

Planning Commission

Jeff Newsom, Vice-Chairperson Michael Mitchell, Commissioner

Larry Fox, Chairperson Joseph W. Colaianne, Trustee Keith Voight, Secretary Sue Grissim, Commissioner Tom Murphy, Commissioner

Planning Commission Meeting Agenda Hartland Township Hall Thursday, October 24, 2019 7:00 PM

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Roll Call

5.

- Approval of Meeting Agenda 4.
 - **Approval of Meeting Minutes** a. Draft Planning Commission Minutes of September 12, 2019
- Call to Public 6.
- Old and New Business 7.
 - a. Site Plan #19-008 Hartland Meadows Bus Stop Shelter
 - b. Future Land Use Amendments Multi Family
- 8. Call to Public
- 9. **Committee Reports**
- 10. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING DRAFT MINUTES September 12, 2019-7:00 PM

1. Call to Order - THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LARRY FOX AT 7:00 PM

2. Pledge of Allegiance

3. Roll Call

PRESENT: Joe Colaianne, Thomas Murphy, Larry Fox, Sue Grissim, Michael Mitchell, Keith Voight ABSENT: Jeff Newsom

4. Approval of Meeting Agenda

Motion to Approve the Agenda

A Motion to approve the Meeting Agenda was made by Commissioner Colaianne and seconded by Commissioner Mitchell. Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Colaianne, Trustee
SECONDER:	Michael Mitchell, Commissioner
AYES:	Colaianne, Murphy, Fox, Grissim, Mitchell, Voight
ABSENT:	Newsom

5. Approval of Meeting Minutes

a. Planning Commission - Regular Meeting - Aug 8, 2019 7:00 PM

A Motion to approve the Meeting Minutes of August 8, 2019 was made by Commissioner Grissim and seconded by Commissioner Voight. Director Langer indicated an error in the Call to Order on Page 1. The Minutes should have listed Chair Fox. The Maker and Seconder agreed. Motion carried unanimously.

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ny, Fox, Grissim, Mitchell, Voight

6. Call to Public

None

7. Old and New Business

a. SP #19-007, Hacker Road Planned Development - Concept Plan

Director Langer gave an overview of the location and scope of the project:

- Concept plan for 55-unit single-family residential planned development on 24.51 vacant acres, east of Hacker Road and north of Highland Road (M-59), in Section 19 of Hartland Township.
- Two cul-de-sacs
- Connection to Walnut Ridge was previously planned
- This phase is a concept phase, no approvals but the Planning Commission can make comments at this time. It will progress to the Township Board for the same comment process.
- Next phase, if the Applicant chooses to move forward, would the Preliminary Phase which would include more detailed plans.

The Applicant's representative, Wayne Perry of Design Incorporated, and stated the following:

- Looking for comments.
- 55 units on 24 acres, looking for a Planned Unit Development (PUD)
- Tried to create something unique.
- The buying community is looking for different types of products.
- Their target buyer does not want to mow or care for a large yard.
- Trying to meet this demand.
- Cluster housing approach allowing for open space with structures setback fifty to 200 hundred feet off of the perimeter property lines and roadways with a forested area to remain in the southeast portion of the property.

Chair Fox asked the Applicant if he would be providing more wetland information. The Applicant stated the wetlands were delineated 10 to 12 years ago. They recognize things change and it will have to be updated.

Chair Fox referenced the discussion about the gates shown on the plan. He stated his concern lies more with the gate over the connection to Walnut Ridge Estates and why neighborhoods are connected.

Commissioner Voight stated the access to Walnut Ridge was placed there for a reason; that is why there is not a house at that location. It is a designated easement for a future connection. Putting a gate there would eliminate the connectivity. Having a gate at the front does not make any sense either. The Comprehensive Plan calls for unimpeded access to Hacker Road.

Commissioner Colaianne stated he views this as similar to Millpointe and Autumn Woods. San Marino is separate developments built over time with connectivity. He is not in strong favor of a gated community. He does not believe Hartland Estates would be a gated community if it were being proposed today. The whole idea was to connect the developments to avoid having so many cars come onto M-59 without a light. Now there is a light at Hacker Road it makes more sense to have access there to allow the traffic to use the light. The connectivity is a public health and safety issue. It is important.

Commissioner Grissim stated she agrees with what has been said. Connectivity is one of our goals.

Commissioner Murphy stated he agrees as well. Connectivity is part of having a walkable community, connecting with neighbors and providing a safe way for children to go from place to place as this development is family focused with smaller homes. Hartland is friendly by nature, a brand that is indicative of being walkable. Commissioner Murphy asked about the kid of gates being proposed.

The Applicant stated they are similar to the gates at Hartland Estates.

Director Langer clarified the gate near Hacker Road he assumes would be open most of the time; however, the gate at the back connecting to Walnut Ridge is shown as an emergency access which seems to indicate it would be closed most of the time.

Chair Fox stated the Comprehensive Plan does not call for emergency access; it calls for connectivity of neighborhoods and calls out the traffic and the flow. If the Applicant chooses to have gates for looks and never close them, that could be a landscaping feature but they cannot be closed because the people in Walnut Ridge cannot get through, as was discussed at the informal review meeting. Closing off the community and not allowing access through is a health, safety and welfare issue for him. This is not a Site Plan Review, nothing is being denied, this is simply feedback on this part of the proposal.

Commissioner Mitchell stated his concern in having connection between the developments in this particular area is there are two large religious organizations on each side of this development and often people with use residential side streets to exit an area rather than the main exit to avoid backups. He has no issues with connectivity in other areas of Hartland Township but at this location that additional traffic using this as a bypass could be a problem.

The Planning Commission briefly discussed the possible traffic flow.

Chair Fox asked if all the structures and accessory items would be located within a building envelope. The Applicant concurred.

Proposed Density

Commissioner Colaianne stated the proposed density works for the following reasons:

- Sewer is available although there is some work required to increase capacity of the existing lift station.
- The market is changing and there is a demand for this type of housing such as Fiddler Grove.
- Likes the clustered approached with the open green space.
- This is a well thought out look right now.

Commissioner Murphy agreed adding he feels there is a need for this kind of product, a smaller home that would fit into more family's budgets. He likes the layout and the location.

Commissioner Mitchell asked about the density of Fiddler Grove and how it compares to this proposal. Director Langer stated he did not have the exact figures but Fiddler Grove is 25 units on approximately nine or ten acres.

Commissioner Grissim stated she likes the concept but is anxious to see the next level of detail. Some of what is labeled usable open space may not be as usable. She also agrees with the market demand for this type of development.

Commissioner Voight stated he is okay with the density and he would like to see development farther out from M-59 with that density to alleviate some of the traffic along that corridor. He also stated it would be screened with woods and not that visible.

Chair Fox stated he supports this concept plan and thinks it is a very good use of the property and he likes the layout as very few units back up to one another. He stated he is fine with the density.

Public Road Access

Chair Fox asked if there was a paving required farther north. The Applicant stated yes.

Traffic Generation

Chair Fox asked if a Traffic Study would be required. Director Langer replied the Applicant has not submitted a traffic Study. There will be a signal at Hacker Road and Highland Road and it is his understanding the wiring has recently been installed indicating work could start on that soon. He asked if the Planning Commission feels additional traffic information should be required.

The Planning Commission discussed whether to require a Traffic Study and traffic in the area.

The Planning Commission agreed that a Traffic Study would not be required for this project as the components are already in place with the addition of a signal at Hacker Road and Highland Road.

Internal Vehicular/Pedestrian Circulation

Chair Fox asked if sidewalks are planned for both sides of the street. The Applicant stated yes.

Utilities

Chair Fox stated the report contained some information from the Livingston County Drain Commissioner's Office about the Lift Station. The Applicant stated they are working with the Drain Commission to obtain more information.

Design Detail

Chair Fox stated the information provided looks very marketable and quite nice. The Planning Commission agreed.

Open Space

Chair Fox stated the open space looks good and anticipated more details to come.

Recognizable Benefits

Director Langer stated one of the criteria for a Planned Development (PD) is that the Applicant must provide a recognizable and substantial benefit to obtain the density they are requesting. This proposal exceeds the allowed density but there is a bonus. They could have 49 units at the regular density; the bonus would allow up to 69. In order to have 55 they will need to provide an "outstanding attribute" along with the "recognizable benefits" required by the PD process.

The Planning Commission agreed the concept plan is very good.

RESULT: INFORMATIONAL

b. Planning Commission Discussion on Permitted Uses

Director Langer stated the following:

- The Planning Commission is continuing its review of Permitted Uses and Special Uses.
- Looking at the Special Uses to identify any that could be logically be moved to Permitted Uses rather than being required to come before the Planning Commission increasing the time and expense for property owners.

RR Residential Recreation Uses

Chair Fox stated this in the only category where Churches and Religious Institutions are listed in Permitted Uses rather than as a Special Use. Should it be moved for consistency or is there a good reason it should remain as it is.

The Planning Commission discussed Churches and Religious Institutions as a Permitted Use in RR and other churches in the area. The Planning Commission decided not to make a change.

The Planning Commission briefly discussed Bed and Breakfast versus Boarding House, the definitions and the different zoning categories they are listed in. The Planning Commission would like to separate them when they discuss MR Multiple Family Residential.

The Planning Commission discussed the scope of the Use Review and the uses not listed that are already occurring in the STR district. The Planning Commission decided to examine the STR district and the existing uses more carefully in the future.

STR Settlement Residential Uses

No Changes

RE Rural Estate District Uses

No changes

SR Suburban Residential Uses

The Planning Commission briefly discussed the Essential public services structures, and storage yards item. Chair Fox suggested a change to the wording in all categories to read "Essential public services structures without outdoor storage" as a Permitted Use and under Special Use have "Essential public services structures with outdoor storage."

Commissioner Colaianne suggested it stay as it is to be able to control the architectural look of any structures that would be in a residential area. The Planning Commission concurred.

The Planning Commission moved Nursing and Convalescent Homes to Special Use for consistency.

MDR Medium Density Residential

No changes

HDR Medium Density Residential No changes

MR Multiple Family Residential

The Planning Commission discussed "Publicly owned and operated recreation facilities and non-profit swim clubs" and the desire to update the verbiage, to make it more generic, to reflect more modern activities. In LI, some recreational items are listed such as tennis clubs, but not indoor soccer.

Commissioner Mitchell asked about "Public and private parks and recreation areas" under Permitted Uses and "Publicly owned and operated recreation facilities and non-profit swim clubs" under Special Uses. He stated he is struggling with understanding the differences and the definition.

Chair Fox stated "Boarding houses, rooming houses, or bed and breakfast establishments" is worded one way but it is "facility" elsewhere.

Commissioner Murphy asked if they will eventually go through and wordsmith some of the language used in the definitions and other parts of the ordinance.

Director Langer stated he does not have an answer regarding the recreation facility question. Section 4:40 does not clarify the difference between those two things. The Planning Commission discussed whether or not a building is involved and what difference that might make.

Commissioner Murphy asked about large animal veterinarian office being listed in the CA district but not small animal.

Chair Fox went down the list of Permitted Uses. The Planning Commission discussed Boarding houses, rooming houses, or bed and breakfast establishments and the difference between them.

Chair Fox asked that AirBnB be added to the list of things to discuss.

Commissioner Mitchell suggested removing all verbiage other than bed and breakfast.

Chair Fox moved on to "Private clubs fraternities, sororities and lodges; except those in which the principal activity is commercial in nature." Commissioner Grissim suggested the words "non-profit" be added. After some discussion the Planning Commission agreed.

The Planning Commission discussed "Nursing or convalescent homes" deciding the definition and wording for this item should be researched brought up to date.

The Planning Commission discussed "Large institutional uses" and decided to leave it as is.

The Planning Commission came back to "Publicly owned and operated recreation facilities and nonprofit swim clubs." Chair Fox asked if all recreation areas should all be by Special Use rather than Permitted Use in all zoning categories. The Planning Commission agreed.

Chair Fox asked about the process and what comes next. Director Langer stated they will continue with the rest of the zoning categories on light agenda meetings.

RESULT: INFORMATIONAL

8. Call to Public

None

9. Planner's Report

None

10. Committee Reports

None

11. Adjournment

Motion to Adjorn

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Colaianne. Motion carried unanimously. The meeting was adjourned at approximately 8:37 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Joe Colaianne, Trustee
AYES:	Colaianne, Murphy, Fox, Grissim, Mitchell, Voight
ABSENT:	Newsom

Submitted by,

Keith Voight Planning Commission Secretary

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By:	Troy Langer, Planning Director
Subject:	Site Plan #19-008 Hartland Meadows Bus Stop Shelter
Date:	October 17, 2019

Recommended Action

Recommended motion for Site Plan Application #19-008 (Hartland Meadows Bus Stop Shelter)

Move to approve Site Plan Application #19-008 a request to construct a bus stop shelter in the common area at Hartland Meadows, located at 13598 Highland Road. Approval is subject to the following conditions:

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated October 17, 2019, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
- 2. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, Hartland Deerfield Fire Authority, and all other government agencies.
- 3. Applicant shall continue to provide items as listed in the Consent Judgment as part of the current site plan application (SP #19-008).
- 4. (Any other conditions the Planning Commission deems necessary)

Discussion

Applicant:	Brian Ginnard
	Ginnard Quality Construction

Site Description

The Hartland Meadows manufactured home development is located on the south side of Highland Road, east of Pleasant Valley Road in Section 25 of Hartland Township (Tax ID #4708-25-200-025), and addressed as 13598 Highland Road.. The approximate 152 acre site is zoned MR-2 (Mobile Home Park) and has 617 mobile home sites. Access to the site is provided from Highland Road. An internal network of private roads provides circulation and access to the mobile home sites. The community clubhouse (approximately 2,700 square feet), well house/garage (approximately 1,800 square feet), and mail center structure are located at the southern terminus of the entrance boulevard. Parking is provided adjacent to the community buildings. A playground with playground equipment, an outdoor basketball court, and mowed play fields are adjacent to the clubhouse.

Background Information

Per Township records, the manufactured home development may have been originally reviewed under Site Plan Application #183; however, the Hartland Meadows development was the outcome of a Consent

SP #19-008 October 17, 2019 Page 2

Judgment in Livingston Circuit Court, on April 13, 1993. A copy of the recorded Judgment is provided as an attachment. The Judgment was effectively the development's approval. File information includes site plans for the development; however, staff has been unable to find copies of any recorded site plans that may have been part of the recorded judgment. Building elevations and land use permits were not found for the clubhouse, well house/garage, or mail center structure.

In 1996 the Michigan Department of Commerce and the Michigan Department of Public Health approved plans for the construction of the mobile home park. The plans are dated August 11, 1994. It is assumed that this is the approved site plan.

The Consent Judgment provides language regarding architectural requirements for housing units within the mobile home park, but architectural standards are not provided for the community buildings or accessory structures.

Recreational facilities were to be provided within the development per the Consent Judgment, as outlined below:

- 1. Two play areas for young children with a full complement of play facilities. These two play areas will be strategically located so that they are within convenient walking distance of children residing in the development. Adult seating benches will be provided adjacent to each play area.
- 2. An open play field of sufficient size to accommodate softball or soccer games will be provided within the development. Adult seating benches will also be provided within the field play area. One of the two play field areas for young children may be developed as part of this play field.
- 3. A portion of the existing woodland tract on the property will be permanently preserved for enjoyment of residents within the development. A wood-chip pathway system will be built within the woodland so that residents may take walks into the wooded area.
- 4. A community recreation and activity center shall be constructed as part of the development.

One (1) play area with play facilities is provided as well as a basketball court, and mowed field areas. Based on a recent site visit staff could not determine if the field areas were designated for a specific field sport. The site plan from 1996 shows a soccer field south of the clubhouse building. The soccer field as shown is 150 feet in width by 450 feet in length. A wood-chip trail exists in the woodland tract that runs north and south within the development.

A pavilion (two (2) individual, dome-hip shade structures) was recently approved by the Planning Commission under Site Plan Application #19-006. The pavilion is to be located south and west of the clubhouse, and south of the basketball court.

<u>Request</u>

The applicant is proposing to construct a bus stop shelter which is intended to serve the children in Hartland Meadows development, as they wait for the school bus. The bus stop shelter is shown west of the circle drive by clubhouse and north of the playground. The dimensions of the wood-sided structure are approximately thirty (30) feet in length by nine (9) feet in width and eight (8) feet in height, or approximately 270 square feet in area.

The roofed structure is open-sided on the street facing side. The three walls of the shelter are comprised of tongue and groove siding, with an opening along the top, between the top of the siding and the roof.

SP #19-008 October 17, 2019 Page 3

The bus stop shelter is located under an existing street light and will not have interior lighting or electricity.

Approval Procedure

Due to the fact the Consent Judgment does not provide specific standards for a bus stop shelter, a site plan application has been required, to be reviewed by the Planning Commission, who will make a final decision on the site plan. If approved by the Planning Commission, a land use permit will be required for the bus stop shelter. Review and approval by the Livingston County Building Department may also be required.

SITE PLAN REVIEW – Applicable Site Standards

The site is zoned MR-2 (Mobile Home Park). Zoning standards for a mobile home park are outlined in Section 3.1.10 (MR-2, Mobile Home Park) and Section 4.55 (Mobile Home Parks). The Consent Judgment provides development standards for Hartland Meadows; however, specific standards for a bus stop shelter are not listed in that document. The bus stop shelter could be reviewed as a detached accessory building, using applicable sections of the Zoning Ordinance, as provided below.

Building Height – accessory building (Sec. 3.1.10, for MR-2 zoning)

- Required 15 feet or one story
- Proposed less than 15 feet, mean height
- Meets Requirement? Yes
- Comment (none)

Detached Accessory Buildings and Structures (Sec. 3.24.21, Notes to District Standards)

Setback from Principal Building

- Required 10 feet
- Proposed –approximately 135 feet, north west of the clubhouse
- Meets Requirement? Yes
- Comment (none)

Building Location

- Required not permitted in the front yard
- Proposed west of the clubhouse
- Meets Requirement? Yes
- Comment (none)

Other Requirements-Zoning Ordinance Standards

Nothing additional at this time.

Hartland Township DPW Review

No comments at this time.

Hartland Township Engineer's Review (HRC)

No comments at this time.

SP #19-008 October 17, 2019 Page 4

Hartland Deerfield Fire Authority Review

No comments at this time.

Attachments

- 1. Submittals from Applicant-PDF version only
- 2. Hartland Meadows Consent Judgment 1993 -PDF version only

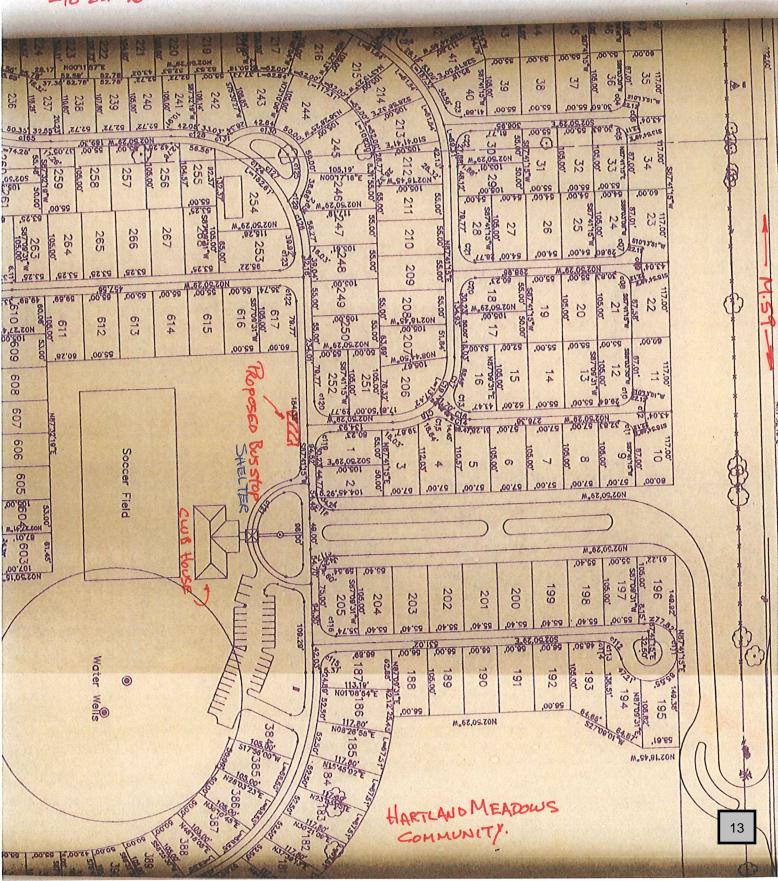
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BRIAN GINNARD 248-231-7600

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STATE OF MICHIGAN

HARTLAN

IN THE CIRCUIT COURT FOR THE COUNTY OF LIVINGSTON

JOSEPH M. RUGGIRELLO, individually and on behalf of a partnership to be formed, and HELEN V. GRAYBEAL, an individual,

Plaintiffs,

Case No. 91-11495 CE

Hon. Stanley J. Latreille

vs.

