,800.00
TOTAL LABOR AND MATERIALS	781,300.00
ARCHITECT'S PLANS AND SUPERVISION	6%

Replacement Value New	828,800.00
Depreciation %	47%
Sound Valuation	438,900.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: MAINTENANCE

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 3,500 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL, PARTIAL

FLOORS - CONCRETE ON GROUND; PRECAST CONCRETE PLANK WITH CONCRETE TOPPING

ROOF STRUCTURE - STEEL JOISTS, STEEL DECK, ACOUSTIC DECK

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

CEILINGS - PLASTER IN RESTROOMS

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

2 - WATER CLOSETS

3 - LAVATORIES

1 - URINAL

1 - SANITARY SINK

1 - DRINKING FOUNTAINS

1 - SHOWER

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY WALL PLUGS AND SWITCH BOXES  
BUS DUCT

EDWARDS SYSTEM TECH. FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING:

- HEAT FROM HEATING PLANT

2 - TRANE AIR HANDLING UNITS

3 - TRANE UNIT HEATERS

MISCELLANEOUS CONSTRUCTION:

- ALERTUS EMERGENCY NOTIFICATION SYSTEM

1 - EXTERIOR DOOR ACCESS SYSTEM

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

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MAINTENANCE continued:

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP 12", PLASTER, BLOCK  
BACKUP, 8"

3 - OVERHEAD DOORS METAL INSULATED WITH ELECTRIC OPERATOR,  
9 X 12'

1 - OVERHEAD DOOR METAL INSULATED WITH ELECTRIC OPERATOR,  
12 X 12'

YEAR BUILT: 1973

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.  
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: HEALTH EDUCATION  
REAL ESTATE - BUILDING & SCIENCE CENTER

Description	11/1/23
FOUNDATION:	842,900.00
SUPERSTRUCTURE:	
FRAME	701,700.00
FLOORS	653,100.00
FLOOR COVERINGS	323,200.00
CEILINGS	388,700.00
ROOF STRUCTURE	1,012,800.00
ROOF COVER	938,600.00
INTERIOR CONSTRUCTION	2,245,000.00
BUILT-FIXTURES	530,300.00
ELECTRICAL	1,492,900.00
PLUMBING	1,463,200.00
HEATING	2,940,800.00
MISCELLANEOUS CONSTRUCTION	268,000.00
EXTERIOR WALLS	1,521,900.00
TOTAL LABOR AND MATERIALS	15,323,100.00
ARCHITECT'S PLANS AND SUPERVISION	7.5%
Replacement Value New	16,472,300.00
Depreciation %	15%
Sound Valuation	14,001,500.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: HEALTH EDUCATION AND SCIENCE CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

OCCUPANCY: SCIENCE

TOTAL SQUARE FEET: 42,331

FOUNDATION: CONCRETE, PILING

SUPERSTRUCTURE:

FRAME - STEEL; ADDITION ONLY

FLOORS - CONCRETE ON GROUND OVER PERIMETER INSULATION, VAPOR BARRIER

FLOOR COVER - VINYL TILE; CERAMIC TILE; CARPET, SEALED CONCRETE

ROOF STRUCTURE - STEEL, TECTUM DECK  
- STEEL, METAL DECK

ROOF COVER - STANDING SEAM METAL ROOF OVER CONTINUOUS ICE AND WATER  
SHIELD ON 4" INSULATION  
- SINGLE PLY EPDM MEMBRANE OVER 4" INSULATION OVER VAPOR  
BARRIER ON GLASS MATT GYPSUM BOARD

CEILINGS - SUSPENDED ACOUSTICAL TILE; GYPSUM BOARD

INTERIOR CONSTRUCTION - MASONRY AND FRAME PARTITIONS

BUILT-IN FIXTURES -

ROOM NO. 305

- 1 - CUBBY LAMINATE, 8' X 6'
- 1 - BASE CABINET, WOOD, RESIN TOP 22'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINKS, 21'
- 40 - WALL CABINETS, WOOD, SLIDING GLASS DOORS, 48" WIDE
- 1 - WALL CABINET, WOOD, SLIDING GLASS DOORS, 36" WIDE
- 5 - FUME EXHAUST HOODS
- 6 - STUDENT WORK STATIONS, WOOD, RESIN TOP, 66" X 60"  
WITH 3-56" X 60" BRIDGES BETWEEN
- 1 - PEGBOARD, GLASS DRYING RACK

ROOM NO. 306

- 1 - BASE CABINET, WOOD, RESIN TOP, 42" WIDE
- 2 - WORK STATIONS, WOOD, RESIN TOP, 74" X 50"

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

HEALTH EDUCATION AND SCIENCE CENTER: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

ROOM NO. 307

- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 7'
- 1 - BASE CABINET, WOOD, RESIN TOP, 4'
- 1 - WALL CABINET, WOOD, SLIDING GLASS DOOR, 48" WIDE
- 1 - WALL CABINET, WOOD, SLIDING GLASS DOOR, 36" WIDE
- 1 - FUME EXHAUST HOOD
- 2 - WORK STATIONS, WOOD, RESIN TOP, 120" X 48"