HARTLAND TOWNSHIP, a municipal corporation,

Defendant. '

STEPHEN D. WINTER (P27342) ZORA E. JOHNSON (P45850) Attorneys for Plaintiffs 400 Renaissance Center Detroit, MI 48243 (313) 568-5340

JOHN K. HARRIS (P29060) Co-counsel for Plaintiffs 822 East Grand River Avenue Brighton, MI 48116 (313) 229-9340



PAUL L. DECOCQ (P25657) Attorney for Defendant 408 West Grand River Avenue Howell, MI 48843 (517) 546-6620

JAMES I DEGRAZIA (P22853) JAMES E. TAMM (P38154) Co-counsel for Defendant 525 N. Woodward Avenue Suite 1300 Bloomfield Hills, MI 48304 (313) 433-2000

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STIPULATION AND ORDER FOR ENTRY OF CONSENT JUDGMENT and CONSENT JUDGMENT

At a session of said Court held in the City of Howell, County of Livingston, State of Michigan this <u>/3</u> day of <u>Arerc</u>, 1993. PRESENT: The Hon. <u>STANLEY J. LATREILLE</u> Stanley J. Latreille The parties having stipulated to entry of a Consent Judgment on the following terms, and the Court being fully advised in the premises, and good cause appearing for entry of a Judgment in conformity with the parties' stipulation and consent:

NOW, THEREFORE, THE COURT HEREBY ORDERS AND ADJUDGES

(1) Defendant Hartland Township and its agents, employees, representatives and officials, shall be and the same hereby are deemed to have given their irrevocable approval for Plaintiffs' use, development and operation of the real property described as follows:

> A part of the E 1/2 of the NW 1/4 and a part of the W 1/2 of the NE 1/4 of Section 25 T3N-R6E Hartland Township, Livingston County, Michigan, described as follows: Commencing at the NW corner of said Section; thence N $\overline{87}^{\circ}$ 32' 19" E along the North line of said Section, 1352.17 feet to the Point of Beginning of the parcel to be described; thence continuing N 87° 32' 19" E along said North line, 270.17 feet; thence S 02° 50' 29" E 660.50 feet; thence N 87° 32' 19" E 660.00 feet; thence N 02° 50' 29" W,660.50 feet to said North line; thence N 87° 32' 19" E along said North line 422.00 feet to the N 1/4 corner of said Section; thence continuing N 87° 32' 19" E along said North line, 1352.17 feet; thence S 02° 49' 35" E 2640.32 feet to the East-West 1/4 line of said Section; thence S 87° 11' 53" W along said 1/4 line, 1351.63 feet to the Center of said Section; thence continuing S 87° 11' 53" W along said 1/4 line, 1351.96 feet; thence N 02° 50' 29" W 2656.40 feet to the Point of Beginning, containing 154.38 acres more or less and subject to the rights of the public over the existing M-59 Highway.

(hereinafter referred to as "the Property") as a licensed mobile home park. Defendant Hartland Township shall not interfere with or obstruct Plaintiffs' right to use, develop and operate the Property as a licensed mobile home park;

(2) Defendant Hartland Township and its agents, employees, representatives and officials, shall be deemed to have granted any and all easements, endorsements, permits and approvals necessary for the construction, development, use and operation of Plaintiffs' proposed mobile home park, and presentation of this Consent Judgment shall be deemed sufficient evidence of same. Plaintiffs may proceed with their proposed development, subject only to any necessary approvals by other governmental or regulatory entities which have jurisdiction over said improvements. Defendant Hartland Township, and its agents, employees, representatives and officials, acting in their official capacity, shall not in any way interfere with or oppose Plaintiffs' efforts to obtain any necessary approvals from other governmental or regulatory entities; and if any governmental or regulatory entity with jurisdiction over Plaintiffs' proposed development requires modifications of Plaintiffs' development plan before issuance of any approvals, permits or licenses, then Defendant Hartland Township agrees to approve said modifications and to amend this Consent Judgment to the extent necessary to do so;

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Defendant Hartland Township and its agents, (3) employees, representatives and officials, shall be deemed to have granted any and all easements, endorsements, permits and approvals required of them for the construction of an on-site wastewater treatment plant and potable water supply system on the Property, and presentation of this Consent Judgment shall be deemed sufficient evidence of same. Defendant Hartland Township, and its agents, employees, representatives and officials, acting in their official capacity, shall not in any way interfere with or oppose Plaintiffs' efforts to obtain from any other governmental or regulatory entities any easements, permits or approvals necessary for construction of an on-site wastewater treatment plant and potable water supply system on the Property;

(4) Provided the necessary easements, permits or approvals are obtained, Plaintiffs shall, at their own expense, construct an on-site wastewater treatment plant and potable water supply system on the Property. Said on-site wastewater treatment plant and potable water supply system shall remain under Plaintiffs' jurisdiction and control, and Plaintiffs will assume the duties of maintenance and care of said wastewater treatment plant and potable water supply system subject to the enforcement provisions of the regulatory entities governing same. By entering into this consent judgment, Defendant Hartland Township shall not be deemed to have assumed any

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liability for the operation or maintenance of Plaintiffs'
on-site wastewater treatment plant and potable water supply
system;

(5) In the event sewer service is extended to the Property, Defendant Hartland Township, and its agents, employees, representatives and officials, shall not require Plaintiffs to connect to the municipal sewer system, nor shall Hartland Township be required to extend sewer service to Plaintiffs' property or be required to connect Plaintiffs' property to its sewer system. Notwithstanding the foregoing, if, within 15 years after the mobile home park is licensed by the Michigan Department of Commerce, Mobile Home Division, Plaintiffs are required to connect to Defendant Hartland Township's sewer system, then Plaintiffs shall receive a credit against any sewer tap-in fees or charges equivalent to the unamortized cost of Plaintiffs' on-site wastewater treatment plant, predicated upon a 15-year straight-line amortization;

(6) Defendant Hartland Township, and its agents, employees, representatives and officials, acting in their official capacity, shall not in any way interfere with or oppose Plaintiffs' efforts to obtain from any other governmental or regulatory entities any easements, permits or approvals necessary for construction of an on-site wastewater treatment plant and potable water supply system on the Property;

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(7) Nothing hereunder shall be construed to relieve Plaintiffs of the duty imposed by MCL 125.2301 to supply the Michigan Mobile Home Commission with the approvals of the Michigan Department of Public Health, the Livingston County Health Department, the Livingston County Drain Commission, the Livingston County Road Commission, or other governmental or regulatory entities;

(8) Plaintiffs shall not construct more than sixhundred seventeen (617) mobile home sites on the Property;

(9) Site preparation and construction, including, but not limited to, the construction of roads and foundations and the installation of utilities, may commence immediately following entry of this Consent Judgment and the obtaining of all needed permits, licenses and approvals of other governmental entities. In the 12 month period following the licensing of the mobile home park by the Michigan Department of Commerce, Mobile Home Division, Plaintiffs shall permit residential occupancy of no more than two hundred (200) new mobile home sites. In each 12 month period thereafter, Plaintiffs shall permit residential occupancy of no more than one hundred (100) new mobile home sites, until the 12 month period in which fewer than two hundred (200) new mobile home sites remain to be occupied, at which time occupancy of all remaining mobile home sites may be permitted;

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(10) Plaintiffs' proposed mobile home park shall include the following design features:

Greenbelt Along M-59 Frontage

The Plaintiffs will establish a permanent 100-foot-wide greenbelt, measured from the south side of the M-59 right of way, along the entire frontage of the development adjacent to M-59. The greenbelt will have the following features:

- 1. An undulating berm of varying height levels will be established along the entire length of the greenbelt. The undulating berm will be higher adjacent to homes and will be lower adjacent to roadways and open spaces within the mobile home park.
- 2. The undulating berm will be designed to have a natural appearance. It will resemble a series of rolling hills as would commonly occur in nature.
- 3. The berm will be designed to reduce visibility of mobile home units from M-59. The berm will be covered with sod which will be well-maintained and regularly mowed.
- 4. Evergreen and deciduous trees will be planted throughout the undulating berm.
- 5. The groupings of trees will be denser and larger adjacent to mobile homes.
- 6. Natural stone formations will be placed at strategic locations within the berm to provide aesthetic interest.
- 7. Construction of the undulating berm within the greenbelt will be staged to coincide with those portions of the total site which are developed at a given time.

Average Size of Plant Materials

All deciduous trees planted within the development will be of a minimum 2 1/2 inch caliper. Evergreen trees will be an average of 7 feet in height, and flowering trees will be at least 5 feet in height at time of planting.

Storm Water Collection Area

Based upon further engineering studies, it may be necessary to develop a storm water collection area adjacent to M-59 in the northeast corner of the property. If this storm water collection area is found to be necessary, it will be carefully integrated with the overall aesthetic design of the greenbelt. Trees and shrubs and topographic variations will be used to integrate the overall undulating berm with the storm water collection area to create a visually pleasing and natural looking frontage along M-59. If sufficient water is retained in the collection area, a fountain will be constructed.

Boulevarded Entrance

The mobile home park will have one boulevarded entrance with a 25 foot wide median which is landscaped with additional landscaping on both sides of the road to create a parkway image. Landscaping will include deciduous trees, evergreen trees, and flowering trees.

Entrance Signage

MCM.

There will be two signs, with one on either side of the entrance boulevard, which signs will be integrated into the landscape design of the entranceway. Total sign area shall not exceed eighty (80) square feet. All lettering on these signs will be sculptured or raised. Illumination will be by concealed ground lamps and there will be no internal illumination within the signs.

<u>Greenbelt on Southeast Corner of Property Line Near 850</u> South Tipsico Road

A 50-foot-greenbelt will be established along the property line to buffer the mobile home park development from the nearby property at 850 South Tipsico Road. A minimum of thirty (30) seven (7) foot tall evergreens will be planted adjacent to the boundary to buffer the development from the home located on south Tipsico Road. The evergreens will be placed along the existing tree row to fill in visual gaps and to create a buffering affect.

25-Foot Setback for Lots Adjacent Property Line

The minimum setback for lots adjacent to the mobile home park's property line with adjoining properties shall be twenty-five (25) feet, except where this judgment provides for a greater setback.

Deciduous Tree Planting Program

Not less than 617 deciduous trees of not less than 2 1/2 inches in caliper will be planted throughout the mobile home park development. The trees may be strategically clustered or grouped within the mobile home park, but these groupings should be well distributed throughout the development to give a softer visual effect. A tree to be sited on a mobile home lot may be planted during the growing season following the home's installation.

Architectural Requirements

The following architectural requirements shall apply to all housing units within the proposed mobile home park:

- 1. All units shall have a pitched, shingled roof.
- 2. All units shall be sided with wood, vinyl, or aluminum siding.
- 3. All units shall have paved off-street parking.
- 4. All units shall have steps and hand rails at all entrances.
- 5. The fronts of all units shall be provided with shutters at every window unless the specific architectural design of the mobile home is not compatible with shutter treatments.
- 6. Plaintiffs shall provide pedestrian walkways complying with state regulations on both sides of all streets within the mobile home park except the boulevarded entrance.

Foundation Planting Program

The Plaintiffs will design and carry out a program to encourage residents to plant shrubs and flowers around the base of each mobile home unit. The Plaintiffs will provide information on the availability and maintenance of foundation plantings.

Recreation Facilities

The Plaintiffs will provide the following recreation facilities within the development:

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- Two play areas for young children with a full complement of play facilities. These two play areas will be strategically located so that they are within convenient walking distance of children residing in the development. Adult seating benches will be provided adjacent to each play area.
- 2. An open play field of sufficient size to accommodate softball or soccer games will be provided within the development. Adult seating benches will also be provided within the play field area. One of the two play areas for young children may be developed as part of this play field.
- 3. A portion of the existing woodland tract on the property will be permanently preserved for enjoyment of residents within the development. A wood-chip pathway system will be built within the woodland so that residents may take walks into the wooded area.
- 4. A community recreation and activity center shall be constructed as part of the development.

Screening of Trash

No outside storage of trash will be allowed. Trash must either be stored within the unit or in a shed. The resident will place trash at the curb for pick up on regularly designated days.

Auxiliary Vehicle Storage

The storage of auxiliary vehicles such as campers and recreation vehicles within the development is prohibited.

Storage Structures

Storage structures or sheds may be built adjacent to the mobile home unit, but must be sided to match the siding on the main structure.

Carports

The majority of lots shall be configured to accommodate a carport, an optional feature. Plaintiffs will encourage homeowners to install carports where lot configurations permit them.

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Emergency Alert

Defendant Hartland Township shall select, install, operate and maintain a device in the mobile home park for emergency alerts (e.g., fire and severe weather). Defendant Hartland Township shall make a good faith effort to obtain one or more grants to fund acquisition and installation of the device. Plaintiffs shall pay up to five thousand dollars (\$5,000) of the actual costs of acquiring and installing said device, to the extent that such costs are not covered by any grants obtained by Defendant Hartland Township. Plaintiffs shall not be deemed to have assumed any liability whatsoever with regard to said device.

(11) All claims in the captioned case, including but not limited to Plaintiffs' claim for damages, shall be and the same hereby are DISMISSED with prejudice and without costs, interest or attorney fees to any party.

STANLEY J. LATREN

Hon. Stanley J. Latreille Circuit Court Judge

Approved as to form and content:

STEPHEN D. WINTER (P27342) ZORA E. JOHNSON (P45850) DYKEMA GOSSETT Attorneys for Plaintiffs 400 Renaissance Center Detroit, MI 48243 (313)568-5340 or (313)568-6589

JOHN K./HARRIS (P29060) Co-counsel for Plaintiffs 822 East Grand River Avenue Brighton, MI 48116 (313) 229-9340 PAUL L. DECOCO (P25657) Attorney for Defendant 408 West Grand River Avenue Howell, MI 48843 (517) 546-6620

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JAMÉS I DEGRAZIA (P22853) (JAMÉS E. TAMM (P38154) Co-counsel for Defendant 525 N. Woodward Avenue Suite 1300 Bloomfield Hills, MI 48304 (313) 433-2000

1114zej

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By:	Troy Langer, Planning Director
Subject:	Future Land Use Amendments – Multi Family
Date:	October 17, 2019

Recommended Action

Move to initiate a Future Land Use Map updated, as outlined in this memorandum

Discussion

Earlier this year, a sub-committee of the Planning Commission examined areas of the Township that were currently in the multi-family land use designation on the Future Land Use Plan.

The Township has previously completed a Residential Market Analysis and based on the findings of that report, the Township could support approximately 500 multi-family housing units.

As a result, the sub-committee of the Planning Commission examined areas that are currently designed in the multi-family category to determine if too much land was designated in the multi-family category.

The sub-committee identified four (4) areas that are currently designated in the multi-family category and recommended to make changes. The Planning Commission has elected to hold-off on these discussions until the completion of the retail market analysis, which has now been completed.

The following areas were discussed by the Planning Commission:

Area #1 - South of Clyde Road, East of US-23

This area consists of 137.95 acres on the south side of Clyde Road and is currently designated in the multi-family residential category. The following parcels are part of this area:

4708-09-100-001	43.000 acres	South side of Clyde Road
4708-09-100-009	24.500 acres	South side of Clyde Road
4708-09-300-001	70.445 acres	South side of Clyde Road

Area #2 - East of Hartland Road, South of Dunham Road

This area consists of approximately 59.62 acres at the southeast corner of Hartland Road and Dunham Road. The Future Land Use Map designates these properties in the multi-family category. The following parcels are part of this area:

4708-21-100-001	0.770 acres	East Side of Hartland Road
4708-21-100-002	0.360 acres	East Side of Hartland Road
4708-21-100-012	1.540 acres	East Side of Hartland Road

Future Land Use Amendments – Multi Family October 16, 2019 Page 2

4708-21-100-017	4.280 acres	East Side of Hartland Road
4708-21-100-019	1.700 acres	East Side of Hartland Road
4708-21-100-020	1.700 acres	East Side of Hartland Road
4708-21-100-027	5.000 acres	East Side of Hartland Road
4708-21-100-028	5.030 acres	East Side of Hartland Road
4708-21-100-029	2.360 acres	East Side of Hartland Road
4708-21-100-030	1.970 acres	East Side of Hartland Road
4708-21-100-031	2.540 acres	East Side of Hartland Road
4708-21-100-032	3.140 acres	East Side of Hartland Road
4708-21-100-033	1.940 acres	East Side of Hartland Road
4708-21-100-034	1.940 acres	East Side of Hartland Road
4708-21-200-005	10.320 acres	East Side of Hartland Road
4708-21-200-009	10.020 acres	East Side of Hartland Road
4708-21-200-010	5.010 acres	East Side of Hartland Road

Area #3 – North of M-59

This area consists of 90.03 acres on the north side of M-59 and is currently designated in the multi-family residential category. The following parcels are part of this area:

4708-21-400-046	23.330 acres	North of M-59
4708-22-300-013	2.980 acres	North of M-59
4708-22-300-043	4.600 acres	North of M-59
4708-22-300-044	8.060 acres	North of M-59
4708-22-400-013	30.520 acres	North of M-59
4708-22-400-018	20.540 acres	North of M-59

Area #4 - South of M-59

This area consists of approximately 79.89 acres on the south side of M-59, east of Pleasant Valley Road and is currently designated in the multi-family residential category. The following parcels are part of this area:

4708-25-100-002	5.000 acres	South of M-59
4708-25-100-003	0.400 acres	South of M-59
4708-25-100-004	29.00 acres	South of M-59

Future Land Use Amendments – Multi Family October 16, 2019 Page 3

4708-25-100-008	3.600 acres	South of M-59
4708-25-100-013	28.00 acres	South of M-59
4708-25-100-016	5.100 acres	South of M-59
4708-25-100-017	2.500 aces	South of M-59
4708-25-100-018	2.000 acres	South of M-59
4708-25-100-019	2.000 acres	South of M-59
4708-25-100-020	2.290 acres	South of M-59

The Planning Commission has not formally discussed all of these in detail to determine if they agreed with the sub-committee.

Attachments

- 1. 2015 Future Land Use Map
- 2. 2011 Future Land Use Map
- 3. 2004 Future Land Use Map
- 4. Area #1 Information
- 5. Area #2 Information
- 6. Area #3 Information
- 7. Area #4 Information



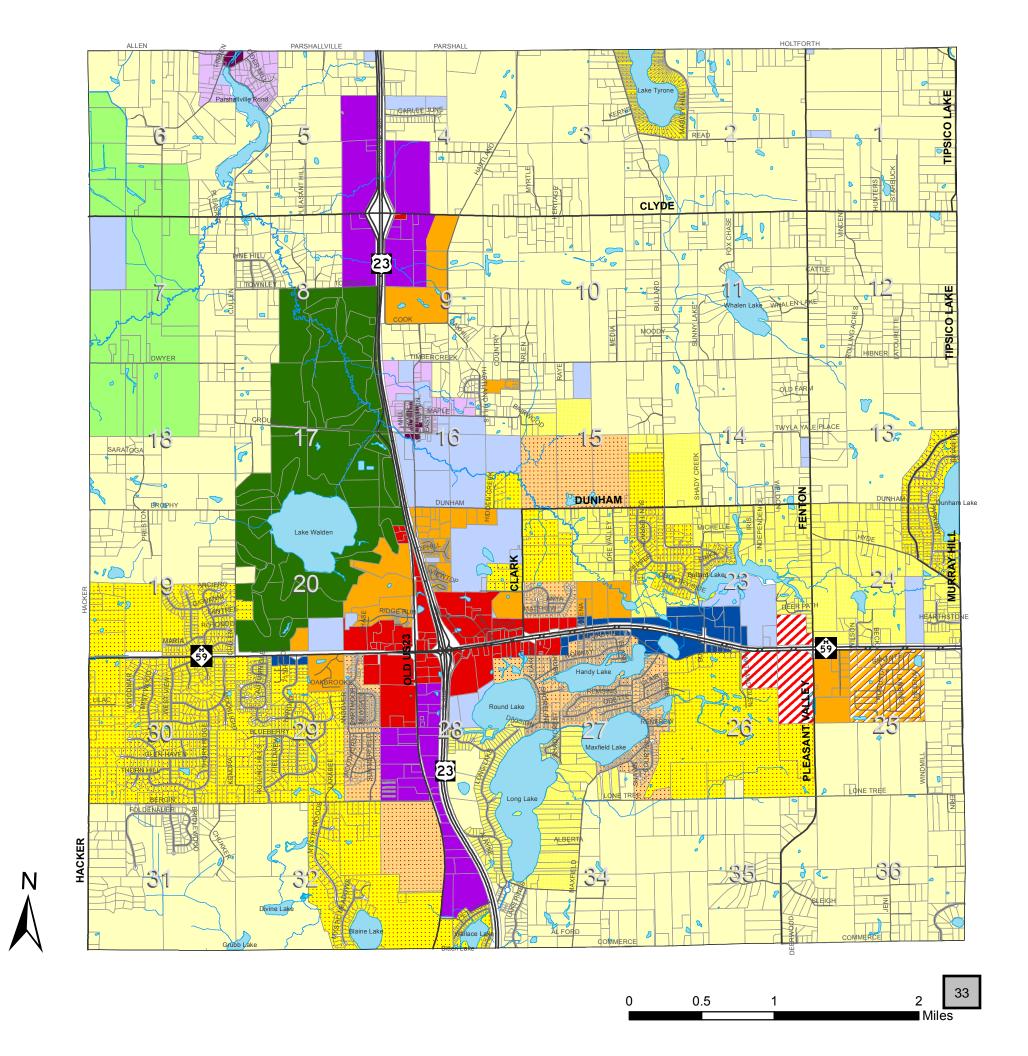
Hartland Township Livingston County, MI

FUTURE LAND USE MAP

Adopted September 1, 2015

Future Land Use CategoriesCommercialEstate ResidentialEstate ResidentialHigh Density ResidentialLow Suburban Density ResidentialMultiple Family ResidentialMedium Suburban Density ResidentialMedium Urban Density ResidentialOffice

- Planned Industrial / R & D
- Public / Quasi-Public
- Residential Recreation
- Rural Residential
- Special Planning Area
 - Village Commercial
 - Village Residential



Map Created By: Hartland Township Planning Department Basemap Source: Livingston County

Recommended for Approval by the Hartland Township Planning Commission on July 30, 2015 Adopted by the Hartland Township Board of Trustees on September 1, 2015



Hartland Township

Livingston County, Michigan

Future Land Use Map

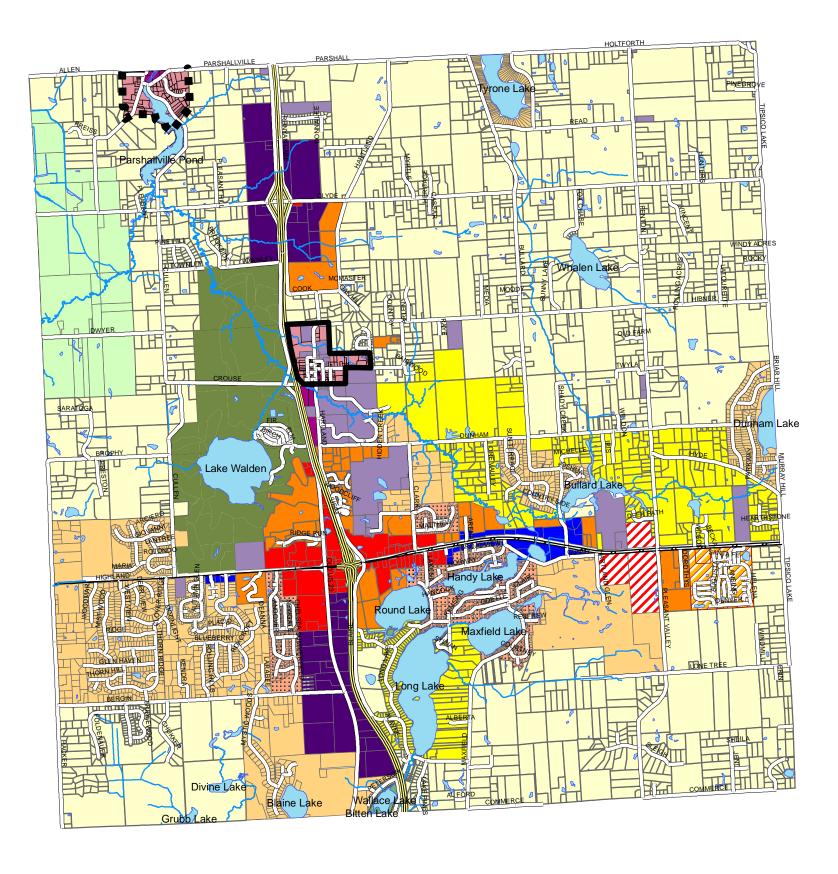


Map Key Hartland Village Settlement

Parshallville Settlement

Basemap Source:Livingston CountyData Source:McKenna Associates Inc. 8/2004Hartland Township 3/2011

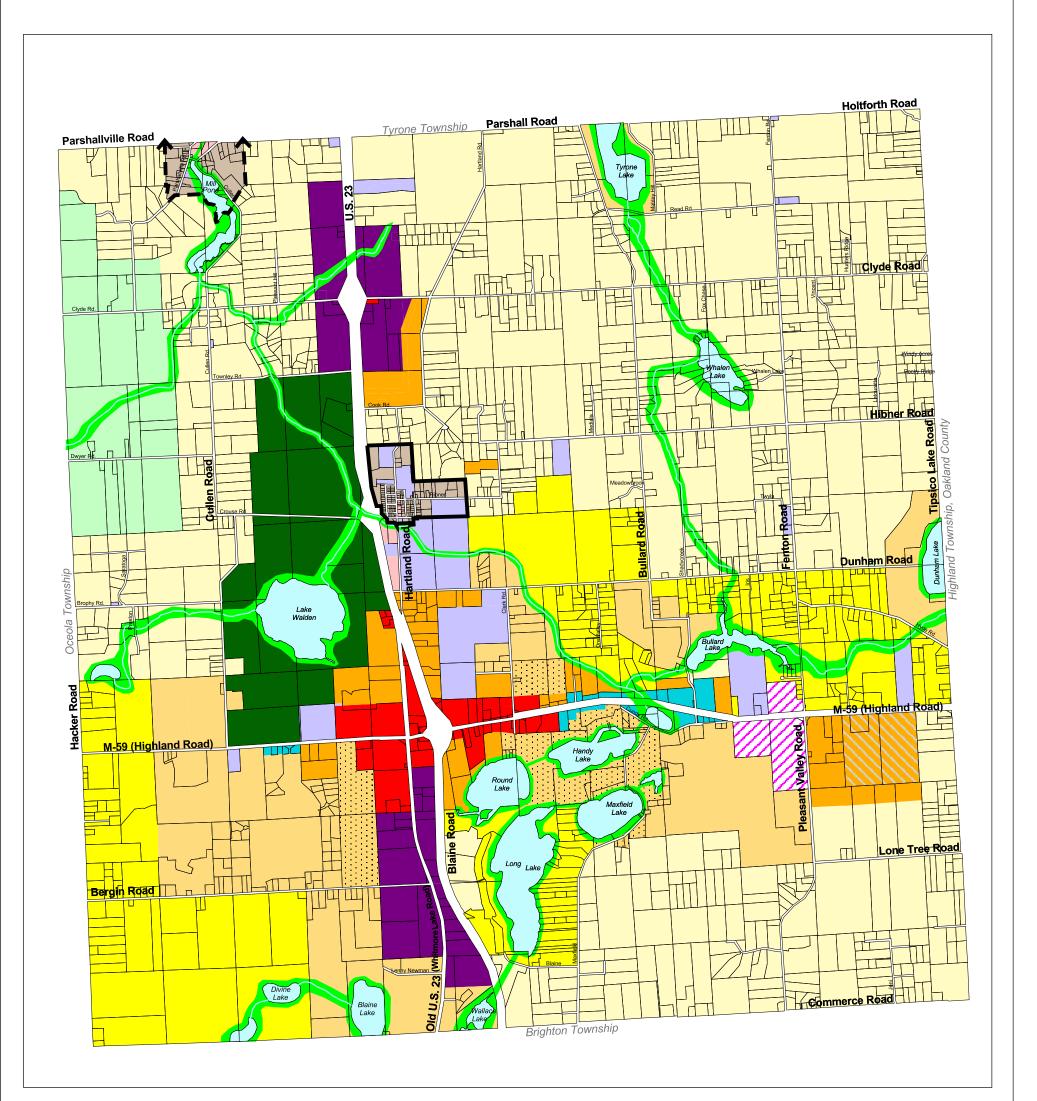


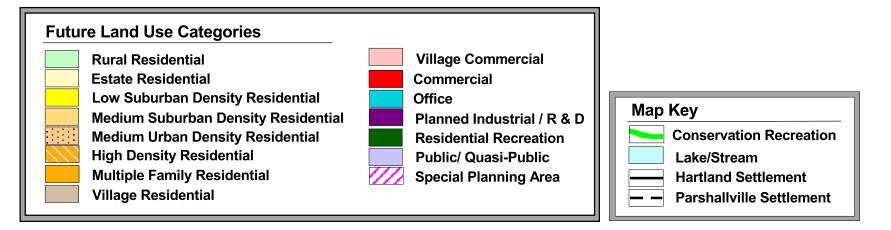


34 Adopted 4/19/2011



Hartland Township, Livingston County, Michigan





Map 7 Future Land Use - 20 Year Projection

Basemap Source: Livingston County Data Source: McKenna Associates, Inc. 7/2002

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3500 Ft.

0 Ft.

1750 Ft.

Parcel Number: 4708-09-100-001

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

Printed on

08/15/2018

Grantor	Grantee			Sale Price		Inst. Type	Terms of Sale	Liber & Page		Verified By	
SPICER, ALAN & WANDA	ANDA SPICER ALAN R &		WANDA M T		04/10/2001	. WD	RELATIVES	3060P0	108		0.0
CLYDE RD School: HA P.R.E. 100 Owner's Name/Address SP ASSMT: SPICER ALAN R & WANDA M TRUST 5015 HARTLAND RD FENTON MI 48430 X Improve Public		ass: AG-IMPR(nool: HARTLAN	HARTLAND		OUTE	.ding Permit(s) BUILDING	Date 06/01/2	2016 9192		MPLETE-C	
		SP ASSMT:		Qual. Ag.		C/SIGN	02/28/2	2011 W1058	COM	COMPLETE-C	
								Dle 00101.AGRICULTURAL Factors * Font Depth Rate %Adj. Reason Value			
Tax Description SEC T3N, R6E NE 1/4 OF NW 1/4, EXC N 379 FT. OF W 200 FT. ALSO THAT PART OF NW 1/4 OF NE 1/4, LYING W OF HARTLAND RD., 43AC M/L Comments/Influences		Dirt Road Gravel Road X Paved Road Storm Sewer Sidewalk Water Sewer X Electric		AG AG AG AG AG AG	ROW TILLAB TILLAB TILLAB TILLAB TILLAB	LE #3 13.4 LE #4 9.6 LE #5 0.3 LE #6 14.1 LE #7 3.2	4 Acres 7020 9 Acres 6240 3 Acres 5850 0 Acres 5070 7 Acres 4290	0 100 7020 100 6240 100 5850 100 5070 100 4290 100 5 Total Est. Land Value =		0 94,349 60,466 1,931 71,487 14,028 242,260	
			Gas Curb Street Light Standard Uti Underground	ilities							
			Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine	of							
SING C			Wetland Flood Plain		Year	Land Value	valu	e Value	Board of Review	Tribunal/ Other	Taxable Value
	Street State	Who		What		121,100					40,4580
The Equalizer. Copyright	(c) 1999 - 2009.			INSPECT PRE/AG A INSPECTE	UD 2016	96,300		0 132,600			39,6260

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

Agricultural Improvement Card 1 of 1

08/15/2018

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Building Type	Farm Utility Buildings	Farm Implement/Equipment			
Year Built	2016	2016			
Class/Construction	D,Pole	D,Pole			
Quality/Exterior	Average	Average			
Base Rate/SF	7.60	6.84			
# of Walls, Perimeter	4 Wall, 168	Lean-To, 72			
Perimeter Mult.	X 1.033 = 7.85	X 1.434 = 9.81			
Height	10	10			
Story Height Mult.	X 1.000 = 7.85	X 1.000 = 9.81			
Heating System	No Heating/Cooling	No Heating/Cooling			
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.51 = 11.85	X 1.51 = 14.82			
Final Rate/SF	\$11.85	\$14.82			
Length/Width/Area	48 x 36 = 1728	12 x 24 = 288			
Cost New	\$ 20,485	\$ 4,267			
Phy./Func./Econ. %Good	76/100/100 76.0	76/100/100 76.0			
Depreciated Cost	\$ 15,569	\$ 3,243			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost					
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.26	X 1.26			
% Good	76	76			
Est. True Cash Value	\$ 19,616	\$ 4,086			
Comments:					
Total Estimated True Cas	h Value of Agricultural I	Improvements / This Card: 2	23702 / All Cards: 23702	2	·



Parcel Number: 4708-09-300-001

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

Printed on

08/15/2018

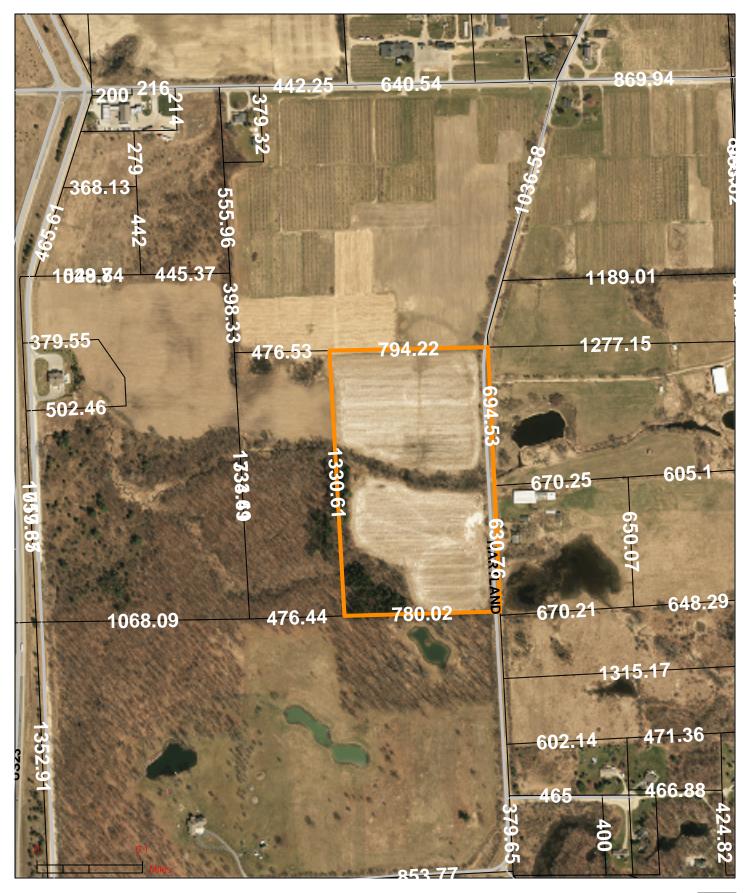
Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page		ified	Prcnt. Trans.
SARAFA ETAL				172,000	12/01/1993		ARMS-LENGTH	1785P0	-		0.0
Property Address		Cla	ass: RESIDE	NTIAL-IMPF	0 Zoning: 0	CA Bui	lding Permit(s)	Dat	e Number	Sta	tus
10233 COOK RD		Sc	hool: HARTL	AND		MIS	C/SIGN	09/30/	2005 07406	COM	PLETE-C
		P.1	R.E. 100% 1	1/30/2000		1 S'	TY SINGLE FAMILY	DWLG 04/10/	1999 4615	COM	PLETE-C
Owner's Name/Address		SP	ASSMT:								
VELTMAN E GARY & DEBRA A			2018 Est T	CV 610,914	1 TCV/TFA: 1	.84.79					
PO BOX 554 HARTLAND MI 48353		X	Improved	Vacant	Land Va	lue Estima	ates for Land Tab	le M&B.METES & B	BOUNDS		
			Public				*	Factors *			
			Improvement	ts			ontage Depth Fr				Value
Tax Description		- 	Dirt Road		METES &	BOUNDS /RECREATI(665 Acres 5,915 000 Acres 1,833			145,496 22,000
SEC 9 T3N R6E N 1/2 OF SW	1/4 EXC US 23	_ X	Gravel Road			ROW			100		0
HWY 70.45 AC			Storm Sewe				70.44 Tot	al Acres Tota	al Est. Land	Value =	167,496
comments/Influences			Sidewalk		Land Im	provement	Cost Estimates				
			Water Sewer		Descrip	-		Rate County	Mult. Size	%Good Cas	h Value
		x	Electric		-	ood Frame		16.37 1.2		77	1,733
			Gas				Total Estimated	Land Improvement	s True Cash	Value =	1,733
			Curb Street Lig	hta							
			Standard U								
			Undergroun	d Utils.							
			Topography	of							
	W WII V		Site								
	We WWALK		Level								
Server	12 AN VALAN		Rolling Low								
			High								
			Landscaped								
THE FRANK IN	TOREN		Swamp Wooded								
			Pond								
			Waterfront								
and the second s			Ravine								
	A Real Property and the second se		Wetland Flood Plaim	n	Year	Lan			Board of	Tribunal/	Taxable
and the second second second						Valu	e Value	Value	Review	Other	Value
The second se		Wh		What		83,70	0 217,400	301,100	ОМ		0
		JH	03/14/201	6 RECORD F	REV 2017	79,40	0 224,600	304,000	ОМ		0
	(-) 1000 0000			-						1	
The Equalizer. Copyright Licensed To: Township of			03/05/201	3 RECORD F	2016 2015	79,40	0 220,700	300,100	OM		0

Parcel Number: 4708-09-300-001

Printed on

08/15/2018

Building Type	Barn - General Purpose			
Year Built	bain ceneral raipobe			
Class/Construction	С			
Quality/Exterior	Low Cost			
Base Rate/SF	15.40			
<pre># of Walls, Perimeter</pre>	4 Wall, 80			
Perimeter Mult.	X 1.324 = 20.39			
Height	16			
Story Height Mult.	X 1.115 = 22.73			
Heating System	No Heating/Cooling			
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.51 = 34.33			
Final Rate/SF	\$34.33			
Length/Width/Area	24 x 16 = 384			
Cost New	\$ 13,182			
Phy./Func./Econ. %Good	58/100/100 58.0			
Depreciated Cost	\$ 7,646			
+ Unit-In-Place Items	\$ 0			
Description, Size X				
Rate X %Good = Cost				
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 1.07			
% Good	58			
Est. True Cash Value	\$ 8,150			
	Ŷ 0,130			
Comments:				
Total Estimated True Cas	sh Value of Agricultural Imp	provements / This Card: 8	3150 / All Cards: 8150	



Printed on Parcel Number: 4708-09-100-009 Jurisdiction: HARTLAND TOWNSHIP County: LIVINGSTON Sale Liber Verified Prcnt. Grantor Grantee Sale Inst. Terms of Sale Price Date Type & Page By Trans. SPICER ALAN R 110,000 04/15/2016 WD NOT USED 2016R-012169 DEED/PTA WEBER BROTHERS LLC 0.0 0 07/12/2006 L2006/P0 WEBER BROTHERS GREENHOUSE WEBER BROTHERS LLC OC COMMON ENTITIES DEED 0.0 Property Address Class: AG-VACANT Zoning: CA Building Permit(s) Date Number Status HARTLAND RD School: HARTLAND P.R.E. 100% 04/21/2016 Qual. Ag. Owner's Name/Address SP ASSMT: SPICER ALAN R 2018 Est TCV 138,788 5015 HARTLAND RD Improved X Vacant Land Value Estimates for Land Table 00101.AGRICULTURAL FENTON MI 48430 Public * Factors * Improvements Description Frontage Depth Front Depth Rate %Adj. Reason Value AG TILLABLE #1 1.94 Acres 7800 100 15,132 Dirt Road Tax Description AG TILLABLE #2 9.84 Acres 7410 100 72,914 Х Gravel Road AG TILLABLE #3 3.36 Acres 7020 100 SEC 9 T3N R6E BEG CEN SEC 9; TH 23,587 Paved Road AG 100 N85*59'06" W 798.54 FT ON E/W 1/4 LN OF TILLABLE #4 0.97 Acres 6240 6,053 Storm Sewer SEC 9, TH N02*22'40" E 1334.56 FT; TH 2.92 Acres 5850 100 17,082 AG TILLABLE #5 Sidewalk S86*00'58" E 801.08 FT; TH S02*29'13" W AG 250 100 SWAMP/WET WOODS 1.14 Acres 285 Water 1334.92 FT ON N/S 1/4 LN OF SEC 9 TO POB AG WOODS 2.49 Acres 1500 100 3,735 Sewer AG ROW 1.84 Acres 0 100 CONT 24.5 AC M/L SUBJ TO ESMTS & ROW OF 0 х Electric REC. SPLIT FROM 005, 10-87 CORR 9-2-10 24.50 Total Acres Total Est. Land Value = 138,788 Gas CORR 4/16 Curb Comments/Influences Street Lights Standard Utilities Underground Utils. Topography of Site Level Rolling 189.0 Low Hiqh Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Building Assessed Board of Tribunal/ Taxable 476.44 Year Land Flood Plain Value Value Value Review Other Value 0 69,400 Who When What 2018 69,400 65,401C 2017 69,400 0 69,400 64,056C CY 04/14/2016 PRE/AG AUD Copyright (c) 1999 - 2009. KW 05/11/1990 INSPECTED The Equalizer. 2016 68,200 0 68,200 63,485C Licensed To: Township of Hartland, County 2015 68,200 68,200 0 63,296C of Livingston, Michigan

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

08/15/2018



Parcel Number: 4708-21-100-001

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

STON

Printed on

08/15/2018

Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms	s of Sale		Liber & Page		Verified By		Prcnt. Trans.
				11100	Date									II and.
Property Address		Clas	s: RESID	ENTIAL-IMPR	0 Zoning:	CA Bi	uilding 1	Permit(s)		Date Nu	umber	5	Status	
2901 HARTLAND RD		Scho	ol: HART	LAND										
		P.R.	E. 0%											
Owner's Name/Address		SP A	SSMT: SA	0 2										
ROYCE PROPERITES LLC			2018 Est	TCV 130,26	3 TCV/TFA	: 65.92								
PO BOX 1 HARTLAND MI 48353		XI	mproved	Vacant			mates fo	or Land Tabl	e M&B.METES	& BOUNDS				
HARILAND MI 48555			ublic					म *	'actors *					
			mprovemer	nts	Descri	ption H	rontage		ont Depth H	Rate %Adj.	Reasor	n	Va	alue
Tax Description		D	irt Road	Road		-	333.00		1.0000 0.0000 0 60* I					0
-		1 1	ravel Roa			& BOUNDS	. 1		70 Acres 40	•				,800
SEC 21 T3N R6E COMM AT NW 86*12'20"E 1299.38 FT, S 1		X Paved Road Storm Sewer						do not cont t, 0.77 Tota	ribute to th	ne total ac Fotal Est.	-			,800
	8.39 FT FOR POB, TH S 1*37'55"W 333 FT,		torm Sewe	er	555	Accuar Fi	.one reet	c, 0.,, 10ca	I ACIES .	iotai ibt.	Dana	Varue -	50	,000
N 86*17'15"W 57.60 FT, N 12*21'35"W 346.32 FT, S 86*17'15"E 141.39 FT TO BEG,			ater											
			ewer		Shed:	Wood Fram	ne		12.75	1.25	60	0		0
.77AC M/L		X Electric												
Comments/Influences			as											
		-	urb											
			treet Lig	gnts Jtilities										
		1 1		nd Utils.										
	XINA		opography ite	7 OI										
			evel											
	A DEAL		olling											
			OW											
			igh											
	TANK	L	andscaped	E										
	A July		wamp											
			ooded											
	THE PARTY IN		ond											
and the second states of the s			aterfron avine	2										
And the second sec			etland											
and the second second			lood Pla:	in	Year		and	Building	Assesse		rd of	Tribunal		axable
	Martine Calles					Va	lue	Value	Valu	le Re	eview	Othe	r	Value
					2018	15,	100	40 700	65,10	20			-	
	-3 A - 412	Who	When	What	2018	15,	400	49,700	05,10	50			5	51,0040
		LKH		What 90 INSPECTE		15,4		49,700	65,60					51,0040 19,9550
The Equalizer. Copyright Licensed To: Township of H		LKH					400			00			4	