ROOM NO. 308

- 8 - OPEN CABINETS, WOOD, 42" X 20" X 84"

ROOM NO. 309

- 1 - EYE WASH
- 5 - FUME EXHAUST HOODS
- 4 - WALL CABINET, WOOD, SLIDING GLASS DOOR, 42" WIDE
- 1 - BASE CABINET, WOOD, RESIN TOP WITH 2-SINKS 20'
- 1 - CUBBY, LAMINATE, 8' X 6'
- 1 - BASE CABINET, WOOD, RESIN TOP, 29'
- 2 - WALL CABINETS, WOOD, SLIDING GLASS DOORS, 30" WIDE
- 6 - STUDENT WORK STATIONS, WOOD, RESIN TOP, 66" X 60"  
WITH 3-56" X 60" BRIDGES BETWEEN

ROOM NO. 311

- 1 - INSTRUCTORS BENCH, WOOD, RESIN TOP, 8'

ROOM NO. 312

- 1 - INSTRUCTORS BENCH, WOOD, RESIN TOP, 8'

ROOM NO. 321

- 1 - BASE CABINET, WOOD, RESIN TOP, 18'
- 3 - CABINETS, WOOD, SLIDING GLASS DOORS, 48" X 24" X 84"
- 1 - WALL CABINET, WOOD, 12'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH 2-SINKS, 18'
- 10 - STUDENT WORK STATIONS, WOOD, RESIN TOP, 96" X 30"
- 2 - CUBBY, LAMINATE, 33" X 72"
- 2 - CUBBY, LAMINATE, 39" X 72"

ROOM NO. 322

- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 9'
- 1 - BASE CABINET, WOOD, RESIN TOP, 10.5'
- 1 - WALL CABINET, WOOD, 20.5'
- 1 - BASE CABINET, WOOD, RESIN TOP, 5.5'
- 1 - FUME EXHAUST HOOD

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

HEALTH EDUCATION AND SCIENCE CENTER: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

ROOM NO. 323

- 1 - BASE CABINET, WOOD, SOLID SURFACE TOP WITH SINK, 9'
- 1 - WALL CABINET, WOOD, 20'
- 1 - BASE CABINET, WOOD, SOLID SURFACE TOP, 4'

ROOM NO. 327

- 1 - BASE CABINET, WOOD, RESIN TOP WITH 3-SINKS, 18'
- 1 - WALL CABINET, WOOD, 37.5'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 10.5'
- 1 - BASE CABINET, WOOD, RESIN TOP, 10.5'
- 5 - CABINETS, WOOD, 48" X 24" X 84"
- 2 - CABINETS, WOOD, 36" X 24" X 84"
- 1 - CUBBY LAMINATE, 10' X 6'
- 8 - STUDENT WORK STATIONS, WOOD, RESIN TOP
- 2 - PEGBOARDS

ROOM NO. 328

- 1 - ADJUSTABLE WALL SHELF, 30'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 20.5'

ROOM NO. 330

- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 28'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 8'
- 3 - CABINETS, WOOD, 48" X 24" X 84"

ROOM NO. 331

- 7 - CABINETS, WOOD, 48" X 24" X 84"

ROOM NO. 333

- 1 - BASE CABINET, WOOD, RESIN TOP WITH 2-SINKS, 18'
- 1 - BASE CABINET, WOOD, RESIN TOP, 15'
- 1 - WALL CABINET, WOOD, 11'
- 1 - WALL CABINET, WOOD, 10'
- 1 - BASE CABINET, WOOD, RESIN TOP, 10'
- 1 - WALL CABINET, WOOD, 18'
- 5 - CABINETS, WOOD, 48" X 24" X 84"
- 4 - CUBBYS, LAMINATE, 33" X 72"

ROOM NO. 334

- 1 - BASE CABINET, WOOD, 12', RESIN TOP, 18'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 6'
- 1 - WALL CABINET, WOOD, 6'

R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

HEALTH EDUCATION AND SCIENCE CENTER: continued

SUPERSTRUCTURE: continued

BUILT-IN FIXTURES - continued

ROOM NO. 335

- 4 - CABINETS, WOOD, 48" X 24" X 84"
- 2 - CABINETS, WOOD, GLASS DOORS, 48" X 24" X 84"
- 3 - WALL CABINETS, WOOD, 36" WIDE
- 3 - WALL CABINETS, WOOD, 48" WIDE
- 1 - BASE CABINET, WOOD, RESIN TOP, 13.5'
- 1 - BASE CABINET, WOOD, RESIN TOP, 15'
- 1 - BASE CABINET, WOOD, RESIN TOP WITH 3-SINKS, 28'
- 2 - AQUARIUMS
- 1 - CUBBY, LAMINATE, 48" X 72"
- 1 - CUBBY, LAMINATE, 33" X 72"
- 1 - INSTRUCTOR WORK STATION, WOOD, RESIN TOP, 77" X 30"