Parcel Number: 4708-21-100-001

Printed on

08/15/2018

1	· · · · · · · · · · · · · · · · · · ·			
	(3) Roof (cont.)			
Building Type X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: 13/4 - 2 STORY Yr Built Remodeled 1900 1980 Condition: Average Room List 1 Basement 1st Floor 2nd Floor	<pre>(3) Roof (cont.) Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior (4) Interior (4) Interior (4) Interior Ex X Ord Min Size of Closets Lg X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C. (5) Floors Kitchen: Other: Carpeted Other:</pre>	XGas WoodOil CoalElec. SteamXForced Air w/o Ducts Forced Air w/ DuctsForced Air w/ DuctsXForced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/CoolingNo Heating/CoolingCentral Air Wood Furnace(12)Electric100Amps Service	Appliance Allow. Cook Top Dishwasher Garbage Disposal 	rior: k Ven.: e Ven.: on Wall: dation: shed ?: . Doors: . Doors: : od: age Area: onc. Floor: t Garage: ort Area:
5 Bedrooms (1) Exterior X Aluminum/Vingle X Aluminum/Vingle Brick Insulation (2) Windows X Avg. X Avg. Y Avg. Y Avg. Y Avg. Y Small X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Double Glass Patio Doors X Storms & Screens (3) Roof X Gable Gambrel Hip Mansard Flat Shed X Asphalt Shingle Chimney: Brick	<pre>(6) Ceilings X Plaster (7) Excavation Basement: 874 S.F. Crawl: 0 S.F. Slab: 228 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support Joists: Unsupported Len: Cntr.Sup:</pre>	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Auto Softener, Manual Solar Water Heat No No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tile Wains Ceramic Tub Alcove Vent Fan Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic Lump Sum Items:	StoriesExteriorFoundationRateBsmnt-AdjHeat-AdjS2Story SidingMich Bsmnt.114.84-5.242.441Story SidingSlab72.66-12.721.22Other Additions/AdjustmentsRateS(13)Plumbing3Fixture Bath2400.00(14)Water/Sewer1162.00Public Sewer1162.00Well, 200Feet4975.00(16)Porches	· · ·



Parcel Number: 4708-21-2	200-010	Jui	isdictior	n: HARTLAND	TOWNSHI	₽		Cou	anty: LIVINGSTON		Pr	inted or	n	08/1	15/2018
Grantor	Grantee			Sale Price	Sale Date		Inst. Type	Te	erms of Sale		Liber & Page	V B	erified Y		Prcnt. Trans.
BOYES KATHY A.	BOYES KATHY A			1	01/18/2	008	WD	RI	ELATIVES		2008R-00	3437 D	EED/PTA		50.0
BOYES, PAUL & NANCY	BOYES, KATHY A.			1	08/21/2	002	00	01	UIT CLAIM		L3479/P0	636 D	EED/PTA		0.0
BOTES, TAOL & MANCT	DOTED, RAINT A.	•			00/21/2	002	<u>v</u> c	v	OII CLAIM		15175710	050 0			0.0
														1	
Property Address		Cl	ass: RESI	IDENTIAL-IMPH	RO Zoning	g: Ci	A Bui	ildi	ing Permit(s)		Date	Numbe	er	Statu	s
10650 DUNHAM RD		Sc	hool: HAR	RTLAND			1 5	STY	SINGLE FAMILY DW	VLG	07/15/199	99 4805		COMPL	ETE-C
		Ρ.	R.E. 100%	\$ 08/02/2002											
Owner's Name/Address		SF	ASSMT:												
BOYES KATHY A TRUST						. 1									
10650 DUNHAM RD				TCV 502,49											
HARTLAND MI 48353		X	Improved	l Vacant	Land	Val	ue Estim	nate	s for Land Table		ES & BOU	NDS			
			Public							ctors *					
			Improvem					ront	age Depth Fron				son		Value
Tax Description		1	Dirt Roa		MELE	S&	BOUNDS		5.01 5.01 Total		12,974 Total		d Value =		5,000 5,000
SEC 21, T3N, R6E, COMM A	TN 1/4 COR; TH S	-	Gravel R						5.01 IOCA1	ACLES	IULAI	cst. Lan	u varue -	0.	5,000
86*29'25" E ALG N LN 593			Paved Ro Storm Se												
86*29'25" E ALG N LN OF \$			Sidewalk												
1*50' W 598.24'; TH N 86	*38'44" W		Water	-											
364.62'; TH N 1*50'E 599			Sewer												
PARCEL 2 5.01 ACRES ML SI			Electric	2											
21-200-007 & 008 SUBJ TO	ESMTS & ROW OF		Gas												
RECORD Comments/Influences		-	Curb												
Comments/Influences			Street L												
				Utilities											
			Undergro	ound Utils.											
			Topograp	ohy of											
			Site												
			Level												
			Rolling												
			Low												
			High	-											
	1 3 1 1 1 1 1		Landscap	bed											
	The second s		Swamp Wooded												
			Pond												
			Waterfro	nt											
	and the second s		Ravine												
			Wetland										-		
	Contraction of the second s		Flood Pl	ain	Year		Lar		Building		ssed	Board o			Taxable
							Valı	ue	Value	V	alue	Revie	ew Oth	ler	Value
		Wh	o Whe	en What	2018		32,50	00	218,700	251	,200			1	L87,093C
					2017		30,00	00	222,100	252	,100			1	L83,245C
The Equalizer. Copyright					2016		28,50	00	218,300	246	,800				L81,611C
Licensed To: Township of	Hartland, County				2015	_	28,50		189,400		,900				L81,068C
of Livingston, Michigan					2015		20,50		109,400	217	, 900				101,0080

Parcel Number: 4708-21-200-010

Printed on

08/15/2018

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks	(17) Garage
Building Style: 1 STORY Yr Built Remodeled 1999 0 Condition: Good Room List Basement 1st Floor 2nd Floor 4 Bedrooms (1) Exterior Wood/Shingle Aluminum/Vinyl X Brick X Insulation (2) Windows X Avg. X Avg. Few X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens (3) Roof X	X Eavestrough X Insulation 1 Front Overhang 1 Other Overhang (4) Interior X Drywall Plaster Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C. (5) Floors Kitchen: Vinyl Other: Carpeted Other: (6) Ceilings X Drywall (7) Excavation Basement: 2592 S.F. Crawl: 275 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement (6) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support Joists:	X Gas Oil Elec. Wood Coal Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Electric Baseboard Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures X X Ex. Ord. Many X Ave. Y Few Few (13) Plumbing Average Fixture (s) 3 3 Fixture Bath 2 Fixture Bath 2 Softener, Auto Softener, Auto Softener, Auto Solar Water Heat No No Plumbing Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Intercom 1 Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System Stories Exterior 1 Story Brick 1 Story Brick 1 Story Brick 1 Story Siding Other Additions/Adju (13) Plumbing 3 Fixture Bath (14) Water/Sewer Well, 200 Feet 1000 Gal Septic (15) Built-Ins & Firr Jacuzzi Tub (16) Porches CCP (1 Story), St. (17) Garages Class:B Exterior: S Base Cost Common Wall: 1.5 W.	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented GaArea TypeClass: B +10 Effec. Age: 19 Floor Area: 2885 Total Base New: 510,022 Estimated T.C.V: 437,492CntyMult X 1.510 Total Depr Cost: 413,118 Story Heat-Action Store Parehage Story Prefab 2.5000 Store Direct-Vented GaFoundation Rate Base New: 510,022 Estimated T.C.V: 437,492CntyMult X 1.510 Total Base New: 510,022 Estimated T.C.V: 437,492Foundation Basement 98.65 O.00 Overhang Overhang 43.67Rate Store Overhang Afor 0.00 Store Store Crawl Space StoreS	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof: 1 Size Cost 2 9,300 1 5,700 1 3,850 1 7,360 240 5,954 936 20,873 1 -2,875 2500.0 2,500 413,118
	Joists: Unsupported Len: Cntr.Sup:	1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items: 2,500	-		



Parcel Number: 4708-21-200-009

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

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Printed on

08/15/2018

Grantor	Grantee			Sale	Sale	Inst.	Terms of Sale	Liber		Verified		Prcnt.
			1	Price	Date	Туре		& Pag	e	By		Trans.
BOYES, MICHAEL, LINDA, PA	BOYES, MICHAEL &	& LI	NDA	0	04/25/2003	QC	RELATIVES	L3903	/P0568	DEED		0.0
Property Address		Cla	ass: RESIDENTIA	L-IMPR	0 Zoning: C	A Bui	lding Permit(s)	Dat	ce Nu	mber	Statu	s
10548 DUNHAM RD		Scł	nool: HARTLAND		!	OUT	BUILDING	05/24/	/1999 47	06	COMPL	ETE-C
		P.F	R.E. 100% / ,	/								
Owner's Name/Address		SP	ASSMT:									
BOYES MICHAEL R & LINDA			2018 Est TCV 3	18,952	2 TCV/TFA: 1	53.64						
MICHAEL & LINDA BOYES REV 10548 DUNHAM RD	JNT TRST	x	Improved Va	acant	Land Val	ue Estima	ates for Land Ta	ble M&B.METES & 1	BOUNDS			
HARTLAND MI 48353			Public				*	Factors *				
			Improvements		Descript	ion Fr		ront Depth Rate	e %Adj. R	leason		Value
Tax Description		-	Dirt Road		METES &			.770 Acres 10,43				1,550
SEC 21 T3N R6E BEG AT N 1/		_ x	Gravel Road		WETLAND/ ROW	RECREATI		.800 Acres 5,50 50 Acres 0	0 100 100			4,400 0
86*29'25" E ALG N LN OF SE		Paved Road Storm Sewer		ROW					and Value	= 9	5,950	
1*50' W 739.02'; TH N 86*2			Storm Sewer Sidewalk								-	- ,
TO N/S 1/4 LN; TH N 1*25'20" E 739.19'TO			Water									
POB PARCEL 1 10.02 ACRES M			Sewer									
21-200-007 & 008 SUBJ TO E RECORD	SMIS & ROW OF	х	Electric									
Comments/Influences			Gas Curb									
		-	Street Lights									
			Standard Utilit									
			Underground Uti	ils.								
			Topography of									
			Site									
4	LAND AND		Level Rolling									
A state state of the second state of the			Low									
	A real of the		High									
	Carls Anda		Landscaped									
San			Swamp									
			Wooded Pond									
			Waterfront									
			Ravine									
	A CONTRACTOR OF THE OWNER		Wetland		Year	Lan	d Buildin	q Assessed	Board	d of Tribu	nal/	Taxable
and the second second second second second			Flood Plain		1 Cut	Valu		-)ther	Value
- Carrier Hall Press	05/12/2009	Who	o When	What	2018	48,00						121,028C
		BM	12/03/1992 INS	SPECTE	D 2017	44,00	0 111,60	0 155,600				118,539C
The Equalizer. Copyright					2016	41,10	0 109,80	0 150,900				117,482C
Licensed To: Township of H of Livingston, Michigan	Martland, County				2015	45,10						117,131C
or hivingscon, Michigan					2013	13,10	55,00					,

Parcel Number: 4708-21-200-009

Printed on

08/15/2018

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: 13/4 - 2 STORY Yr Built Remodeled 1991 O Condition: Average Room List	Eavestrough Insulation 0 Front Overhang 0	XGas WoodOil CoalElec. SteamForced Air w/o Ducts Forced Air w/ DuctsXForced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/CoolingCentral Air Wood Furnace	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga Class: C +10 Effec. Age: 23 Cloor Area: 2076 Cotal Base Cost: 165	Area Type 372 WCP (1 Story) 204 WCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage:
1 Basement 1st Floor 2nd Floor	Kitchen: Other: Carpeted Other:	(12) Electric 100 Amps Service	Trash Compactor	Cotal Base New : 250 Cotal Depr Cost: 192 Cotaimated T.C.V: 204	,706 X 1.059	Carport Area: Roof:
4 Bedrooms (1) Exterior Aluminum/Vinyl Brick X Pine/Cedar Insulation (2) (2) Windows X Avg. X Few Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X X Storms & Screens (3) Roof X Asphalt X Asphalt Shed X Asphalt Shingle Chimney: Brick		No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath 1 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Floor Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 2 1000 Gal Septic Lump Sum Items:	Stories Exterior 2 Story Siding 1 Story Siding Other Additions/Adjusta Walk out Basement Dod (13) Plumbing 3 Fixture Bath 2 Fixture Bath (14) Water/Sewer Well, 200 Feet 1000 Gal Septic (15) Built-Ins & Firep Fireplace: Exterior: (16) Porches WCP (1 Story), Stand WCP (1 Story), Stand WCP (1 Story), Stand (17) Garages Class:C Exterior: Sid: Base Cost Common Wall: 1 Wall Phy/Ab.Phy/Func/Econ/Cd ECF (4090 METES&BOUNDS	Basement 113.2: Basement 71.6: ments bor(s) places 1 Story dard dard ling Foundation: 42 comb.%Good= 77/100/10	1 0.00 1.22 Rate 775.00 2400.00 1600.00 4975.00 3085.00 3875.00 18.08 21.43 Inch (Unfinished) 18.40 -1300.00	884 102,235 308 22,432 Size Cost 1 775 1 2,400 1 1,600 1 4,975 2 6,170 1 3,875 372 6,726 204 4,372 624 11,482 1 -1,300 .Cost = 192,706

Building Type	Farm Utility Buildings				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Average				
Base Rate/SF	7.60				
<pre># of Walls, Perimeter</pre>	4 Wall, 192				
Perimeter Mult.	X 1.002 = 7.62				
Height	14				
Story Height Mult.	X 1.077 = 8.20				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.51 = 12.38				
Final Rate/SF	\$12.38				
Length/Width/Area	56 x 40 = 2240				
Cost New	\$ 27,741				
Phy./Func./Econ. %Good	64/100/100 64.0				
Depreciated Cost	\$ 17,754				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost					
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.07				
% Good	64				
Est. True Cash Value	\$ 18,926				
Comments:					
Total Estimated True Cas	sh Value of Agricultural I	mprovements / This Card: 1	.8926 / All Cards: 18926	5	



Parcel Number: 4708-21-200-005

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

Printed on

08/15/2018

BOYES ROBERT P & CAROLINE DYES ROBERT P & CAROLINE 0 12/19/2017 The LIFE ESTATE 20186-600370 DEED/PTA 0.4 Property Address Class: FESIDENTIAL-INEO 2010; ACT AND PERVINE School: HARTLAND HERE HERE School: HARTLAND HERE HERE School: HARTLAND HERE HERE HERE HERE HERE HERE HERE HER	Grantor	Grantee			Sale	Sale	Inst.	Terms of Sale	Li	ber	Verified		Prcnt.	
Property Address Proper					Price	Date	Туре		&	Page	Ву		Trans.	
10750 DUNHAM RD School: HARTLAND Image: Convert is Name/Address Downer is Name/Address School: HARTLAND DOWNEM RD RAXLAND MC BY ASSNY: Image: Convert is CAROLINE J DIGS DEMINM RD School: HARTLAND CARTLAND MC School: HARTLAND Vision Diminm RD School: HARTLAND CARTLAND MC School: HARTLAND Vision Diminm RD School: HARTLAND CARTLAND MC School: HARTLAND Vision Diminm RD School: HARTLAND School: HARTLAND MC School: HARTLAND Vision Diminm RD School: HARTLAND School: HARTLAND Hartland Vision Diminm RD Hartland School: HARTLAND Hartland Vision Diminm RD Hartland School: HARTLAND Hartland School: HARTLAND Hartland Vision Diminm RD Hartland School: HARTLAND	BOYES ROBERT P & CAROLINE	BOYES ROBERT P &	è CA	ROLINE	0	12/19/2017	PTA	LIFE ESTATE	20	18R-000370	DEED/PTA		0.0	
10750 DUNHAM RD School: HARTLAND Image: Convert is Name/Address Downer is Name/Address School: HARTLAND DOWNEM RD RAXLAND MC BY ASSNY: Image: Convert is CAROLINE J DIGS DEMINM RD School: HARTLAND CARTLAND MC School: HARTLAND Vision Diminm RD School: HARTLAND CARTLAND MC School: HARTLAND Vision Diminm RD School: HARTLAND CARTLAND MC School: HARTLAND Vision Diminm RD School: HARTLAND School: HARTLAND MC School: HARTLAND Vision Diminm RD School: HARTLAND School: HARTLAND Hartland Vision Diminm RD Hartland School: HARTLAND Hartland Vision Diminm RD Hartland School: HARTLAND Hartland School: HARTLAND Hartland Vision Diminm RD Hartland School: HARTLAND														
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Dence's Name/Address P.R.F. 100% / / Image: State of the state of	Property Address		Cla	ass: RESIDENTIA	AL-IMPR	20 Zoning: C	A Buil	 ding Permit(s)		Date Nur	nber	Status	5	
SPM EXAMPLESS SP ASSMT: 2018 Ref. TUV 257,308 TUV/TRA: 158.44 Image: constraint of the second	10750 DUNHAM RD		Sc	nool: HARTLAND		1								
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10750 DOHMAR RD HARTLAND MI 48353 X Improvements Fublic Tax Description Tax Description Tax Description Tax Description Tax Description Tax Description SSG 21 T3N R66 COM N1/4 COR. TH 886*K 356.15 FT TD POB. TH 866*K 732.36 FT. TH 801*H 596.26 FT. TH 1806*K 732.36 FT. TH 800*H 595.26 FT. TH 1806*K 732.36 FT. TH 800*K TH 100*K TH 100*K 750.56 TT. TH 800*K TH 100*K 750.55 TT. TH 800*K 750 FT. TH 800*K 750		J		2018 Est TCV 2	257 308	TCV/TFA: 1	58 44							
NATION W 19033 Public * Factors * Public Improvements Description SEC 21 T3N R6E COM NL/4 COR. TH S86*E Standard S56.35 pr T0 POR, TH S86*E 732.36 pr, TH Wave Road S10* 596.24 pr T0 POR. 10.322 ACt N/L Public PDIT FROM OX, 12.47 TH S86*E 732.36 pr, TH S01* 596.24 pr T0 POR. 10.322 ACt N/L Pescription Storm Sver Sidewalk Noite S96.24 pr T0 POR. 10.322 ACt N/L Pescription Storm Sver Sidewalk Nater Stewer Stewer Stewer Standard Utiliae Nater S Comments/Influences Stetei Lights Standsarpd Wooded Point Noided Point Noided Point Pescription Street Lights Standard Utiliae Topography of site Inderground Utils. Topography of Site Isode Paula Noided Point Plain Year Value Value Value Value Noided Point Plain Year Land Building Noided Point Noide Point Plain Va	10750 DUNHAM RD		x					ates for Land Tab	LA MER METES	& BOIINDS				
Improvements Description Front Depth Rate %Adj. Reason Value Tax Description Dirt Road Dirt Road 10.320 Acres 10.752 100 110.960 Sex 21 T3N R6E COM N1/4 COR, TH 86*E Dirt Road Dirt Road 10.32 Total Acres 10.752 100 110.960 Storm Sever Storm Sever Sidewalk Nater 5.6 10.32 Total Acres 10.752 100 110.960 Space Storm TH 86*E 732.36 FT, TH R6*E 732.36 FT, TH R0*E 752.36 FT, TH R6*E 732.36 FT, TH R6*E 732.3	HARTLAND MI 48353			-	acane					a Doondb				
Tax Description Dirt Road Dirt Road 10.320 Acres 10.752 100 110,960 SBC 21 T3N R65 COM N1/4 COR, TH 986*E Paved Road 10.32 Total Acres Total Est. Land Value = 110,960 SBC 21 T3N R65 COM N1/4 COR, TH 986*E Paved Road Storm Sewer 10.32 Total Acres Total Est. Land Value = 110,960 S01 W 550.25 FT, TH N66*W 732.3 FT, TH Storm Sewer Storm Sewer Storm Sewer Storm Sewer SPLIT FROM 002, 12-87 Storm Sewer Storm Sewer Storm Sewer Storm Sewer Storm Sewer Store Lights Steret Lights Steret Lights Steret Lights Steret Lights Steret Lights Stere Stand Topography of Steret Lights Topography of Steret Lights Steret Lights Stand Poid Waterfront Ravine Waterfront Ravine Waterfront Wooded Poid Waterfront Ravine Value Value Value Review Other Value When Mhen Mhat 2018 55.500 73.200 123.000 92.506 Othed Value St.600 69.900 115.700 89.766						Descript	ion Fro			Rate %Adi. R	eason	Ţ	Value	
law Used (1)[101] 10.32 Total Acres Total Est. Land Value = 110,960 SEC 21 T3N K6E COM N1/4 COR, TH S86*E F TSS.15 FT TO FOB, TH S86*E Total Est. Land Value = 110,960 SES 21 T3N K6E COM N1/4 COR, TH S86*E Total Est. Tand Value = 10.32 Total Acres Total Est. Land Value = 110,960 SES 21 T3N K6E COM N1/4 COR, TH S86*E Storm Sewer 3.61 1.25 28 73 92 Split FEON 002, 12-87 FLORENCE Gas Curb Store and Utilities D/W/F: 4in Concrete 3.61 1.25 64 0 0 Comments/Influences Topography of Stored Curb Stored Utilities Total Estimated Land Improvements True Cash Value = 92 Code High Curb Stored Utilities Topography of Stored Utilities Topography of Stored Utilities Tribunal Taxabl Low High Kavine Woo When What 2018 S5,500 73,200 128,700 92,506 The Equalizer. Copyright (c) 1999 - 2009. Ho (///1990 INSPECTED 2017 50,600 73,200 128,700 92,506 Curb Stored To: Township of Hartland, County						-			-	-				
558.15 FT TO POB. TH S86*E 732.36 FT, TH WOLLS Star Solver Sol	_		x					10.32 Tot	al Acres '	Total Est. L	and Value =	110	,960	
<pre>Solit Solit S</pre>		•				Land Imp	rovement	Cost Estimates						
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SPELT FROM 002, 12-87 Comments/Influences x Sever x Shed: Wood Prame 12.61 1.25 64 0 0 0 Total Estimated Land Improvements True Cash Value = 92 Total Estimated Land Improvements True Cash Value = 92 Total Estimated Land Improvements True Cash Value = 92 Total Estimated Land Improvements True Cash Value = 92 Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Who When What 2018 55,500 73,200 128,700 Improvements Comments/Influences Value Valu						-		ete		-		cabii v		
A Bretting Gas Curb Street Lights Standard Utilities Underground Utils. - Topography of Site Isevel Rolling Low High Landscaped Swamp Wooded Pond Piod Plain - Who When What Flood Plain Year Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxabil Value Who When What Flood Plain Vear Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxabil Value Who When What Elscensed To: Township of Hartland, County Who What 2018 55,500 73,200 128,700 92,506						Shed: Wo	od Frame		12.61	1.25	64 0		0	
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Flood Plain Year Land Value Building Value Assessed Value Board of Nalue Tribunal/ Other Taxable Value 12/05/2012 Who When What 2018 55,500 73,200 128,700 92,506 The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, County LKH 06/04/1990 INSPECTED 2017 50,600 72,400 123,000 90,604				Ravine										
International and the state Mile Mile <t< td=""><td>R</td><td></td><td></td><td></td><td></td><td>Year</td><td></td><td></td><td></td><td></td><td></td><td></td><td>Taxable Value</td></t<>	R					Year							Taxable Value	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, County			Wh	o When	What	2018	55,500	0 73,200	128,7	00			92,506C	
Licensed To: Township of Hartland, County 2016 45,800 69,900 115,700 89,7960				H 06/04/1990 IN	ISPECTE	D 2017	50,600	0 72,400	123,0	00			90,604C	
						2016	45,800	0 69,900	115,7	00			89,796C	
	of Livingston, Michigan	arcianu, county				2015	45,800	58,900	104,7	00			89,528C	