ROOM NO. 335A - GREENHOUSE

- 2 - BASE CABINETS, WOOD, RESIN TOP, 20'

ROOM NO. 346

- 4 - CABINETS, WOOD, 48" X 24" X 84"
- 3 - CUBBY, LAMINATE, 33" X 72"
- 2 - CUBBY, LAMINATE, 30" X 12" X 84"

ROOM NO. 349

- 2 - STAINLESS STEEL COUNTER TOPS, 114" X 30"

ROOM NO. 351

- 2 - CUBBYS, LAMINATE, 4' X 6'
- 8 - CABINETS, WOOD, 36" X 24" X 84"
- 1 - BASE CABINET, WOOD, RESIN TOP WITH SINK, 9'
- 1 - WALL CABINET, WOOD, 6'

ROOM NO. 354

- 1 - BASE CABINET, WOOD, RESIN TOP, 21'
- 1 - BASE CABINET, WOOD, RESIN TOP, 9'
- 1 - WALL CABINET, WOOD, 21'
- 1 - WALL CABINET, WOOD, 6'
- 1 - CUBBY, LAMINATE, 6' X 6'
- 2 - CUBBY, LAMINATE, 33" X 72"

ROOM NO. 368

- 1 - 4 DRAWER CABINET, LAMINATE, 24" WIDE WITH STAINLESS STEEL TOP
- 1 - WALL CABINET, LAMINATE, 12'
- 1 - BASE CABINET, STAINLESS STEEL TOP WITH SINK, 6'



R. A. SCHETTLER, INC.  
Appraisal Engineers

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REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

HEALTH EDUCATION AND SCIENCE CENTER: continued

SUPERSTRUCTURE: continued

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 12 - WATER CLOSETS
- 10 - LAVATORIES
- 4 - URINALS
- 3 - SANITARY SINK
- 2 - DRINKING FOUNTAIN

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH  
NECESSARY WALL PLUGS AND SWITCH BOXES

- EDWARDS SYSTEMS TECH. FIRE ALARM SYSTEM
- VOICE AND DATA WIRING
- 1 - 2000 KVA TRANSFORMER

HEATING AND AIR CONDITIONING -

- HEAT FROM HEATING PLANT
- 1 - JOHNSON CONTROLS YORK CUSTOM AIR HANDLING UNIT, #M383130,  
AHU-1
- 1 - YASKAWA MODEL Z1000 CONTROL
- 2 - YASKAWA MODEL Z1000 BYPASS
- 2 - ABB MODEL ACH550 VARIABLE FREQUENCY DRIVE
- 1 - GREENHECK VECTOR MODEL VK-MD-33-BAP-2X1, LABORATORY EXHAUST  
SYSTEM, #12904523-1208
- 1 - TRANE MODEL RTAC1554, AIR COOLED ROTARY LIQUID CHILLER,  
#U12E03615
- 1 - MITSUBISHI MODEL PUY-A12NHA3, SPLIT SYSTEM AIR CONDITIONING  
SYSTEM
- SNOW MELT SYSTEM
- 32 - VAV BOXES

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"  
- SPLIT FACE BLOCK, METAL FRAMING  
- SINGLE SCORE BLOCK, METAL FRAMING  
- METAL PANEL, METAL FRAMING  
- SPLIT FACE BLOCK, 8" CONCRETE MASONRY  
- SINGLE SCORE BLOCK, 8" CONCRETE MASONRY  
- PRE-ENGINEERED GLASS GREEN HOUSE

MISCELLANEOUS: - FIRE SUPPRESSION SYSTEM  
- ALERTUS EMERGENCY NOTIFICATION SYSTEM  
1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

YEAR BUILT: 1962, 1965, RENOVATION AND ADDITION 2012  
QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.  
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: STUDENT AND  
REAL ESTATE - BUILDING COMMUNITY RESOURCE CTR

Description	11/1/23
BASEMENT	
FLOOR	68,700.00
EXTERIOR WALLS	162,300.00
INTERIOR PARTITION	39,400.00
FOUNDATION:	813,300.00
SUPERSTRUCTURE:	
FRAME	3,046,000.00
FLOORS	2,099,200.00
FLOOR COVERINGS	1,245,100.00
CEILINGS	390,200.00
ROOF STRUCTURE	1,392,100.00
ROOF COVER	1,219,300.00
INTERIOR CONSTRUCTION	5,583,800.00
BUILT-IN FIXTURES	571,200.00
ELECTRICAL	3,495,700.00
PLUMBING	2,016,900.00
HEATING	4,936,600.00
MISCELLANEOUS CONSTRUCTION	1,259,200.00
EXTERIOR WALLS	2,536,800.00
TOTAL LABOR AND MATERIALS	30,875,800.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	33,037,100.00
Depreciation %	28%
Sound Valuation	23,786,700.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING NORTH CENTRAL MICHIGAN COLLEGE  
NAME OF BUILDING: STUDENT AND COMMUNITY RESOURCE CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE PART TWO WITH PARTIAL BASEMENT

OCCUPANCY: MULTI PURPOSE ROOM/LOCKER ROOMS/CLASSROOMS/OFFICES

SIZE: BASEMENT - 5,400 SQUARE FEET  
FIRST FLOOR -53,284 SQUARE FEET  
SECOND FLOOR -17,683 SQUARE FEET

TOTAL SQUARE FEET: 70,967

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL - GLULAM PRE-FINISHED

FLOORS - CONCRETE ON SAND FILL; WITH VAPOR BARRIER; 8" PRECAST  
CONCRETE WITH 2" TOPPING  
- STEEL JOISTS, 3" CONCRETE SLAB ON METAL DECK

FLOOR COVER - RESILIENT RUBBER  
- VINYL COMPOSITION TILE  
- CERAMIC TILE  
- QUARRY TILE  
- CARPET  
- MULTI PURPOSE SPORTS FLOOR  
- HARDWOOD MAPLE

ROOF STRUCTURE - STEEL JOISTS, METAL DECK  
3" T & G DECKING; CURVED GLULAM BEAM

ROOF COVER - PVC SINGLE PLY MEMBRANE WITH INSULATION  
- STANDING SEAM METAL WITH SNOW GUARDS AS REQUIRED  
- GREEN ROOF

CEILINGS - GYPSUM BOARD PAINTED  
- SLOPED ALUMINUM FRAME WITH GLAZING  
- EXPOSED WOOD CONSTRUCTION  
- 2 X 2' LAY-IN ACOUSTIC TILES  
- OPEN CEILING GRID

INTERIOR CONSTRUCTION - MASONRY AND FRAME PARTITIONS

BUILT-IN FIXTURES -

1 - OVERHEAD ROLLING SERVICE COUNTER DOOR, 6.5 X 5', TICKET  
OFFICE

1 - OVERHEAD ROLLING SERVICE COUNTER DOOR, 14 X 5' - CONCESSION

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

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COMMUNITY RESOURCE CTR.: continued

BUILT-IN FIXTURES - continued

- 11.5 LINEAR FT. PLASTIC LAMINATE COUNTER WITH 2 CABINETS
- TICKET OFFICE
- 6 LINEAR FEET PLASTIC LAMINATE BASE CABINET WITH LAMINATE TOP, SINK - FIRST AID ROOM
- 6 LINEAR FT. PLASTIC LAMINATE WALL CABINET - FIRST AID ROOM
- 80 - LOCKERS, 2 TIER, METAL
- 7 LINEAR FEET PLASTIC LAMINATE BASE CABINETS, LAMINATE TOP
- ADMINISTRATION OFFICE
- 1 - 3 COMPARTMENT STAINLESS STEEL SINK
- 1 - HAND SINK, STAINLESS STEEL
- 7.5 LINEAR FEET PLASTIC LAMINATE BASE CABINET, LAMINATE TOP, AND SINK - BOOK STORE
- 8 - BASKETBALL BACKSTOPS, FOLD-UP, CEILING MOUNTED, ELECTRICALLY OPERATED
- 4 LINEAR FT. BASE CABINET - ATHLETIC TRAINING
- 6 LINEAR FT. WALL CABINET - ATHLETIC TRAINING
- 11.5 LINEAR FT. BASE CABINET - CONCESSIONS
- 6 LINEAR FT. WALL CABINET - CONCESSIONS

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 27 - WATER CLOSETS
- 27 - LAVATORIES
- 8 - URINALS
- 3 - SANITARY SINK
- 10 - ELECTRIC WATER COOLERS
- 8 - SHOWERS
- 1 - PHOENIX MODEL PH199-119, GAS FIRED WATER HEATER

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY WALL PLUGS AND SWITCH BOXES

- EDWARDS SYSTEM TECH. FIRE ALARM SYSTEM
- 2 - SQUARE D HVL LOAD INTERRUPTER SWITCH
- LED LIGHT FIXTURES

HEATING AND AIR CONDITIONING -

- 1 - MULTI-STACK MS-50 MODULAR WATER COOLED CHILLERS
- HEAT FROM HEATING PLANT
- PUMPS AS REQUIRED
- 1 - TRANE 100B AIR HANDLING UNIT
- 1 - TRANE 25C AIR HANDLING UNIT
- 1 - TRANE 66C AIR HANDLING UNIT
- 1 - TRANE 17C AIR HANDLING UNIT
- 1 - HEATEX RHXC-1B-12000-CW/HW HEAT RECOVERY AIR HANDLING UNIT
- 1 - BALTIMORE AIRCOIL MODEL GXV433 COOLING TOWER, #U040933304
- 1 - BALTIMORE AIRCOIL MODEL GXV433 COOLING TOWER, #U040933301
- 1 - BALTIMORE AIRCOIL MODEL GXV433 COOLING TOWER, #U040933302

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

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COMMUNITY RESOURCE CTR.: continued