Parcel Number: 4708-21-200-005

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1						
Building Type	(3) Roof (cont.)	(11) Heating/Cooling		15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family	Eavestrough	X Gas Oil Elec.	Appliance Allow.	Interior 1 Story	Area Type	Year Built:
Mobile Home	Insulation	Wood Coal Steam	Cook Top	Interior 2 Story	88 WCP (1 Story)	Car Capacity:
Town Home	0 Front Overhang	Forced Air w/o Ducts	Dishwasher	2nd/Same Stack	140 Treated Wood	Class:
Duplex	0 Other Overhang	X Forced Air w/ Ducts	Garbage Disposal Bath Heater	Two Sided		Exterior: Brick Ven.:
A-Frame	(4) Interior	Forced Hot Water	Vent Fan	Exterior 1 Story Exterior 2 Story		Stone Ven.:
X Wood Frame	X Drywall Plaster	Electric Baseboard	Hot Tub	Prefab 1 Story		Common Wall:
	Paneled Wood T&G	Elec. Ceil. Radiant	Unvented Hood	Prefab 2 Story		Foundation:
Building Style:		Radiant (in-floor)	Vented Hood	Heat Circulator		Finished ?:
SPLIT-LEVEL	Trim & Decoration	Electric Wall Heat	Intercom	Raised Hearth		Auto. Doors:
	Ex X Ord Min	Space Heater	Jacuzzi Tub	Wood Stove		Mech. Doors:
Yr Built Remodeled	Size of Closets	Wall/Floor Furnace	Jacuzzi repl.Tub	Direct-Vented Ga		Area:
	Lg X Ord Small	Forced Heat & Cool Heat Pump	0ven	lass: C		% Good:
Condition: Average		No Heating/Cooling	Microwave Ff	ffec. Age: 29		Storage Area:
	Doors Solid X H.C.		Standard Range	loor Area: 1624	CntyMult	No Conc. Floor:
Room List	(5) Floors	Central Air	I Self Clean Range	otal Base Cost: 102	-	Bsmnt Garage:
1 Basement	Kitchen:	Wood Furnace	Sauna	otal Base New : 155	·	5
1 Basement 1st Floor	Other: Carpeted	(12) Electric	Trash Compactor	otal Depr Cost: 110	·	Carport Area:
2nd Floor	Other:	100 Amps Service	Central Vacuum Security System	stimated T.C.V: 130	,775	Roof:
3 Bedrooms		-				
(1) Exterior	(6) Ceilings	No./Qual. of Fixtures		Foundation Rate		-
. ,	X Drywall	Ex. X Ord. Min		Basement 65.59		572 37,517
Wood/Shingle		No. of Elec. Outlets	5	Bi-Lev. 80% 84.54 Overhang 38.09	4 0.00 0.00 0.00 0.00	572 48,357 22 838
X Aluminum/Vinyl		Many X Ave. Few	Other Additions/Adjustm	3	0.00 0.00 Rate	Size Cost
Brick	(7) Excavation		Walk out Basement Doo		775.00	1 775
Insulation	Basement: 572 S.F.	(13) Plumbing	(13) Plumbing	51(5)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1 113
	Crawl: 0 S.F.	Average Fixture(s)	3 Fixture Bath		2400.00	1 2,400
(2) Windows	Slab: 0 S.F.	2 3 Fixture Bath	(14) Water/Sewer			
Many Large	Height to Joists: 0.0	2 Fixture Bath	Well, 200 Feet		4975.00	1 4,975
X Avg. X Avg.	(8) Basement	Softener, Auto	1000 Gal Septic		3085.00	1 3,085
Few Small		Softener, Manual	(15) Built-Ins & Firepl	laces		
Wood Sash	8 Conc. Block Poured Conc.	Solar Water Heat No Plumbing	Self Clean Range		1090.00	1 1,090
Metal Sash	Stone	Extra Toilet	(16) Porches		22.27	
X Vinyl Sash	Treated Wood	Extra Sink	WCP (1 Story), Stand	lard	30.27	88 2,664
X Double Hung	Concrete Floor	Separate Shower	<pre>(16) Deck/Balcony Treated Wood,Standard</pre>	4	7.59	140 1,063
Horiz. Slide		Ceramic Tile Floor	Phy/Ab.Phy/Func/Econ/Co			.Cost = 110,173
Casement	(9) Basement Finish	Ceramic Tile Wains	ECF (4070 METES&BOUNDS		L.187 => TCV of Bldg:	
Double Glass	Recreation SF	Ceramic Tub Alcove				
Patio Doors X Storms & Screens	Living SF	Vent Fan				
	1 Walkout Doors	(14) Water/Sewer				
(3) Roof	No Floor SF	Public Water				
X Gable Gambrel	(10) Floor Support	Public Sewer				
Hip Mansard	Joists:	1 Water Well				
Flat Shed		1 1000 Gal Septic				
X Asphalt Shingle	Cntr.Sup:	2000 Gal Septic				
		Lump Sum Items:				
Chimney: Brick						
CHIMMEY. BLICK						
L						

Building Type	Farm Utility Buildings				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
Base Rate/SF	4.45				
# of Walls, Perimeter	4 Wall, 240				
Perimeter Mult.	X 0.974 = 4.33				
Height	12				
Story Height Mult.	X 1.038 = 4.50				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.51 = 6.79				
Final Rate/SF	\$6.79				
Length/Width/Area	80 x 40 = 3200				
Cost New	\$ 21,739				
Phy./Func./Econ. %Good	59/100/100 59.0				
Depreciated Cost	\$ 12,826				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost					
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.21				
% Good	59				
Est. True Cash Value	\$ 15,481				
Comments:					
Total Estimated True Cas	h Value of Agricultural I	mprovements / This Card: 1	15481 / All Cards: 15481	Ĺ	



Parcel Number: 4708-21-10	00-034	Juris	sdiction: HARTLAND I	OWNSHIP		County: LIVINGSTO	N P	rinted on		08/15	5/2018
Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Ve By	rified		Prcnt. Trans.
BRODEN RONALD R II & DEX	BRODEN RONALD R	JI &	LYNN 0 0	09/21/2015	5 QC	NOT USED	2015R-03	31331 DE	ED		0.0
FNMA	BRODEN RONALD R	II &	DEX 160,894	11/30/2009	9 CD	FROM BANK	2009R-03	33086 DE	ED/PTA		100.0
JP MORGAN BANK	FNMA		0 0	02/12/2009	9 QC	COMMON ENTITIES	2009R-00)5120 DE	ED		0.0
MASTERS, BRIAN R.& ANGELA	F'NMA		198,015 (02/11/2009	9 SD	SHERIFF SALE	2009R-00)3911 DE	ED		0.0
Property Address	1	Clas	s: RESIDENTIAL-IMPRO	Zoning:	SR Bui	lding Permit(s)	Date	Numbe	Number		
10220 DUNHAM RD		Scho	ol: HARTLAND		Poo	pl	09/23/20	15 9021		COMPLE	TE-C
		P.R.	E. 100% 11/30/2009		DEC	CK	02/22/20	04 06754		COMPLE	TE-C
Owner's Name/Address		SP A	ASSMT: SAD 2		DEC	ĽK	06/29/20	00 5216		COMPLE'	TE-C
BRODEN RONALD R II & TONI	L	2	2018 Est TCV 268,844	TCV/TFA:	126.46 2 8	STY SINGLE FAMILY I			2	COMPLE'	TE-C
10220 DUNHAM RD HARTLAND MI 48353			mproved Vacant			ates for Land Tabl					
Tax Description SEC 21 T3N R6E COM AT NW (I D G	ublic mprovements Dirt Road Gravel Road	-	ption Fr & BOUNDS	ontage Depth Fro	40 Acres 26,371	-		51	alue ,160 ,160
N89*29'05"E 2598.58 FT ALC			aved Road	Land Ir	mprovement	Cost Estimates					
DUNHAM RD TO POB, TH S01*5 FT, TH S89*07'56"W 245.93 338.45 FT ALG C/L HARTLANI N89*07'56"E 254.22 FT ALG	H S89*07'56"W 1030 FT ALG C/LStolm SewelPOB, TH S01*58'49"E 338.19Sidewalk7'56"W 245.93 FT, TH N03*23'WWaterG C/L HARTLAND RD, THSewer254.22 FT ALG C/L DUNHAM RDX Gas1.94 AC M/L SPLIT 6/96 FROMCurbESMTS & ROW OF RECORDStreet Lights				otion 3.5 Concr Plastic D	ete Total Estimated I	Rate CountyMn 3.44 1.25 28.99 1.25 5975.00 1.25 and Improvements	1450 512 1	49 49 49	9 3	alue ,055 ,090 ,660 ,805
			opography of ite								
		X L R L H X L X S X W P W W R W W	evel colling cow ligh cond coded cond laterfront cavine Velland Clood Plain	Year	Lar Valı		Assessed Value	Board o Review			Taxable Value
	05/23/2015			0010				1(010)			
		Who	When What	2018	25,60		134,400				97,116C
The Equalizer. Copyright	(c) 1999 - 2009.	KD BM	05/23/2016 INSPECTED 06/20/1996 INSPECTED		22,80		132,600				95,119C
Licensed To: Township of H	Hartland, County		00,20,1000 INGLECIED	2010	22,80		124,400				88,301C
of Livingston, Michigan				2015	22,80	88,200	111,000			8	88,037C

Parcel Number: 4708-21-100-034

Printed on

08/15/2018

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins (15) Fireplaces (16) Porches/Decks (17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame X Wood Frame Building Style: 13/4 - 2 STORY Yr Built Remodeled 1998 Condition: Average	X Eavestrough X Insulation 1 Front Overhang 1 Other Overhang (4) Interior X Drywall Plaster Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small	XGasOil CoalElec. SteamForced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor FurnaceXForced Heat & Cool Heat Pump No Heating/Cooling	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Wont Fan Hot TubInterior 1 Story Interior 2 Story 2nd/Same Stack Two SidedArea TypeYear Built: Car Capacity: 2 Class: C Exterior: Siding
Room List Basement 1st Floor 2nd Floor	Doors Solid X H.C. (5) Floors Kitchen: Hardwood Other: Hardwood Other:	Central Air Wood Furnace (12) Electric 100 Amps Service	Standard Range Self Clean Range SaunaBillet. Age: 17 Floor Area: 2126OntyMult Standard Range ContyMultNo Conc. Floor: 0Trash Compactor Central Vacuum Security SystemTotal Base New: 237,926 Estimated T.C.V: 201,879CntyMult Estimated T.C.V: 201,879No Conc. Floor: 0
3 Bedrooms (1) Exterior X Mood/Shingle X Aluminum/Vinyl Brick X X Insulation (2) Windows X Avg. X Few Wood Sash X X Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	<pre>(7) Excavation Basement: 984 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish 900 Recreation SF Living SF Walkout Doors</pre>	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 2 Story Siding Basement 109.07 0.00 4.21 588 66,609 1 Story Siding Basement 68.98 0.00 2.11 84 5,972 1 Story Siding Basement 68.98 0.00 2.11 312 22,180 1 Story Siding Overhang 36.44 0.00 0.00 25 911 1 Story Siding Overhang 36.44 0.00 0.00 25 911 1 Story Siding Overhang 36.44 0.00 0.00 25 911 1 Story Siding Overhang 36.44 0.00 0.00 12,400 2 Fixture Bath 2400.00 1 2,400 2 Fixture Bath 1600.00 1 1,600 (14) Water/Sewer 1162.00 1 1,3395
(3) Roof X Gable Gambrel Hip Mansard Flat Shed X Asphalt Shingle Chimney: Vinyl		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	<pre>(1) Gundels Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 19.98 529 10,569 Common Wall: 1 Wall -1300.00 1 -1,300 Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 184,563 Separately Depreciated Items: (9) Basement Finish Basement Recreation Finish 11.45 900 10,305 County Multiplier = 1.51 => Cost New = 15,561 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>></pre>



Parcel Number: 4708-21-10	0-033	Jur	isdiction:	HARTLAND	TOWNSH	IIP	C	County:	LIVINGSTON		Prin	ted on		08/1	5/2018
Grantor	Grantee			Sale Price	Sal Dat		Inst. Type	Terms o	of Sale		Liber & Page	Ver By	ified		Prcnt. Trans.
DEW HOWARD	HOOSE LORA E			130,000	05/22/	/2013	WD	ARMS LI	ENGTH	2	2013R-02785	59 DEE	D/PTA		100.0
BANK OF AMERICA	DEW HOWARD			107,100	02/14/	2013	CD	FROM B	ANK		2013R-00767	79 DEE	D		100.0
SMITH MICHAEL L & BARBARA	BANK OF AMERICA			0	12/28/	2011	SD	SHERIFI	F SALE		2012R-00051	15 GRA	NTOR		0.0
JOHNSTON, MARK S. & LISA	SMITH, MICHAEL L	.&	BARBAR	149,155	06/24/	/1997	WD	ARMS-LI	ENGTH		2208P0076				100.0
Property Address	1	Cla	ass: RESID	ENTIAL-IMPR	0 Zoni	ng: SF	R Buil	lding Pe	ermit(s)		Date Num		nber Stat		
10316 DUNHAM RD		Scł	nool: HART	LAND	I		DECH	c		C	4/24/2006	07491		COMPLE	TE-C
		P.F	R.E. 100%	05/28/2013											
Owner's Name/Address		SP	ASSMT:												
HOOSE LORA E			2018 Est	TCV 210,417	TCV/T	FA: 14	13.53								
10316 DUNHAM RD HARTLAND MI 48353		X	Improved	Vacant	Lar	nd Val	ue Estima	tes for	Land Table	M&B.METH	ES & BOUNDS	5		<u> </u>	
HARILAND MI 10555			Public						* Fa	ctors *					
			Improvemen	nts		-		ontage	Depth Front	-		-	n		alue
Tax Description			Dirt Road				BOUNDS RECREATIC	NTT T			39,703 100				,100 ,850
SEC 21 T3N R6E COM AT NW C	OR SEC 21, TH	v	Gravel Ro Paved Roa		ROW	,	RECREATIC	MAL	0.230		5,500 100 0 100	J		2	, 850
N89*29'05"E 2598.58 FT ALG		A	Storm Sew						1.94 Total	Acres	Total Est	Land	Value =	43	,950
N 1/4 COR, TH S89*07'56"W			Sidewalk		Lor	d Tmp	rovement	Coat Fa	timatog						
DUNHAM RD TO POB, TH S01*5 FT, TH S89*07'56"W 300' FT			Water Sewer			-		COSL ES	LIMALES	Data	7	Gine	*Ceed	Cash V	· .]
N01*58'49"W 338.19; TH N89		x	Electric			script	in Concre	ete		3.61	CountyMult. 1.25	. 512e 169	%Good 82	Cash v	625
FT ALG C/L DUNHAM RD TO PC			Gas			.,			stimated La						625
AC M/L SPLIT 6/96 FROM 016 1/97 SUBJ TO ESMTS & ROW C			Curb												
Comments/Influences	I RECORD		Street Li Standard	5											
			Undergrou												
			Topography	v of											
			Site	4 -											
a state			Level												
			Rolling												
	N. S. L. S.		Low Hiqh												
	TT CAR		Landscape	d											
	ALL ANT		Swamp												
			Wooded Pond												
Saddesies			Waterfron	t											
			Ravine												
3			Wetland Flood Pla	in	Yea	r	Land	1	Building	Asses	ssed B	oard of	Tribuna	al/ '	Taxable
			FIODU PIA	±11			Value		Value		alue	Review	Oth		Value
	05/16/2019	Who	o When	What	201	8	22,000	2	83,200	105,	,200				86,712C
		CY	05/16/20	13 INSPECTE	D 201	7	21,900	2	84,700	106,	,600				84,929C
The Equalizer. Copyright		BM		94 INSPECTE			21,000	2	83,300	104,	,300				84,172C
Licensed To: Township of H of Livingston, Michigan	artiand, County				201		22,800		69,900		,700				83,921C
Let httingbeen, menigan							,			/					•

Parcel Number: 4708-21-100-033

Printed on

08/15/2018

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Gara	age
Building Type X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame X Wood Frame Building Style: 1 1 STORY Yr Built Remodeled 1993 0 Condition: Average Room List 3 3 Basement 5 5 1st Floor 2nd Floor 3 (1) Exterior Wood/Shingle Aluminum/Vinyl Brick X X Insulation (2) Windows	X Eavestrough X Insulation 12 Front Overhang 12 Other Overhang (4) Interior X Drywall Plaster Paneled Wood T&G Trim & Decoration Ex Ex X Ord Min Size of Closets Lg X Ord Doors Solid X (5) Floors Kitchen: Other: (6) Ceilings X Cathedra	<pre>(11) Heating/Cooling X Gas Oil Coal Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 2 Sixture Bath 2 Fixture Bath</pre>	Appliance Allow.	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga Class: C +5 Effec. Age: 25 Floor Area: 1466 Total Base Cost: 144 Total Base New: 218 Total Depr Cost: 156 Estimated T.C.V: 165 Foundation Rate Basement 66.19	Area Type 250 WCP (1 Story) 353 Treated Wood CntyMult ,479 X 1.510 ,163 E.C.F. ,603 X 1.059 ,842 Bsmnt-Adj Heat-Ad	Year Built Car Capaci Class: C Exterior: Brick Ven. Stone Ven. Common Wal Foundation Finished 7 Auto. Door Mech. Door Area: 546 % Good: 0 Storage An No Conc. F Bsmnt Gara Carport An Roof:	Siding Siding
Many Large X Avg. X Avg. Few Small	Height to Joists: 0.0 (8) Basement	Softener, Auto Softener, Manual Solar Water Heat	Well, 200 Feet 1000 Gal Septic (16) Porches WCP (1 Story), Sta	andard	4975.00 3085.00 20.05	1 1 250	4,975 3,085 5,013
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide	10 Poured Conc. Stone Treated Wood X Concrete Floor	No Plumbing Extra Toilet Extra Sink Separate Shower	<pre>(16) Deck/Balcony Treated Wood,Standa (17) Garages Class:C Exterior: States State</pre>		6.50	353	2,295
Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish 1400 Recreation SF Living SF 1 Walkout Doors	Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer	Common Wall: 1 Wall	/Comb.%Good= 75/100/1	19.70 -1300.00 00/100/75.0, Depr	546 1 Cost =	10,756 -1,300 145,468
(3) RoofXGable Hip FlatGambrel Mansard ShedXAsphalt ShingleChimney:Metal	Joists:	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Basement Recreation County Multiplier = 1 Phy/Ab.Phy/Func/Econ/ ECF (4090 METES&BOUNI	1.51 => /Comb.%Good= 46/100/10			16,030 24,205 11,134 156,603 165,842