BUILT-IN FIXTURES - continued

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP

- INSULATED METAL PANELS

- CENTERED SCORED BLOCK, 16" SPLIT FACE

- REINFORCED CONCRETE 12" BASEMENT

1 - 12 X 16' OVERHEAD DOOR, METAL, ELECTRIC OPERATOR

1 - 12 X 10' ROLLING METAL DOOR

MISCELLANEOUS:

- FIRE SUPPRESSION SYSTEM

- OTIS PASSENGER ELEVATOR, 3 STOP, DOUBLE DOORS, 3,500 LB. CAPACITY

- HAND PAINTED MURAL

2 - 20 X 10' ROLLING METAL DOORS

- ACOUSTICAL WALL PANELS

1 - SOUND SYSTEM

- ALTERUS EMERGENCY NOTIFICATION SYSTEM

1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

YEAR BUILT: 2001

CONDITION: EXCELLENT

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: STUDENT AND COMMUNITY RESOURCE CENTER/STUDENT CENTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: TWO

TOTAL SQUARE FEET: 19,700

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - STEEL, PARTIAL

FLOORS - CONCRETE ON GROUND; STEEL JOISTS, STEEL DECK  
AND CONCRETE

FLOOR COVER - VINYL TILE; CERAMIC TILE; CARPET; ASPHALT TILE

ROOF STRUCTURE - STEEL JOISTS, STEEL DECK

ROOF COVER - BUILT-UP COMPOSITION WITH INSULATION

CEILINGS - SUSPENDED ACOUSTICAL TILE; PLASTER; METAL PAN

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

BUILT-IN FIXTURES -

- HOBART MODEL CL-44EN AUTOMATIC DISHWASHER, #85-1106578,  
STAINLESS STEEL WITH 30 LINEAR FT. OF DRAINBOARD, DISPOSAL
- STAINLESS STEEL 3 COMPARTMENT POT WASHING SINK WITH  
DRAINBOARD, 'L' SHAPE, DISPOSAL
- DOUBLE SIDE EXHAUST FUME HOOD, STAINLESS STEEL WITH LIGHTS,  
FIRE SUPPRESSION SYSTEM, 18 X 10 X 2'6"
- 1 - WALK-IN COOLERS, STAINLESS STEEL FRONT
- 1 - WALK-IN FREEZER, STAINLESS STEEL FRONT
- 2 - FOOD PREPARATION COUNTERS, STAINLESS STEEL, 2 DOOR,  
3 DRAWER BASE WITH 1 - 2 COMPARTMENT SINK, 13' X 2'6"
- 1 - STAINLESS STEEL HAND SINK

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

STUDENT CENTER: continued

BUILT-IN FIXTURES - continued

- STAINLESS STEEL POT AND PAN RACK, CEILING MOUNTED, 10'
- AUTOMATIC DOOR OPENER
- 1 - FOOD PREPARATION TABLE, DOUBLE FACE, 6-DRAWER/4-DOOR, STAINLESS STEEL, 11' X 3'2"
- 1 - CASHIER STATION, WOOD BASE, LAMINATE TOP, 40" WITH COUNTER DOOR

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 8 - WATER CLOSETS
- 8 - LAVATORIES
- 3 - URINALS, WATER FREE
- 2 - SANITARY SINK
- 2 - DRINKING FOUNTAINS
- 2 - WATER SOFTENERS
- 2 - LOCHINVAR WATER STORAGE TANKS, 200 GALLON CAPACITY
- 2 - LAARS MODEL NTV600NJX3, HIGH EFFICIENCY MODULATING WATER HEATER, #G1531956, #G15319352 FOR DORMITORY

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH NECESSARY WALL PLUGS AND SWITCH BOXES, 300KVA TRANSFORMER 75KVA TRANSFORMER EDWARDS SYSTEMS TECH. FIRE ALARM SYSTEM

HEATING AND AIR CONDITIONING -

- HEAT FROM HEATING PLANT
- EXHAUST FANS AS REQUIRED
- 4 - TRANE VOYAGER ROOFTOP HEATING AND AIR CONDITIONING UNITS
- REZNOR GAS FIRED MAKEUP AIR UNIT
- 1 - TRANE MODEL 17A AIR HANDLING UNIT
- 2 - MULTI STACK MS-30 MODULAR WATER COOLED CHILLERS, #JJ0571, CH-1 - CH-2

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP 12"

- 1 - OVERHEAD DOOR, METAL INSULATED, 12 X 8'

MISCELLANEOUS:

- OTIS PASSENGER ELEVATOR, 2 STOP, 2,500 LB. CAPACITY, REAR DOORS, #28212
- CUMMINS CGHH5563597 100KW EMERGENCY GENERATOR, #F020383517

YEAR BUILT: 1967

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.  
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: TECHNOLOGY  
REAL ESTATE - BUILDING