Branter Other base Sale brice bri	Parcel Number: 4708-21-10	0-032	Jur	isdiction: HARTLAND	TOW	NSHIP		County:	LIVINGSTON		Pri	nted on		08/1	5/2018
HETERAL HOME LAN MORTAGE BOOTE DESALD & LANTE ROSS 107.000 02/19/2005 CD FROM BARK 2010 P-015416 DEED/TA 100.0 REPUBLIC RAMK FROMAL KOWR LOAM MORTAGE 0 07/20/2007 QC INVALID DEED/TA 100.0 OCHER KLISTIN M FROMULIC RAMK FROM BARK 2010 P-015416 DEED/TA 100.0 Property Address Class / RESIDENTIAL LYERKO [Zonig: SR Building Formit(s) Date Number Status Property Address Class / RESIDENTIAL LYERKO [Zonig: SR Building Formit(s) Date Number Status Property Address Class / RESIDENTIAL LYERKO [Zonig: SR Building Formit(s) Date Number Status Property Address OPASTS Date OPASTS Date Number Status Property Address DPASTS Date OPASTS Date Number Status Pace Ecol PASS Date Date Date Date Status Status Status Tax Description Status Stade	Grantor	Grantee						Terms	of Sale						
REFUGE BANK PEDERAL HOME LOAN MORTOAG 0	HOGUE RONALD & LAMIE ROSE	HOGUE RONALD		0	03/	29/2014	QC	QUIT (CLAIM		2014R-0082	274 Q DE	EED		0.0
COOPER KRISTIN M REPUBLIC BANK 178,138 04/12/2006 SD SHERLPS BALE LS079/P0794 DEED 100.9 Property Address Class: RESIDENTIAL-INFRO Zoning: SR Pulling Fermit(s) Date Number Status Z88 FARTUND ED School: FARTUND PR.E. 1005 02/19/2009 GARATINO PORCHES 06/17/2001 5403 COMPLETE-C Owner's Nume/Address PF.R.E. 1005 02/19/2009 GARATINO PRESSON 526 COMPLETE-C MORDE RONALD 2328 ACTUND RD PRASSON: SD 711/2001 5226 COMPLETE-C 328 FARTUND RD Improvements PRESSON: SD 72000 5236 COMPLETE-C 328 FARTUND RD Improvements PRESSON: SD 72000 5236 COMPLETE-C 328 FARTUND RD PRESSON: SD PRESSON: SD 72100 5700 5700 32104 ACTUN RD PRESSON: SD PRESSON: SD PRESSON: SD 7214 57,700 32156 497 TO POR SD SDG TO ENST'S SIGUARD RD SAUGARD ROW RESCOND RAN D 3.14 AC N/L SC:01 Bisistes SC:01	FEDERAL HOME LOAN MORTGAG	HOGUE RONALD & L	AMI	E ROSE 107,000	02/	19/2008	CD	FROM 1	BANK		2010R-0154	16 DI	EED/PTA		100.0
Property Address Class: R35DENTIAL-10FR0 Zoring: 8 Building Permit(s) Date Number Status 2828 AwarLaND ND School: HANTLADD PORCHES 06/17/2001 2002-6076 CONPLETE-C Owner's Name/Address SP ASMT: SAD 2 1 STY SINGLE FAMILY DWLG 09/13/2000 5326 COMPLETE-C 2018 Bst TCV 223,593 TCV/TPAL 1 STY SINGLE FAMILY DWLG 09/13/2000 5326 COMPLETE-C 2028 RANTLAND RD X Tax Description Y Reproved Y Rant Y Rant Y Rant 2828 HANTLAND NI 48353 X Tax Description Frances Factors * Y Rant 2828 HANTLAND NI 48353 X Tax Description Frances * Public Factors * 2828 HANTLAND NI 48353 X Tax Description Frances * Public Paced Road 2828 HANT NO RC TAR PARCE Description Frances * Public Paced Road 28156 4975 118.01 Fr. TH 18845 (25 W 49.05 Filewalk Street Lights Street Lights Street Lights Street Lights Street Lights Street Lights Street Lights Street Light Distreet front Kaseesed Board of Titbaal/ Taxable Value Value Value Value	REPUBLIC BANK	FEDERAL HOME LOA	N M	ORTGAG 0	02/	20/2007	QC	INVAL	ID			DI	EED		0.0
2828 HARTLAND RD School: HARTLAND FORCHES 06/17/2001 2020-6076 COMPLETE-C Owner's Name/Address SP ASSMY: SAD 2 1.87Y SINGLE FAMILY DUL 09/11/2001 540.3 COMPLETE-C HOODE KONALD 2018 Est TOV 223.593 TOV/TFA: 94.90 1.87Y SINGLE FAMILY DUL 09/11/2001 326.4 COMPLETE-C HORT RAME RD 2018 Est TOV 223.593 TOV/TFA: 94.90 1.87Y SINGLE FAMILY DUL 09/11/2001 326.4 COMPLETE-C Tax Description 700 F000 TH SST 200 S26.0 COMPLETE-C 2018 Est TOV 223.593 TOV/TFA: 94.90 0.000 Tax Description Fontore Fontore Fontore Fontore Name Tax Description Fontore Fontore School Hartland RD School Hartland RD School Hartland RD Strong and rescription Fontore School Hartland RD School Hartland RD School Hartland RD School Hartland RD Strong and rescription Fontore School Hartland RD School Hartland RD School Hartland RD School Hartland RD Strong and RD School Hartland RD School Hartland RD School Hartland RD School Hartland RD Strong and RD School Hartland RD School Hartland RD School Hartland RD School Hartland RD Strong and RD School Hartland RD School Hartland	COOPER KRISTIN M	REPUBLIC BANK		178,138	04/	12/2006	SD	SHERI	FF SALE		L5079/P079	94 DE	EED		100.0
P.R.E. 100% 02/19/2009 GAR ATT/ DET 11/06/2000 5403 COMMETS-C Owner's Name/Address RP ASSMT: SAD 2 ISTY STRUEE FAMILY DRIG 09/13/2000 5326 COMMELTS-C 2828 BARTLAND RD BARTLAND RD	Property Address		Cla	ass: RESIDENTIAL-IMP	RO Z	oning: SI	R Bui	lding F	Permit(s)		Date	Numbe	r	Status	5
Demonstrial Name/Address SP ASMT: SAD 2 1 STY SINGLE FAMILY DWL0 09/13/2000 5326 COMMELTE-C DOUTE RONADD HARTLAND MT 48353 2018 Bot TCV 223,593 TCV/TFA: 94.90 2018 Bot TCV 223,593 TCV/TFA: 94.90 2018 Dot TCV 223,593 TCV/TFA: 94.90 Tax Description X Improved Value Setimates for Land Table MsB.METES & BOUNDS * Pactors * Tax Description Dirt Road Gravel Road Gravel Road Gravel Road State Dirt Road Gravel	2828 HARTLAND RD		Scl	nool: HARTLAND			POR	CHES			06/17/2001	2002-	6076	COMPLE	ETE-C
DOUR FOUNLD Der Absh." Sub 2 Fait Sinds Famil Dudo Der Absh." Sub 2 Commission 1001 Est TOY 223,593 TOY/TFA: 94.30 Improvements Improvements Improvements Improvements 111 Sin K6E COM N 1/4 COR, TH S1*56*49*E 1118.91 FT, TH S88*26*25*W 39.94 FT TOROR, TH S88*26*25*W 39.94 FT TOROR, TH S88*26*25*W 39.94 FT TO ROR, TH S88*26*25*W 31.95*49*W 222 FT. TH R88*45*100*E Standard Utilis. X Improvements Description Frontage Depth Front Depth Rate & Addl. Reason Value 200ments/Tnfluences X Improvements Description Standard Utilis. Topgaraphy of Site Site Improvements/Tnfluences Level Review No When What Year Land Ruilding Assessed Board of Trihumal/ Trabalie Wo When What 2018 27,900 83,900 111,800 74,141C Wo When What 2018 27,900 83,900 111,800 74,141C Yale Walue Value Value 71,970C			P.I	R.E. 100% 02/19/2009			GAR	ATT/ I	DET		11/06/2000	5403		COMPLE	ETE-C
12828 HARTLAND RD HARTLAND RD Value Value Value Value Batimates for Land Table MaB.NETS & BOUNDS Tax Description Value Value Tax Description Public * Pactors * SKC 21 T3N R6E COM N 1/4 COR, TH Dirt Road Strome Rever Sit58 49F TO DOG, NT 1889*26/257 W Aspendendenden Strome Rever Sit58 49F TO DOG, NT 1889*26/257 W Storm Sever Sidewalk Nater Steret Lights Storm Sever Sit58 49F TO DOG, NT 1889*26/257 W Storm Sever Sit6walk Paved Road Sit58 49F TO DOG, NT 1889*26/257 W Storm Sever Sit6walk Paved Road Sit6walk Paved Road Sit6walk Paved Road Sit6walk Paved Road Sites 100 Profile Profile Total Acres Steret Lights Steret Lights Steret Lights Steret Carb Steret Carb Swamp Wooded Pond Pond Weit Mat Pilot Plain Year Land Building Kettarfront Ravins Wooded Pond Priod Plain Year Woode Value Value Value Value Value	Owner's Name/Address		SP	ASSMT: SAD 2			1 S	TY SING	GLE FAMILY DW	WLG	09/13/2000	5326		COMPLE	ETE-C
RARTLAND MI 48353 X Improved Vacant Land Value Estimates for Land Table MES. METES & BOUNDS Tax Description Factors * Pactors * SDC 21 T3N R52 COW N 1/4 COR, TH S1*58 /49*E 118.91 FT, TH S88*26'25'W 39.94 FT to POB, TH S88*26'25'W 39.94 FT to POB, TH S88*26'25'W 39.94 FT to POB, TH S8*26'25'W S15.24 FT, TH N88*47'12'S 129.95 TT H S1*58' 49*E 336.87 FT TO POB SUBJ TO ESMTS Estrest Lights Standard Utilia. Dirt Road Dirt Road X Pacent Badewar Standard Utilia. Dirt Road Dirt Road X Pacent Badewar Standard Utilia. Dirt Road X Pacent Badewar Standard Utilia. Topography of Site X Inderground Utils. Topography of Site Topography of Site Topography of Site R Meter Front Ravine Wooded Pond Weter Front Ravine The Equalizer. Copyright (c) 1999 - 2005. New Name Name Name Who When What Mint 2018 27.900 B3,900 Tribunal/ Other The Equalizer. Copyright (c) 1999 - 2005. New Name Name 2018 27.900 B3,800 107,200 71,970C				2018 Est TCV 223,5	93 T(CV/TFA: 9	94.90								
Public Public * Pactors * Tax Description Dirt Road Becription Front Depth Rate Kadj. Reason Value SEC 21 T3N RGE COM N 1/4 COR, TH Dirt Road 3.140 Acres 17,739 100 55,700 SIS5 149 149 TI B 38 76 725 W 429.95 Front Depth Rate Kadj. Reason Value = 55,700 Siste 149 149 TI B 38 76 725 W 429.95 Storm Sweet Storm Sweet Storm Sweet Siste 149 149 TO DOB, TH S88426 125 W 429.95 Storm Sweet Storm Sweet Storm Sweet Siste 449 TO DOB, TH S88426 125 W 429.95 Storm Sweet Storm Sweet Storm Sweet Siste 44 FT, TH N88447 125 239.97 FT HH Storm Sweet Storm Sweet Storm Sweet Stards F ROM 018 Comments/Influences Topography of Stite Comments/Influences Topography of Stite Stead Landberground Utils. Topography of Figh No Mine Mhat 2018 Z7.900 83,900 Tribunal/ Taxable Who When Mhat 2018 27,900 83,900 111,800 74,141c No Who Mhen 2018 27,900 83,900 111,800 74,141c No Who Mhen 2018 22,400 83,800 107,230 71,970			X	Improved Vacant		Land Val	ue Estima	ates fo	r Land Table	M&B.ME	TES & BOUND	S			
Tax Description Bit Road 3.140 Acres 17,739 100 55,700 St52 479, TH S68 26/25*W 429,95 Paved Road 3.14 Total Acres Total Est. Land Value = 55,700 St53 479 100, TH S68 26/25*W 429,95 Sidewall Road Storm Sewer Sidewall Road St54 479, TH N88 20:02; EST, TH N384 45:00*E Sidewall Road Storm Sewer Sidewall Road St54 479, TH N884 20:02; EST, TH N384 45:00*E Sidewall Road Storm Sewer Sidewall Road St54 479, TH N884 20:02; EST, H N384 45:00*E Sidewall Road Storm Sewer Sidewall Road St54 479, FROM 018 Comments/Influences Storm Sewer Sidewall Road Storm Sewer Comments/Influences Site Event Realing Storm Sewer Site Bealing Land Review Reserved Storm Sewer Site Comments/Influences Foodpraghy of Site High Reserved Review Tribunal/ Taxable Moded Pood Nation Pood Reserved Value Value Value Common of the Value Nation Tribunal/ Taxable Pood Nation Nation Nation Pood				Public					* Fa	actors *					
Tax Description 3.14 Total Acres Total Est. Land Value = 55,700 Sic 21 TA NGB COM N1/4 COR, TH S1458/49'E 118,91 FT, TH S88'26/25'W 230.94 FT TH N1*58'49'W 222 FT, TH N38'45'00'E REST & ROW OF RECORD PAR D 3.14 AC M/L SFLIT 8/3 FROM 018 3.14 Total Acres Total Est. Land Value = 55,700 V Water Sever Sidewalk Water Sever Standard Utilities Underground Utils. Storm Sever Sidewalk Water Sever Sidewalk Gas Comments/Influences Topography of Site Topography of Site Site Level Rolling Low High Wooded Pood Waterfront Ravine Wet Land Pood Plain Year Land Value Building Value Sesesed Board of Value Tribunal/ Taxable Other Value The Equalizer. Copyright (c) 1999 - 2007. 199 - 2007. 2017 23,600 85,700 77,200				Improvements		-		ontage	-	-		-	son		
Image: Second N 1/4 COR, TH Pared Road Str58/49*E 3118.91 Fr, TH S88*26*25 W 429.95 Pared Road Storm Sever Sidewalk Water Sever Str58/49*E 336.87 Fr TO POB SUBJ TO ESNUS Storm Sever Storm Sever Sidewalk Water Sever Comments/Influences Street Lights Street Lights Street Lights Street Lights Street Clipts Street Lights Street Clipts Swamp Wooded Pond Water from Utils. Topography of Site Level Rolling Level Noded Pond Water from Utils. Topography of Site Bawel Model Namp Wooded Pond Water from tRavine Weter front Ravine Who When What 2018 27,900 83,900 Tibunal/ Taxable Who When What Road 2017 23,60 83,900 74,141C Ravine Wit2/193 INSPECTED 2017 23,60 83,800 107,200 71,970C	Tax Description					METES &	BOUNDS						- Juo -		
S1*58*49*E 1118.91 FT, TH S8*26'25'W 39:94 FT, TH N1*58*26'25'W S15:24 FT, TH N3*375'00'E S1:24 FT, TH N8*26'25'W S1:24 FT, TH N8*26'Y S1:24 FT, TH N8*26'Y	SEC 21 T3N R6E COM N 1/4 C	OR, TH	v						5.14 IOCA1	ACLES	IUCAI ES	st. Land	i vaiue -	J.	5,700
PT. TH N1-58-49*W 222 FT. TH N38+45'00*B IS3.24 FT. TH N38+745'12F 323.97 FT TH S1*58'49'E 336.87 FT TO POB SUBJ TO ESMTS REST & ROW OF RECORD PAR D 3.14 AC M/L Stradard Utilis: Comments/Influences Topography of Site Level Rolling Low High Landscaped Swamp Weiland Plood Part Naterfront Ravine Weiland Plood Plain The Equalizer. Copyright (c) 1999 - 2009. The Equalizer Copyright (Å												
IS3.24 FT, TH N8*47'12*E 329.97 FT HE S1*58'49*E 336.87 FT TO POB SUBJ TO ESMTS REST & ROW OF RECORD PAR D 3.14 AC M/L SPLIT 8/93 FROM 018 Comments/Influences Comments/Influences				Sidewalk											
sliss 49°E 336.87 FT TO POB SUBJ TO ESMIS REST & ROW OF RECORD PAR D 3.14 AC M/L SPLIT 8/93 FROM 018 Comments/Influences															
REST & ROW OF RECORD PAR D 3.14 AC M/L Gas SPLIT 8/93 FROM 018 Curb Comments/Influences Standard Utilities Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Pond Waterfront Ravine Year Land Who When What 2018 27,900 83,900 111,800 74,141C The Equalizer. Copyright (c) 1999 - 2009. Wol/2/1993 INSPECTED 2017 23,600 85,700 109,300 72,617C Licensed To: Township of Hartland, County Water Tond 2016 23,400 83,800 107,200 71,970C															
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Comments/Influences Street Lights Standard Utilities Underground Utils. Topography of Site Topography of Site Rolling Low Level Rolling Low Waterfront Ravine Year Vear Land Value Nalue Value Review Other Other Who When What Z018 27,900 83,900 111,800 74,141C Em 08/12/1993 INSPECTED 2017 23,600 85,700 109,300 72,617C Z016 23,400 83,800 107,200 71,970C 71,970C															
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SiteLevel Rolling Low High Landscaped Swamp Wooded Pond Wetland Flood PlainLevel Rolling Landscaped Swamp Wooded Pond Wetland Flood PlainValue ValueNassessed ValueBoard of ReviewTribunal/ OtherTaxable ValueYearLand ValueValue ValueValueReviewOther ValueValueWhoWhenWhat201827,90083,900111,80074,141CDiscorded To: Township of Hartland, CountyDevelopment County201723,60085,700109,30072,617C201623,40083,800107,20071,970C201623,40083,800107,20071,970C				Underground Utils.											
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Welland Flood PlainLevel Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Welland Flood PlainYearLand Building Value Value Value ValueBoard of Value ValueTribunal/ Value ValueTaxable Value ValueThe Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, CountyWhen What What ValueVearLand ValueBuilding Value ValueBoard of ValueTribunal/ ValueTaxable ValueWho When When ValueVear ValueLand ValueValue ValueBoard of ValueTribunal/ ValueTaxable ValueWho ValueWhen Value2018 20172018 23,60085,700109,30072,617C 2016Value ValueValueValueValueValueValue71,970CValue ValueValueValueValueValueValueWho ValueValueValueValueValueValueValueValueValue71,970CValueV				Topography of											
Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood PlainYearLand Building ValueBoard of ValueTribunal/ Taxable ValueTaxable ValueThe Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, CountyWhenWhat201827,90083,900111,80074,141CEm08/12/1993 INSPECTED201723,60085,700109,30072,617C201623,40083,800107,20071,970C	and the														
Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood PlainLew High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood PlainYearLand Building ValueBoard of ValueTribunal/ Context Taxable ReviewTaxable ValueThe Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, CountyWhoWhenWhat201827,90083,900111,80074,141CEm08/12/1993 INSPECTED201723,60085,700109,30072,617C201623,40083,800107,20071,970C	Marken Strand Inc.														
High Ladscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood PlainYearLand BuildingBuilding ValueAssessed ValueBoard of ReviewTribunal/ TaxableThe Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, CountyWhenWhat Value201827,90083,900111,80074,141CM08/12/1993 INSPECTED201723,60085,700109,30072,617C201623,40083,800107,20071,970C		11 All		-											
Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood PlainLandscaped Swamp Wooded Pond Wetland Flood PlainLandscaped Swamp Wooded Pond Wetland Flood PlainYearLand Building ValueBoard of ValueTribunal/ The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, CountyNenWhat2018 201727,90083,900111,80074,141CThe Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, CountyDollar 100201723,60085,700109,30072,617C201623,40083,800107,20071,970C		Visition +													
Swamp Wooded Pond Waterfront Ravine Wetland Flood PlainYearLand ValueBuilding ValueAssessed ValueBoard of ReviewTribunal/ OtherTaxable ValueThe Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, County08/12/1993 INSPECTED201723,60083,900111,80074,141C201623,40083,800107,20071,970C		Will will prove the		3											
Wooded Pond Waterfront Ravine Wetland Flood PlainWeeLand ValueBuilding ValueAssessed ValueBoard of ReviewTribunal / OtherTaxable ValueWhoWhenWhat201827,90083,900111,80074,141CThe Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, County08/12/1993 INSPECTED201723,60085,700109,30072,617C201623,40083,800107,20071,970C20162017020172017020170		- diet		-											
Waterfront Ravine Wetland Flood PlainWaterfront Ravine Wetland Flood PlainYearLand Building ValueBoard of ValueTribunal/ OtherTaxable ValueWhoWhenWhat201827,90083,900111,80074,141CWhoWhenWhat201827,90083,900111,80074,141CDisplayDisplayDisplay201723,60085,700109,30072,617CLicensed To:Township of Hartland, County201623,40083,800107,20071,970C				-											
Ravine Wetland Flood PlainRavine Wetland Flood PlainYearLand ValueBuilding ValueAssessed ValueBoard of ReviewTribunal/ OtherTaxable ValueWhoWhenWhat201827,90083,900111,800074,1410MoWhenWhat201723,60085,700109,300072,6170Licensed To:Township of Hartland, County201623,40083,800107,200071,9700															
Wetland Flood PlainWetland Flood PlainYearLand ValueBuilding ValueAssessed ValueBoard of ReviewTribunal/ OtherTaxable ValueWhoWhenWhat201827,90083,900111,800074,1410The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, County08/12/1993 INSPECTED201723,60085,700109,300072,6170201623,40083,800107,200071,9700109,000071,9700		A CONTRACTOR													
Flood PlainYearLand ValueBuilding ValueAssessed ValueBoard of ReviewTribunal/ OtherTaxable ValueWhoWhenWhat201827,90083,900111,80074,141CThe Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, County08/12/1993 INSPECTED201723,60085,700109,30072,617C201623,40083,800107,20010,20071,970C	A REAL PROPERTY OF THE REAL PR	- AND													
Image: Copyright (c) 1999 - 2009. Who When What 2018 27,900 83,900 111,800 Other Value The Equalizer. Copyright (c) 1999 - 2009. Edit (c) 1999 - 2009. 08/12/1993 INSPECTED 2017 23,600 85,700 109,300 72,617C 2016 23,400 83,800 107,200 71,970C 71,970C					2	Year	Lan	d	Building	Ass	essed	Board o	f Tribun	al/	Taxable
The Equalizer. Copyright (c) 1999 - 2009. M 08/12/1993 INSPECTED 2017 23,600 85,700 109,300 72,617C Licensed To: Township of Hartland, County 2016 23,400 83,800 107,200 71,970C				1 1000 1 10111			Valu	e	Value		Value	Revie	w Ot	her	Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, County			Who	When What	· _				-						
Licensed To: Township of Hartland, County	The Equalizer Conversion	(a) 1999 - 2009	BM	08/12/1993 INSPECT	ED	2017	23,60	0	85,700	10	9,300				
					2	2016	23,40	0	83,800	10	7,200				71,970C
	-				2	2015	23,40	0	72,800	9	6,200				71,755C