Description	11/1/23
FOUNDATION:	48,000.00
SUPERSTRUCTURE:	
FLOORS	84,100.00
FLOOR COVERINGS	40,100.00
CEILINGS	7,700.00
ROOF STRUCTURE	137,800.00
ROOF COVER	166,500.00
INTERIOR CONSTRUCTION	489,500.00
ELECTRICAL	356,100.00
PLUMBING	140,300.00
HEATING	255,300.00
EXTERIOR WALLS	201,400.00
MISCELLANEOUS CONSTRUCTION	93,100.00
TOTAL LABOR AND MATERIALS	2,019,900.00
ARCHITECT'S PLANS AND SUPERVISION	8%
Replacement Value New	2,181,500.00
Depreciation %	40%
Sound Valuation	1,308,900.00



R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING NORTH CENTRAL MICHIGAN COLLEGE  
NAME OF BUILDING: TECHNOLOGY

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

OCCUPANCY: CLASSROOMS

TOTAL SQUARE FEET: 6,022 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND; REINFORCED CONCRETE

FLOOR COVER - CERAMIC TILE; VINYL TILE

ROOF STRUCTURE - HIP, STEEL, WOOD DECK

ROOF COVER - STANDING SEAM METAL OVER CONTINUOUS ICE AND WATER  
SHIELD ON 4" INSULATION

INTERIOR CONSTRUCTION - MASONRY PARTITIONS

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:

- 6 - WATER CLOSETS
- 4 - LAVATORIES
- 2 - URINALS
- 1 - SANITARY SINK
- 1 - DRINKING FOUNTAIN

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH  
NECESSARY WALL PLUGS AND SWITCH BOXES

- EDWARDS SYSTEMS TECH. FIRE ALARM SYSTEM
- COMPUTER WIRING

HEATING AND AIR CONDITIONING -

- HEAT FROM HEATING PLANT
- CLASSROOM UNIT VENTILATORS AS REQUIRED
- EXHAUST FANS AS REQUIRED
- FIN-TUBE RADIATORS AS REQUIRED
- SANYO AIR CONDITIONER WITH CONDENSING UNIT FOR ROOM 218
- 1 - TRANE TTA150BDA AIR CONDITIONING UNITS
- 1 - TRANE MODEL TTA120B300DA AIR CONDITIONING UNIT,  
#Z493ML6AD

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

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TECHNOLOGY continued:

MISCELLANEOUS CONSTRUCTION:

- PARTIAL FIRE SUPPRESSION SYSTEM
- ALERTUS EMERGENCY NOTIFICATION SYSTEM
- 1 - EXTERIOR DOOR ACCESS CONTROL SYSTEM

EXTERIOR WALLS - FACE BRICK, BLOCK BACKUP, 12"

YEAR BUILT: 1962; RENOVATED 2002  
QUALITY OF CONSTRUCTION: GOOD

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING                      NORTH CENTRAL MICHIGAN COLLEGE                      11/1/23

UTILITY TUNNELS

APPROXIMATELY 8,140 SQUARE FEET OF TUNNELS  
CONNECTING BUILDINGS SERVICES BY CENTRAL HEATING SYSTEM

- INCLUDING LIGHTING AND DRAINAGE

- REINFORCED CONCRETE CONSTRUCTION

118' X 6'4" X 5'4" FROM A/C TO HEATING PLANT

176' X 6'4" X 8' FROM LIBRARY TO EXISTING TUNNEL

420' X 6'4" X 8' FROM STUDENT CENTER TO A/CLASSROOM

63' X 6'4" X 8' FROM DORM TO STUDENT CENTER

110' X 6'4" X 8' FROM STUDENT CENTR TO COMMUNITY RESOURCE CENTER

254' X 10' X 7/10' FROM HEALTH EDUCATION AND SCIENCE CENTER TO HEATING  
PLANT

REPLACEMENT VALUE NEW	3,302,000.00
DEPRECIATION %	38%
SOUND VALUATION	2,047,200.00

R. A. SCETTTLER, INC.  
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: KILN SHELTER  
REAL ESTATE - BUILDING

Description	11/1/23
FOUNDATION:	3,100.00
SUPERSTRUCTURE:	
FLOORS	4,400.00
CEILINGS	5,700.00
ROOF STRUCTURE	10,900.00
ROOF COVER	14,100.00
ELECTRICAL	8,900.00
MECHANICAL	16,000.00
EXTERIOR WALLS	45,700.00

Replacement Value New	108,800.00
Depreciation %	15%
Sound Valuation	92,500.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: KILN SHELTER

TYPE OF BUILDING: CLASS C

NO. OF STORIES: ONE

TOTAL SQUARE FEET: 407 MORE OR LESS

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FLOORS - CONCRETE ON GROUND, COMPACTED GRAVEL BASE

ROOF STRUCTURE - WOOD, PRE-ENGINEERED TRUSS, WOOD DECK

ROOF COVER - STANDING SEAM METAL OVER CONTINUOUS ICE AND WATER  
SHIELD ON 4" INSULATION

CEILINGS - PLYWOOD

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH  
NECESSARY WALL PLUGS AND SWITCH BOXES

MECHANICAL -

NATURAL GAS PIPING FROM ADMINISTRATION BUILDING TO KILNS  
SELKIRK METALBESTOS ULTRATEMP CHIMNEY SYSTEM, 8" DIAMETER  
VENT-A-KILN MODEL SQ4646G CUSTOM DESIGNED GALVANIZED STEEL HOOD,  
46 X 46 X 30"