Parcel Number: 4708-21-100-032

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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks (1	17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style:	X Eavestrough X Insulation 1 Front Overhang (4) Interior X Drywall Plaster X Paneled Wood T&G Trim & Decoration	X Gas Oil Elec. Wood Coal Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor)	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood	Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 1 Prefab 1 Story Prefab 2 Story	ar Built: r Capacity: 3 ass: D tterior: Siding ick Ven.: 0 one Ven.: 0 mmon Wall: 1 Wall undation: 42 Inch nished ?:
MANUFACTURED Yr Built Remodeled 2000 0 Condition: Average	Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C.	Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling	Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range	Wood Stove Direct-Vented Ga Class: D +10 Effec Are: 21	tto. Doors: 2 ch. Doors: 0 ea: 1140 Good: 0 orage Area: 540 o Conc. Floor: 0
Room List Basement 8 1st Floor 2nd Floor	<pre>(5) Floors Kitchen: Linoleum Other: Carpeted Other:</pre>	Central Air Wood Furnace (12) Electric 100 Amps Service	Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Total Base New : 196,417 E.C.F. Total Depr Cost: 155,169 X 1.082 Ca:	mnt Garage: rport Area: of:
4 Bedrooms (1) Exterior Wood/Shingle Aluminum/Vinyl Brick X X Vinyl X X Insulation (2) (2) Windows X Avg. X Avg. Few Large Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors Storms & Screens (3) (3) Roof X Gable Gambrel Hip Mansard Flat Shed	(7) Excavation Basement: 0 S.F. Crawl: 2356 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Floor Ceramic Tub Alcove 3 Vent Fan (14) Water/Sewer Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic	Stories Exterior 1 Story Siding Other Additions/Adjus (13) Plumbing 3 Fixture Bath 2 Fixture Bath Extra Sink Vent Fan (14) Water/Sewer Public Sewer Well, 200 Feet (15) Built-Ins & Fire Fireplace: Prefab (16) Deck/Balcony Treated Wood,Standa (17) Garages Class:D Exterior: Si Base Cost Common Wall: 1 Wall Automatic Doors Storage area over S	1650.00 1100.00 325.00 100.00 912.00 4400.00 eplaces 1 Story 1330.00 ard 7.11 ard 7.11 ard 5.73 iding Foundation: 42 Inch (Unfinished) 13.35 1 -1175.00 350.00 garage 3.75 /Comb.%Good= 79/100/100/100/79.0, Depr.Com	
X Asphalt Shingle Chimney: Metal	Cntr.Sup:	2000 Gal Septic	_		



Parcel Number: 4708-21-10	0-031	Juri	sdiction:	HARTLAND	TOWNSHIP		County: LIVING	GSTON	Pr	inted on		08/15	/2018
Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sal	е	Liber & Page	Ver By	ified		Prcnt. Trans.
DEUTSCHE BANK NATIONAL TR	ZUMBRUNNEN PROPE	ERTIE	ES LLC	345,000	03/15/200	7 WD	ARMS-LENGTH			PTA			100.0
SECOSAN MARIOARA & OVIDIU	DEUTSCHE BANK NA	TION	JAL TR	469,394	03/07/2000	5 QC	SHERIFF SALE		L5038/P00	75 DEE	D/PTA		100.0
SECOSAN MARIOARA & OVIDIU	MORTGAGE ELECTRO	DNIC	REGIS	0	09/07/200	5 SD	SHERIFF SALE		L4917/P02	211 DEE	D		0.0
LEWIS PENNY M	SECOSAN MARIOARA	A & C	VIDIU	560,000	09/24/2004	4 WD	ARMS-LENGTH		L4806/P00	78 DEE	D/PTA		100.0
Property Address	1	Cla	ss: RESID	ENTIAL-IMPRO	Zoning:	SR Bu	ilding Permit(s	5)	Date	Number	S	tatus	
2848 HARTLAND RD		Sch	ool: HART	LAND									
		P.R	.E. 0%										
Owner's Name/Address		SP	ASSMT: SA	.D 2									
ZUMBRUNNEN PROPERTIES LLC			2018 Est	TCV 506,594	TCV/TFA:	108.59							
2848 HARTLAND RD HARTLAND MI 48353		X	Improved	Vacant	Land Va	alue Estin	mates for Land	Table M&B.M	ETES & BOUN	IDS			
			Public					* Factors *	k				
			Improveme	nts	-		rontage Depth	_		-	n		alue
Tax Description		1 1	Dirt Road		METES 8	BOUNDS	2.54	2.540 Acres Total Acres		st. Land	Value =		240
SEC 21 T3N R6E COM N 1/4 C	OR, TH	1 1	Gravel Ro Paved Roa		I and Tr	maaromon	t Cost Estimate						
S1*58'49"E 1118.91 FT, TH			Storm Sew		Descrip	-	L COSL ESTIMALE		George to Mari	+ 0 ¹	P.G	ash Va	1
399.94 FT, TH N1*58'49"W 3 TH S88*47'12"W 329.97 FT,		1 1	Sidewalk Water		-	4in Conc	rete	Rate 4.63	CountyMul 1.25	t. Size. 308	%Good C 82		462
338.86 FT, TH N89*07'56"E		1 1	Sewer		,,		Total Estimat			'rue Cash			462
S1*58'49"E 336.87 FT TO PC REST & ROW OF RECORD 2.54		1 1	Electric										
M/L SPLIT 8/93 FROM 018	AC M/L PAR C	1 1	Gas Curb										
Comments/Influences		1 1	Street Li	ghts									
		1 1		Utilities nd Utils.									
		-	Fopograph	v of									
and the second s			Site	1									
100-	R P		Level										
Here and the second	R		Rolling Low										
trates where we are			LOW High										
ANNO CONTRACTOR	A LA SAMA	:	Landscape	d									
			Swamp Wooded										
	THE OWNER OF		Pond										
			Waterfron	t									
			Ravine Wetland										
			wet⊥and Flood Pla	in	Year		nd Build		sessed	Board of			axable
- Contraction of the second second						Val		lue	Value	Review	Other		Value
	State 7	Who	When	What	2018	26,1		200 25	53,300			19	0,260C
	(BM	08/12/19	93 INSPECTEI	2017	23,0	00 230,	700 25	53,700			18	6,347C
The Equalizer. Copyright Licensed To: Township of H					2016	23,0	00 226,	800 24	19,800			18	4,685C
of Livingston, Michigan					2015	23,0	00 197,	000 22	20,000			18	4,133C

Parcel Number: 4708-21-100-031

Printed on

08/15/2018

Mobile Home X	X Eavestrough	(11) Heating/Cooling		=	
A-Frame (4) X Wood Frame X E Building Style: Trin 1 STORY F Yr Built Remodeled 1997 0 Size Condition: Average I Room List (5) Basement Kin 1st Floor Ot	X Insulation 1 Front Overhang 1 Other Overhang) Interior Drywall Plaster Paneled Wood T&G im & Decoration Ex X Ord Min ze of Closets Lg X Ord Small ors Solid X H.C. 5) Floors itchen: ther: ther:	X Gas Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood I Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum	Total Base Cost:358,505XTotal Base New :541,342H	Wood Exterior: Siding
8 Bedrooms (6 (1) Exterior X C X Aluminum/Vinyl Brick (7 X Insulation Bat Cr. (2) Windows Sla X Avg. X Avg. Few X Avg. (8 Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide (9 Casement (9 Double Glass (9 X Storms & Screens (3) Roof X Gable Gambrel (10 Hip Mansard Jo Jo X Gable Gambrel (10	6) Ceilings Drywall 7) Excavation asement: 0 S.F. rawl: 4665 S.F. lab: 0 S.F. eight to Joists: 0.0 8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor 9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF	100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min Jo. of Elec. Outlets Many X Ave. Few (13) Plumbing 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Sink Separate Shower 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic Lump Sum Items: Lump Sum Items:	Base Cost Common Wall: 1 Wall	Foundation Rate Bsmnt-Adj H Crawl Space 74.01 -9.96 Rate 9.45 4650.00 3100.00 875.00 900.00 455.00 1712.00 5700.00 eplaces 545.00 670.00 andard 21.39 ard 8.50 ard 8.77 iding Foundation: 42 Inch (Finish 34.35 1 -1900.00 /Comb.%Good= 79/100/100/100/79.0,	<pre>Heat-Adj Size Cost 1.67 4665 306,584 Size Cost 356 3,364 1 4,650 1 3,100 1 875 1 900 1 455 1 1,712 1 5,700 2 1,090 1 670 483 10,331 180 1,530 149 1,307 hed) 528 18,137 1 -1,900 Depr.Cost = 427,660</pre>



Parcel Number: 4708-21-10	0-030	Jurisdicti	on: HARTLAND	TOWNSHIP		County:	LIVINGSTON	1	Prin	ted on		08/15	6/2018
Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms	of Sale		oer Page	Ver By	ified		Prcnt. Trans.
FEDEWA, STEVEN J. & MARIE	BRIMER, TODD & C	CHRISTINE	180,000	07/14/200	0 WD	INVAL	ID	28	02P0274				100.0
SHIELDS	FEDEWA		32,000	05/01/199	5 WD	INVAL	ID	19	24 0580				0.0
Property Address		Class: RE	SIDENTIAL-IMPR	0 Zoning:	SR B	uilding B	Permit(s)		Date	Number	5	Status	
2808 HARTLAND RD		School: H				ISC/SIGN	. ,	06,	01/2006	W-684		COMPLE	FE-C
		PRE 10	0% 07/25/2000			ISC/SIGN			26/2000			COMPLE'	
Owner's Name/Address		SP ASSMT:				100,0100			207 2000	5201			
BRIMER TODD & CHRISTINE			st TCV 231,999	<u> </u>	172 62								
2808 HARTLAND RD		X Improv				imates fo	or Land Tabl	A MER METER		2			
HARTLAND MI 48353		Public			aiue Est.			actors *	& BOOND.				
		Improv		Descri	ption H	Frontage	Depth Fro		Rate %Ad [.]	i. Reaso	n	V	alue
men. Degenintien		Dirt R			& BOUNDS		1.9	70 Acres 26	,183 100	0			,580
Tax Description		Gravel	Road		1.97 Total Acres Total Est. Land Value =								,580
SEC 21 T3N R6E COM N 1/4 C S1*58'49"E 1118.91 FT, TH	,	X Paved		Land I	mprovemen	nt Cost E	Stimates						
829.89 FT TO POB, TH S88*2		Storm Sidewa		Descri	ption			Rate Co	untyMult	. Size	%Good (Cash V	alue
FT TO ROW LN HARTLAND RD,		Water		D/W/P:	D/W/P: 4in Concrete 3.61 1.25 198 79 Total Estimated Land Improvements True Cash Value =								706
CHD BRG N09*59'29"W 226.89 N88*48'34"E 370.82 FT, TH		Sewer				Total	Estimated L	and Improve	ments Tru	le Cash	Value =		706
FT TO POB SUBJ TO ESMTS, R		X Electr Gas	ic										
RECORD PAR B 1.97 AC M/L S	PLIT 8/93 FROM	Curb											
018 CORR 8/95 Comments/Influences			Lights										
Comments/Influences			rd Utilities										
			round Utils.										
	Super-	Topogr Site	aphy of										
and the second s		Level											
	10 20	Rollin	q										
and the second second		Low	-										
*		High Landsc	am a d										
William Barrison Million	MARCE PAR	Swamp	aped										
	And	Wooded											
		Pond											
		Waterf Ravine											
	- Aler - St	Wetlan											
		Flood		Year		and	Building	Assess		oard of	Tribunal		axable
and the second second	The second second second second	[1 •••1 ·	2010		lue	Value	Val		Review	Othe		Value
			hen What			800	90,200	116,0					2,898C
The Equalizer. Copyright	(c) 1999 - 2009.	_BM 01/09	/1996 INSPECTE		22,		90,200	113,1					0,988C
Licensed To: Township of H				2016		900	88,700	111,6					0,177C
of Livingston, Michigan				2015	22,	900	78,600	101,5	00			8	9,908C

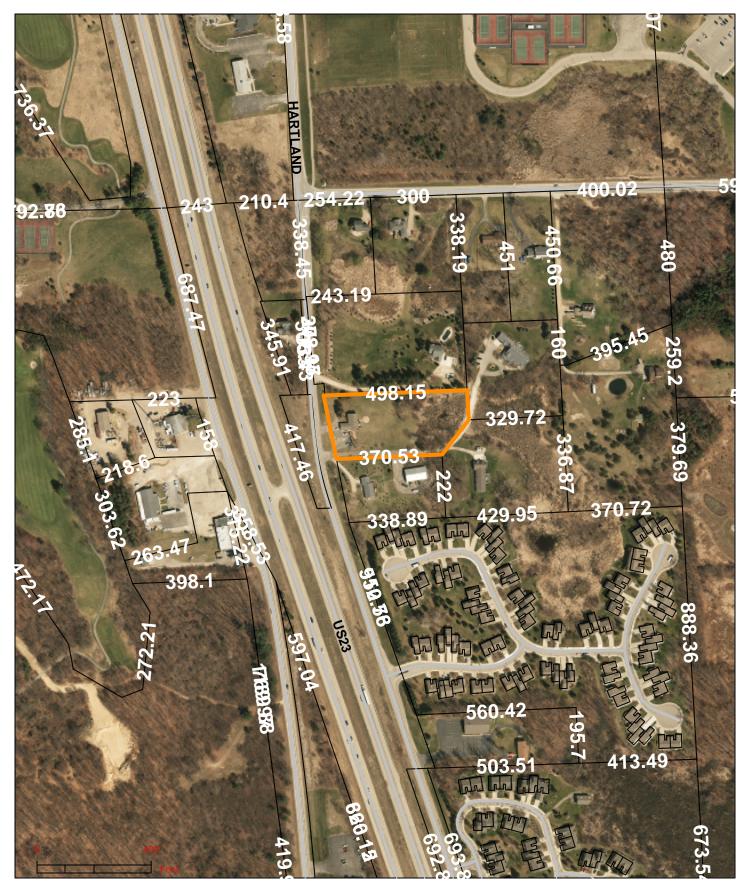
Parcel Number: 4708-21-100-030

Printed on

08/15/2018

(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(1	5) Fireplaces	(16)	Porches/Decks	(17) Gara	qe
(0) Eavestrough Insulation 0 Front Overhang (4) Interior X Drywall Paneled Wood T&C Trim & Decoration	X	Gas WoodOil CoalElec.Forced Air Forced Air 	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator	Area 24 198	Type CCP (1 Story)	Year Built Car Capaci Class: C Exterior: Brick Ven. Stone Ven. Common Wal Foundation Finished ?	: ty: Siding : 0 : 0 1: 1 Wall : 42 Inch :
Ex X Ord Min Size of Closets Lg X Ord Smal Doors Solid X H.C. (5) Floors	X	Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air	Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range	Cla Eff Flo	Raised Hearth Wood Stove Direct-Vented Ga ass: C +10 Gec. Age: 22 por Area: 1344		CntyMult	Auto. Door Mech. Door Area: 600 % Good: 0 Storage Ar No Conc. F	rs: 0 rea: 0 rloor: 0
(5) Floors Kitchen: Other: Carpeted Other:	`	Wood Furnace 12) Electric .00 Amps Service	Sauna Trash Compactor Central Vacuum Security System	Tot Tot	cal Base Cost: 124 cal Base New : 187 cal Depr Cost: 146 cimated T.C.V: 155	,650 ,367	X 1.510 E.C.F. X 1.059	Bsmnt Gara Carport Ar Roof:	_
<pre>(6) Ceilings X Drywall (7) Excavation Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF 2 Walkout Doors No Floor SF (10) Floor Support Joists: Unsupported Len: Cntr.Sup:</pre>	No (() () () () () () () () () () () () ()	Water Well 1000 Gal Septic 2000 Gal Septic	Stories Exterior 1 Story Siding Other Additions/Adju Walk out Basement (13) Plumbing 3 Fixture Bath (14) Water/Sewer Public Sewer Well, 200 Feet (16) Porches CCP (1 Story), St CPP, Standard (16) Deck/Balcony Treated Wood,Stand (17) Garages Class:C Exterior: S Base Cost Common Wall: 1 Wal Phy/Ab.Phy/Func/Econ	B stme Door anda ard idin l /Com	Basement 70.20 ents (s) ard g Foundation: 42 b.%Good= 78/100/10	6 0 F 775 2400 1162 4975 54 11 6 Inch 18 -1300 00/100	2.00 5.00 4.99 1.51 5.20 (Unfinished) 3.85 0.00 0/78.0, Depr	1344 Size 2 1 1 1 1 24 198 534 600 1 .Cost =	Cost 97,265 Cost 1,550 2,400 1,162 4,975 1,320 2,279 3,311 11,310 -1,300 146,367 155,003
(10) Floor Supp Joists: Unsupported Let	port	SF 1 port 1 n:	SF Public Water port 1 Public Sewer 1 Water Well n: 1000 Gal Septic	SF Public Water Public Sewer 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	SF Public Water Public Sewer 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	SF Public Water port 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	SF Public Water port 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	SF Public Water port 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	SF Public Water port 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic

Building Type	Farm Utility Buildings				
Year Built	2001				
Class/Construction	D,Pole				
Quality/Exterior	Average				
Base Rate/SF	7.60				
# of Walls, Perimeter	4 Wall, 228				
Perimeter Mult.	X 0.975 = 7.41				
Height	12				
Story Height Mult.	X 1.038 = 7.69				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.51 = 11.61				
Final Rate/SF	\$11.61				
Length/Width/Area	$72 \times 42 = 3024$				
Cost New	\$ 35,122				
Phy./Func./Econ. %Good	66/100/100 66.0				
Depreciated Cost	\$ 23,180				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost					
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.07				
% Good	66				
Est. True Cash Value	\$ 24,710				
Comments:					
Total Estimated True Cas	sn vaiue of Agricultural I	Improvements / This Card:	24710 / All Cards: 24710	U	



Parcel Number: 4708-21-10	0-029	Jur	isdictio	on: HA	ARTLAND	TOWNSHIP		County: LIVIN	IGSTON	Pr	rinted on		08/1	5/2018
Grantor	Grantee				Sale Price	Sale Date	Inst. Type	Terms of Sa	le	Liber & Page	Ve: By	rified		Prcnt. Trans.
KUDRYCKI, EDWIN & JANICE	LEICK, MICHAEL C	J &	ANGELA	1	74,900	10/10/2000) WD	ARMS-LENGTH		2855P044	9			100.0
SHEILDS, DALE				1	24,000	08/01/1993	B WD	ARMS-LENGTH		1728P027	1			0.0
SHIELDS, DONN					22,500	04/01/1993	3 SD	ARMS-LENGTH		1681 075	2			0.0
					22,500	02/01/1989	WD	ARMS-LENGTH						0.0
Property Address		Cla	ass: RES	IDENTI	AL-IMPRO) Zoning:	SR Bui	lding Permit((s)	Date	Number	:	Status	3
2860 HARTLAND RD		Scl	nool: HA	RTLAND										
		P.I	R.E. 100	% 10/1	0/2000									
Owner's Name/Address		SP	ASSMT:	SAD 2										
LEICK MICHAEL J & ANGELA 1	ર				210.382	TCV/TFA:	134.86							
2860 HARTLAND RD		x	Improve		Vacant			ates for Land	Table M&B.M	ETES & BOU	NDS			
HARTLAND MI 48353			Public	~			100 1001		* Factors					
Tax Description		_	Improve Dirt Ro	ad		Descrip METES &	otion Fr BOUNDS	ontage Depth		th Rate % s 22,034	-		52	/alue 2,000
SEC 21 T3N R6E COM N 1/4 0	COR, TH	x	Gravel							IOLAI	Est. Land	value =	52	2,000
	*58'49"E 1118.91 FT, TH S88*26'25"W 9.89 FT, TH N1*58'49"W 222 FT TO POB, S88*48'34"W 370.82 FT TO ELY ROW OF		Storm Sewer			-	Cost Estimat	es						
			Sidewal	k		Descrip		- + -	Rate	-			Cash V	
HARTLAND RD ANT PT OF CUR		Water Sewer					4in Concr Nood Frame		3.61 12.61		16 64	75 0		54 0
CURVE R, RAD 2287.97 FT,C		x	Sewer Electri	С		Silea .		Total Estima						54
11*23'6", ARC 227.365 FT		x												
N09*59'29"W 226.88 FT, TH 502.77 FT, TH S1*58'49"E														
S38*45'06"W 153.24 FT TO 1			Street Standar	-	ition									
REST & ROW OF RECORD 2.3			Undergr											
SPLIT 8/93 FROM 018 CORREC	CTED 9/00	_	Topogra											
Comments/Intluences			Site	pily of										
the star			Level											
E States			Rolling											
Salar Salar Linear			Low											
	man & Stratt		High Landsca	ned										
and the second s			Swamp	peu										
			Wooded											
			Pond	t -										
and the second second second	the manufacture and the second second		Waterfr Ravine	ont										
and the second second second			Wetland					-						
	A STATE AND A STATE		Flood P	lain		Year	Lan Valu		ding As alue	sessed Value	Board of Review		al/ ner	Taxable Value
		Who	o Wh	en	What	2018	26,00			05,200				80,603C
Notes and the Louis and the second	and the second second	LKI	H 06/04/	1990 II	NSPECTEI	2017	23,00	0 80	,200 1	03,200				78,946C
The Equalizer. Copyright						2016	23,00	0 78	,900 1	01,900				78,242C
Licensed To: Township of 1 of Livingston, Michigan	Hartland, County					2015	23,00			91,600				78,008C
or hrvingscon, menigan							- /			,				,