EXTERIOR WALLS - 8" REINFORCED SPLIT FACE BLOCK  
- WROUGHT IRON GATE, 2 LEAVES, 72 X 58"  
- PLYWOOD SIDING

YEAR BUILT: 2007

QUALITY OF CONSTRUCTION: GOOD

R. A. SCHESSLER, INC.  
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: 1500 HOWARD ST.  
REAL ESTATE - BUILDING

Description	11/1/23
FOUNDATION:	9,000.00
SUPERSTRUCTURE:	
FRAME	5,200.00
FLOORS	26,600.00
FLOOR COVERINGS	28,200.00
CEILINGS	7,500.00
ROOF STRUCTURE	22,100.00
ROOF COVER	12,700.00
INTERIOR CONSTRUCTION	118,400.00
BUILT-IN-FIXTURES	13,400.00
ELECTRICAL	24,700.00
PLUMBING	34,000.00
HEATING	21,100.00
EXTERIOR WALLS	58,100.00
TOTAL LABOR AND MATERIALS	381,000.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	407,700.00
Depreciation %	21%
Sound Valuation	322,100.00

R. A. SCHETTLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING NORTH CENTRAL MICHIGAN COLLEGE  
NAME OF BUILDING: 1500 HOWARD STREET

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE WITH BASEMENT, GARAGE

OCCUPANCY: SINGLE-FAMILY RESIDENCE

SIZE: DWELLING 1360 SQUARE FEET  
BASEMENT 942 SQUARE FEET  
GARAGE 672 SQUARE FEET

TOTAL SQUARE FEET 1360

FOUNDATION: CONCRETE

SUPERSTRUCTURE:

FRAME - WOOD BEARING WALLS

FLOORS - WOOD JOIST, WOOD DECK, CONCRETE ON GROUND, GARAGE

FLOOR COVER - CARPET, TILE

ROOF STRUCTURE - WOOD TRUSS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES, INSULATION

CEILINGS - SUSPENDED ACOUSTICAL TILE  
- GYPSUM BOARD

INTERIOR CONSTRUCTION - FRAME PARTITIONS

BUILT-IN FIXTURES - KITCHEN CABINETS, WOOD, LAMINATE TOP, SINK  
- DISHWASHER  
- BATHROOM VANITY  
- FIREPLACE

PLUMBING - AN APPROVED SYSTEM OF SANITARY FIXTURES CONSISTING OF:  
2 - WATER CLOSETS  
2 - LAVATORIES  
1 - SHOWER/TUB

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH  
NECESSARY WALL PLUGS AND SWITCH BOXES

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

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1500 HOWARD STREET: continued

HEATING AND AIR CONDITIONING - FORCED AIR GAS FURNACE

EXTERIOR WALLS - VINYL SIDING, WOOD STUD WALLS  
- GARAGE DOOR

YEAR BUILT: 1950

QUALITY OF CONSTRUCTION: AVERAGE



R. A. SCHESSLER, INC.  
Appraisal Engineers

Asset Acct.: NORTH CENTRAL MICHIGAN COLLEGE Bldg.: 1420 HOWARD ST.  
REAL ESTATE - BUILDING

Description	11/1/23
FOUNDATION:	7,300.00
SUPERSTRUCTURE:	
FRAME	3,200.00
FLOORS	15,600.00
FLOOR COVERINGS	10,600.00
CEILINGS	4,400.00
ROOF STRUCTURE	14,700.00
ROOF COVER	8,500.00
INTERIOR CONSTRUCTION	50,300.00
BUILT-IN-FIXTURES	8,200.00
ELECTRICAL	14,200.00
PLUMBING	18,600.00
HEATING	7,800.00
EXTERIOR WALLS	45,900.00
MISCELLANEOUS CONSTRUCTION	4,000.00
TOTAL LABOR AND MATERIALS	213,300.00
ARCHITECT'S PLANS AND SUPERVISION	7%
Replacement Value New	228,200.00
Depreciation %	20%
Sound Valuation	182,600.00

R. A. SCHESSLER, INC.  
Appraisal Engineers

REAL ESTATE - BUILDING NORTH CENTRAL MICHIGAN COLLEGE

NAME OF BUILDING: 1420 HOWARD STREET

TYPE OF BUILDING: CLASS D

NO. OF STORIES: ONE

OCCUPANCY: SINGLE-FAMILY RESIDENCE

TOTAL SQUARE FEET 1209

FOUNDATION: CONCRETE, CRAWL SPACE

SUPERSTRUCTURE:

FRAME - WOOD BEARING WALLS

FLOORS - WOOD JOIST, WOOD DECK

FLOOR COVER - CARPET, LVT

ROOF STRUCTURE - WOOD TRUSS, WOOD DECK

ROOF COVER - ASPHALT SHINGLES, INSULATION

CEILINGS - DRYWALL, WOOD

INTERIOR CONSTRUCTION - FRAME PARTITIONS

BUILT-IN FIXTURES -

1 - VANITY WOOD TOP 5'

1 - KITCHEN BASE CABINET WITH STAINLESS STEEL SINK,  
SOLID SURFACE TOP, 15 LINEAR FT.

1 - WALL CABINET, WOOD, 16 LINEAR FT.

1 - TALL CABINET, WOOD, 18" WIDE

PLUMBING - A MODERN SYSTEM OF SANITARY FIXTURES CONSISTING OF:

1 - WATER CLOSET

1 - LAVATORIE

1 - BATH TUB

1 - WATER HEATER

ELECTRICAL - AN APPROVED SYSTEM OF WIRING ALL IN CONDUIT WITH  
NECESSARY WALL PLUGS AND SWITCH BOXES

REAL ESTATE - BUILDING

NORTH CENTRAL MICHIGAN COLLEGE

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1420 HOWARD STREET: continued

HEATING AND AIR CONDITIONING -

1 - TEMPSTAR 90 GAS FIRED FORCED AIR FURNACE

EXTERIOR WALLS - CONCRETE FOUNDATION WALLS

- WOOD FRAME VINYL, ALUMINUM SIDING

MISCELLANEOUS:

- WOOD DECK

1 - SHED, WOOD

YEAR BUILT: 1970

QUALITY OF CONSTRUCTION: GOOD

# R.A. Schettler, Inc.

24634 W. FIVE MILE RD.  
REDFORD, MI. 48239

Certified  
Appraisal Service

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

NOVEMBER 1, 2023

ASSOCIATED GROUP UNDERWRITERS, INC.  
39111 W. SIX MILE ROAD  
LIVONIA, MICHIGAN 48152

TO WHOM IT MAY CONCERN:

AS REQUESTED BY THE MICHIGAN COMMUNITY COLLEGE RISK MANAGEMENT AUTHORITY, WE SUBMIT HERewith OUR CERTIFIED APPRAISAL OF LIBRARY HOLDINGS BELONGING TO NORTH CENTRAL MICHIGAN COLLEGE, 1515 HOWARD DRIVE, PETOSKY, MICHIGAN. THIS APPRAISAL INCLUDES MEDIA CENTER COLLECTIONS ONLY.

THIS APPRAISAL IS REPORTED IN A NUMBER OF CATEGORIES AND FURNISHES AN UNBIASED STATEMENT OF VALUES. VALUES STATED ARE REPLACEMENT VALUE NEW, WHICH ARE DEFINED AS THE COST THAT WOULD BE INCURRED IN ACQUIRING AN EQUALLY DESIRABLE SUBSTITUTE FOR PROPERTY, WHICH IS DETERMINED IN ACCORDANCE WITH MARKET PRICES PREVAILING AT THE DATE OF THIS APPRAISAL AND REPRESENTS THE COST TO REPLACE NEW, THE PROPERTY IN LIKE KIND.

IN THIS ANALYSIS, WE HAVE RELIED ON THE BOWKERS ANNUAL GUIDE TO PROVIDE AVERAGE UNIT PRICES FOR COMMUNITY COLLEGE LIBRARY COLLECTIONS. WE HAVE MET WITH YOUR MEDIA DIRECTOR OR OTHER STAFF TO DISCUSS THESE VALUES AND TO MAKE ADJUSTMENTS FOR ANY SPECIAL CIRCUMSTANCES OR COLLECTIONS.

WE HAVE NOT EXAMINED THE LEGAL TITLES OF PROPERTY. THEREFORE WE DO NOT ASSUME RESPONSIBILITY REGARDING THE OWNERSHIP OF PROPERTY IN THIS APPRAISAL.

VERY TRULY YOURS,

R.A. SCHETTLER, INC.

# R.A. Schettler, Inc.

24634 W. FIVE MILE RD.  
REDFORD, MI. 48239

Certified  
Appraisal Service

(248) 705-5801

Industrial - Commercial

RAS

Residential - Institutional

NOVEMBER 1, 2023

NORTH CENTRAL MICHIGAN COLLEGE  
1515 HOWARD STREET  
PETOSKEY, MICHIGAN 49770

TO WHOM IT MAY CONCERN,

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VERY TRULY YOURS,

R.A. SCHETTLER, INC.

**R. A. Schettler, Inc.**  
**Appraisal Engineers**

North Central Michigan College  
**Library Holdings by Building**

DATE:      NOVEMBER      2023

<b>Building Name</b>	<b>Circulating Books</b>	<b>Reference Books</b>	<b>Periodicals</b>	<b>Videotape</b>	<b>CD Rom</b>	<b>Sound Recordings</b>	<b>Other Holdings</b>	<b>Building Total</b>
Library	925,600	57,900	3,459	44,730	0	0	26,310	\$1,057,999
<b>TOTAL</b>	<b>\$925,600</b>	<b>\$57,900</b>	<b>\$3,459</b>	<b>\$44,730</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,310</b>	<b>\$1,057,999</b>