Parcel Number: 4708-21-100-029

Printed on

08/15/2018

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: 1 1 STORY Yr Built Remodeled 1990 0 Condition: Average Room List 1 Basement 1st Floor	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior X Drywall Plaster Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C. (5) Floors Kitchen: Other: Carpeted	XGas WoodOil CoalElec. SteamForced Air w/o DuctsXForced Air w/ DuctsForced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/CoolingCentral Air Wood Furnace(12) Electric	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum	Direct-Vented Ga Class: C +10 Effec. Age: 24 Floor Area: 1560 Total Base Cost: 130,278 Total Base New: 196,720 Total Depr Cost: 149,507 X 1.059	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area:
1st Floor 2nd Floor 3 Bedrooms(1) Exterior(1) Exterior(1) Exterior(1) Exterior(1) Exterior(1) Exterior(1) Exterior(1) Exterior(2) Windows(2) Windows(2) Windows(2) Windows(2) Windows(2) Windows(2) Windows(3) Wood SashMetal SashVinyl SashX Double HungHoriz. SlideCasementDouble GlassPatio DoorsStorms & Screens(3) RoofX GableHipHatShedX Asphalt ShingleChimney: Brick	Other: (6) Ceilings X Drywall (7) Excavation Basement: 1560 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF 1 Walkout Doors No Floor SF (10) Floor Support	<pre>(12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture (s) 2 3 Fixture Bath 2 Fixture Bath 2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Sewer 1 No Gal Septic Lump Sum Items:</pre>	Central Vacuum Security System Stories Exterior 1 Story Siding Other Additions/Adjus Walk out Basement D (13) Plumbing 3 Fixture Bath Ceramic Tile Floor (14) Water/Sewer Public Sewer Well, 200 Feet (16) Porches CPP, Standard (16) Deck/Balcony Treated Wood,Standa (17) Garages Class:C Exterior: S: Base Cost Common Wall: 1 Wall Phy/Ab.Phy/Func/Econ	Estimated T.C.V: 158,328 Foundation Rate Bsmnt-Adj Heat-Adj Basement 68.68 0.00 0.00 stments Rate Door(s) 775.00 2400.00 515.00 1162.00 4975.00 34.45 ard 6.77 iding Foundation: 42 Inch (Unfinished) 17.47 1 -1300.00 /Comb.%Good= 76/100/100/100/76.0, Depr.	Roof: j Size Cost 1560 107,141 Size Cost 1 775 1 2,400 1 515 1 1,162 1 4,975 16 551 260 1,760 704 12,299 1 -1,300 Cost = 149,507



Parcel Number: 4708-21-10	0-028	Jur	isdiction:	HARTLAND	TOWNSHIP		C	County: LIVINGSTO	N	P	rinted on		08/1	5/2018			
Grantor	Grantee			Sale Price	Sale Date	Inst Type		Terms of Sale		Liber & Page	Ver By	rified		Prcnt. Trans.			
TAMAS TODOR TED & STELUCA	REINWAND DENNIS			326,00		326,000 02/		02/19/201	3 WD		NOT VERIFIED YET	۲	2018R-00	05381 DEE	ED		100.0
				25,000	03/01/198	WD		ARMS-LENGTH						0.0			
						_											
Property Address	1	Cl	ass: RESIDI	ENTIAL-IMPF	RO Zoning:	SR	Buil	ding Permit(s)		Date	Number		Status				
10446 DUNHAM RD		Sc	hool: HARTI	LAND													
		Ρ.	R.E. 0%														
Owner's Name/Address		SP	ASSMT:														
REINWAND DENNIS			2018 Est '	TCV 303,558	B TCV/TFA:	170.73	3										
10446 DUNHAM RD HARTLAND MI 48353		X	Improved	Vacant	Land V	alue E	stima	tes for Land Tab	le M&B.MET	ES & BOU	JNDS						
		-	Public					*]	Factors *								
			Improvemer	nts				ntage Depth Fro	ont Depth			on		alue			
Tax Description		-	Dirt Road		METES 6	& BOUN	DS		030 Acres					,000			
SEC 21 T3N R6E COM N 1/4 C	OR TH	X	Gravel Roa					5.03 Tota	al Acres	Total	Est. Land	Value =	65	,000			
S1*58'49"E 480 FT FOR POB,	,		Paved Road Storm Sewe														
638.91 FT, TH S88*26'25"W			Sidewalk	51 													
N1*58'49"W 513.74 FT, TH N			Water														
	6'37"E 395.45 FT TO POB 5.03 O PRVT RD ESMT & RESTRICTIONS		Sewer Electric														
OF RECORD SPLIT 12-92 FROM		X	Gas														
Comments/Influences			Curb														
			Street Lig														
			Standard Undergrour														
			Topography Site	/ OÍ													
			Level														
			Rolling														
			Low High														
			Landscaped	đ													
			Swamp	~													
	A THE R.		Wooded														
			Pond Waterfront	-													
			Ravine														
			Wetland		77.0		-		-		D 1 C	1					
	W. 2		Flood Plai	in	Year		Land Value	-	Asse V	ssed	Board of Review			Taxable Value			
	The second second	1,71.	a 1.7]	T.T]- ·	2018						1001100						
Alexandra and a second second	Concercond and	Wh					2,500			,800				90,042C			
The Equalizer. Copyright	(c) 1999 - 2009.	BM	12/03/199	92 INSPECTE			0,000			,100				84,371C			
Licensed To: Township of H					2016		8,500			,200				83,619C			
of Livingston, Michigan					2015	2	28,500	75,300	103	,800			1	83,369C			

Parcel Number: 4708-21-100-028

Printed on

08/15/2018

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins (15) Fireplaces (16) Porches/Decks (17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: 13/4 - 2 STORY Yr Built Remodeled	Eavestrough Insulation 0 Front Overhang 0 Other Overhang(4)InteriorXDrywall PaneledPlaster Wood T>rim $Decoration$ ExXOrdMinSize of ClosetsLgXOrdDoorsSolidXH.C.(5)Kitchen:Ceramic Til Other:	XGasOilElec.WoodCoalSteamForced Air w/o DuctsForced Air w/ DuctsForced Hot WaterElectric BaseboardElec. Ceil. RadiantRadiant (in-floor)Electric Wall HeatSpace HeaterWall/Floor FurnaceXForced Heat & Cool	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot TubInterior 1 Story
1st Floor 2nd Floor 4 Bedrooms	Other: Carpeted	100 Amps Service	Security System Estimated T.C.V: 238,558 Roof:
4 Bedrooms (1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows (2) Windows X Avg. Few X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens (3) Roof	<pre>(6) Ceilings X Drywall (7) Excavation Basement: 1017 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement (9) Basement Finish 850 Recreation SF Living SF 1 Walkout Doors No Floor SF</pre>	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath 2 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer	CCP (1 Story), Standard 42.94 56 2,405
X Gable Hip Flat Mansard Shed X Asphalt Shingle		Public Water Public Sewer 1 Water Well 2 1000 Gal Septic 2000 Gal Septic	Base Cost 31.11 462 14,373 Common Wall: 1.5 Wall -2875.00 1 -2,875 Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 215,032 Separately Depreciated Items: (9) Basement Finish
Chimney: Brick		Lump Sum Items:	Basement Recreation Finish15.9585013,558County Multiplier = 1.51 =>Cost New =20,472<<<< Calculations too long.



Parcel Number: 4708-21-100	-027	Jur	isdiction:	HARTLAND	TOWNSHIP		(County: LIVING	STON	F	Printed on		08/1	5/2018
Grantor	Grantee			Sale Price	Sale Date		Inst. Type	Terms of Sale	2	Liber & Page	Ve By	rified		Prcnt. Trans.
MORGAN				167,000	09/01/19	95	WD	ARMS-LENGTH		1973 03	38			0.0
ROWAN				35,000	07/01/19	93	WD	ARMS-LENGTH						0.0
TAMAS				35,000	11/01/19	92	WD	ARMS-LENGTH		1640073	8			0.0
Property Address		Cla	ass: RESIDE	NTIAL-IMPR	RO Zoning	: SR	Buil	lding Permit(s)	Date	Number	<u>.</u>	Status	5
10448 DUNHAM RD		Scł	nool: HARTL	AND										
		P.F	R.E. 100%	/ /										
Owner's Name/Address		SP	ASSMT:											
MORGAN KENNETH & KAREN E		-	2018 Est T	CV 253,769	9 TCV/TFA	: 13	7.84							
10448 DUNHAM RD HARTLAND MI 48353		x	Improved	Vacant				ates for Land '	Table M&B.MB	TES & BO	UNDS			
HARILAND MI 48353			Public						* Factors *					
			Improvemen	ts	Descr	ipti	ion Fro	ontage Depth			%Adj. Reas	on	V	/alue
Tax Description			Dirt Road				BOUNDS		2.400 Acres					2,000
SEC 21 T3N R6E COM N 1/4 CO		Х	Gravel Roa		ROW	AND/F	RECREATIO		2.300 Acres	s 4,870 0 1			11	L,200 0
S1*58'49"E 480 FT, TH S69*5			Paved Road Storm Sewe		KOW				Total Acres		Est. Land	Value =	63	3,200
F, TH S89*07'56"W 24 FT, TH N1*58'49"W			Sidewalk	Ξ.										
610 FT, TH N89*07'56"E 400 M/L SUB TO PRVT RD ESMT & R			Water											
RECORD SPLIT 12-92 FROM 021		x	Sewer Electric											
Comments/Influences			Gas											
			Curb											
			Street Lig											
			Standard U Undergroun											
			Topography											
and the second s			Site	01										
			Level											
			Rolling											
the second second			Low											
			High Landscaped											
			Swamp											
STREET, STREET			Wooded											
			Pond Waterfront											
	A Reserved		Ravine											
	and the second second		Wetland		Year		Land	d Build	ing Acc	sessed	Board of	Tribuna	1/	Taxable
			Flood Plai	n	Lear		Value		lue Ass	Value	Review			Value
Charles and the second second		Who	o When	What	2018		31,600	0 95,3	300 12	26,900				85,694C
A CONTRACT OF A CONTRACT OF			10/28/199		· · ·	-	28,600			24,700				83,932C
The Equalizer. Copyright (10,20,100	5 10010011	2016		28,600			23,200				83,184C
Licensed To: Township of Ha	rtland, County				2010	_	28,000			13,200				82,936C
of Livingston, Michigan					2013		20,500	02,	100 11					02,2000

Parcel Number: 4708-21-100-027

Printed on

08/15/2018

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame	Eavestrough Insulation0Front Overhang Other Overhang(4)InteriorXDrywall PaneledPlaster Wood T&G	X Gas Wood Oil Coal Steam Forced Air w/o Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor)	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood	Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch
Building Style: 13/4 - 2 STORY Yr Built Remodeled 1993 0 Condition: Average	Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C.	Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air	Microwave Standard Bange	Raised Hearth Wood Stove Direct-Vented Ga	Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 484 & Good: 0 Storage Area: 0 No Conc. Floor: 0
Room List 1 Basement 1st Floor 2nd Floor	(5) Floors Kitchen: Other: Other:	(12) Electric 100 Amps Service	Sauna Trash Compactor Central Vacuum	Total Base New : 230,708 E.C.F. Total Depr Cost: 179,952 X 1.059	Bsmnt Garage: Carport Area: Roof:
3 Bedrooms (1) Exterior Wood/Shingle Aluminum/Vinyl X Brick Insulation (2) (2) Windows X Avg. X Avg. Few Xavg. Small Xwood Sash Metal Sash Small X Wood Sash Metal Sash Double Hung Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens (3) Roof X Asphalt Shed Xasphalt X Shed	<pre>(6) Ceilings X Drywall (7) Excavation Basement: 1015 S.F. Crawl: 96 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support</pre>	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 3 Fixture Bath 2 Fixture Bath 2 3 Fixture Bath 2 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Water Well 2 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Stories Exterior 1 Story Siding 2 Story Siding 1 Story Siding 1 Story Siding 1 Story Siding 1 Story Siding 1 Story Siding 0 ther Additions/Adjus (13) Plumbing 3 Fixture Bath Extra Sink (14) Water/Sewer Well, 200 Feet 1000 Gal Septic (15) Built-Ins & Fire Jacuzzi Tub Fireplace: Exterior (16) Porches WCP (1 Story), Sta WCP (1 Story), Sta (17) Garages Class:C Exterior: Si Base Cost Common Wall: 1 Wall	2400.00 480.00 4975.00 3085.00 eplaces 4240.00 r 2 Story 4650.00 andard 19.45 andard 19.45 iding Foundation: 42 Inch (Unfinished) 20.83 1 -1300.00 /Comb.%Good= 78/100/100/100/78.0, Depr.0	Size Cost 266 19,298 693 79,459 96 5,961 56 4,063 27 1,034 10 383 Size Cost 1 2,400 1 4,975 2 6,170 1 4,240 1 4,650 280 5,446 280 5,446 280 5,446 280 5,446 280 5,446 280 5,446 280 5,446 280 5,446 280 5,446 280 5,446



Parcel Number: 4708-2	1-100-020
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Jurisdiction: HARTLAND TOWNSHIP County: LIVINGSTON

Printed on

08/15/2018

Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale	Libe & Pa		rified	Prcnt Trans
MCCLURE				18,500	08/01/1989	WD	ARMS-LENGTH	1386	P0888		0.
Property Address			s: RESIDENTI		20 Zoning: S	R Bui	lding Permit(s)	Da	ate Number	s s	tatus
10382 DUNHAM RD			ol: HARTLAND								
Owner's Name/Address			E. 100% /	/							
		SP A	SSMT:								
ANDERSON MITCHELL & ROSA 10382 DUNHAM RD			2018 Est TCV	209,65	50 TCV/TFA:	99.55					
HARTLAND MI 48353		XI	mproved	Vacant	Land Val	ue Estima	ates for Land Tab	le M&B.METES &	BOUNDS		
			ublic					Factors *			
			mprovements		Descript METES &		ontage Depth Fr			on	Value 47,800
Tax Description		1 1	irt Road ravel Road		MEIES &	DOUND2	1. 1.70 Tot	700 Acres 28,1 al Acres To	tal Est. Land	Value =	47,800 47,800
SEC 21 T3N R6E COMM 400 FT COR OF SEC, TH S 1*58'49" 89*7'56"W 165 FT, N 1*58'4 89*7'56"E 165 FT TO POB, 1 21-100-015 Comments/Influences	E 450 FT, S 9"W 450 FT, N	X E G C S S U T S L R L H L S W P W R	aved Road torm Sewer idewalk ater ewer lectric as treet Lights tradard Util nderground U opography of ite evel olling ow Gigh andscaped wamp ooded ond aterfront avine	ities tils.							
			etland lood Plain		Year	Lan Valu		Assessed Value			
		Who	When	What	2018	23,90	0 80,900	104,800			82,767
		LK	06/04/1990 I	NSPECTE	D 2017	21,80	0 82,300	104,100			81,065
The Equalizer. Copyright Licensed To: Township of H					2016	21,80	0 81,000	102,800			80,342
of Livingston, Michigan	arcrana, county				2015	21,80	0 70,300	92,100		1	80,102

Parcel Number: 4708-21-100-020

Printed on

08/15/2018

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks	(17) Garage
<pre>X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame</pre>	Eavestrough Insulation 0 Front Overhang 0 Other Overhang(4) InteriorXDrywall PaneledPaneledWood T&G	X Gas Oil Elec. Wood Coal Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood	Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch
Building Style: BI-LEVEL Yr Built Remodeled 1990 0 Condition: Average Room List	Trim & Decoration	Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace	Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna	Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga Class: C +10 Effec. Age: 27 Floor Area: 2106 CntyMult	Finished ?: Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage:
3 Basement 1st Floor 2nd Floor	Other: Carpeted Other:	(12) Electric 100 Amps Service	Trash Compactor Central Vacuum Security System	Total Depr Cost: 152,832 X 1.059	Carport Area: Roof:
4 Bedrooms (1) Exterior Wood/Shingle X Aluminum/Vinyl Brick Insulation (2) Windows X Avg. X Avg. Y Avg. Y Avg. Y Small Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Dauble Glass Patio Doors X Storms & Screens (3) Roof X X Asphalt Shingle Chimney: Brick	Joists:	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Stories Exterior Bi-Level Siding Other Additions/Adjus Walk out Basement D (13) Plumbing 3 Fixture Bath (14) Water/Sewer Well, 200 Feet 1000 Gal Septic (15) Built-Ins & Fire Fireplace: Prefab (16) Porches CCP (1 Story), Sta (17) Garages Class:C Exterior: Si Base Cost Common Wall: 1 Wall	Door(s) 775.00 2400.00 4975.00 3085.00 eplaces 2 Story 2505.00 andard 38.96 iding Foundation: 42 Inch (Unfinished) 19.20 1 -1300.00 /Comb.%Good= 73/100/100/100/73.0, Depr.	1170 113,279 Size Cost 1 775 1 2,400 1 4,975 1 3,085 1 2,505 48 1,870 576 11,059 1 -1,300 Cost = 152,832



Parcel Number: 4708-21-10	0-019	Jur	isdiction:	HARTLAND	TOWNSH	IIP	C	County: LIV	VINGSTON		Prin	ited on		08/15/	/2018
Grantor	Grantee			Sale Price			Inst. Type	Terms of	Sale		iber Page	Ver By	ified		Prcnt. Frans.
GOCHNOUR PAULETTE A/WISE	BAUER LEAH R			175,000	02/29/	/2016	WD	ARMS LENGTH		2	2016R-006981		DEED/PTA		100.0
GOCHNOUR DAVID & PAULETTE	GOCHNOUR PAULETT	'E A	A 0 10		10/14/	/14/2015 QC		NOT USED		2	2015R-033022		D		0.0
				14,500	10/01/	/1988	WD	ARMS-LENG	TH						0.0
ENDEBROCK				111,900	01/01/	/1753	WD	ARMS-LENG	TH	1	380P0167				0.0
Property Address	1	Cla	ass: RESIDEN	TIAL-IMPF	RO Zoni	ng: SI	R Buil	lding Perm:	it(s)		Date	Number		Status	
10370 DUNHAM RD		Scl	hool: HARTLAN	ND											
		P.1	R.E. 100% 02,	/29/2016											
Owner's Name/Address		SP	ASSMT:												
BAUER LEAH R		1	2018 Est TC	V 203.766	5 TCV/T	FA: 13	34.68								
10370 DUNHAM RD HARTLAND MI 48353		X	Improved	Vacant				tes for La	and Table	e M&B.METE	S & BOUND	S			
HARILAND MI 48353			Public							actors *					
			Improvements	3		-		ntage Dep	oth From	nt Depth		-	n		lue
Tax Description			Dirt Road		MED	res &	BOUNDS	1	1.70 70 Total.	00 Acres 2	8,118 10 Total Es		Value -	47,8 47,8	
SEC 21 T3N R6E COMM 565 FT COR OF SEC, TH S 1*58'49"		X	Gravel Road Paved Road Storm Sewer					±.	.70 1004					47,0	
89*07'56"W 165 FT, N 1*58'			Sidewalk		She	ed: Wo	od Frame			9.36	1.25	240	0		0
89*07'56"E 165 FT TO POB, 21-100-015	1.7AC, FROM		Water												
Comments/Influences		x	Sewer Electric												
			Gas												
			Curb												
			Street Light Standard Uti	ilities											
			Underground												
The Alexander			Topography c Site)İ											
	No.		Level Rolling												
THE AND AND THE			Low												
VEN/ VIATE	(Alterna		High												
NAME AND THE REAL			Landscaped												
A PARAMANA DE MANDER	E AL		Swamp Wooded												
			Pond												
	4		Waterfront												
and the state of the second	and the second se		Ravine Wetland												
Statistical and the second			Flood Plain		Yea	r	Lano		uilding	Asses			Tribunal		axable
and the second	05/28/2015						Value		Value		lue	Review	Othe		Value
and the second second second		Who		What			23,90		78,000	101,					L,079C
The Equalizer. Copyright	(a) 1000 2000	KD					21,80		77,200		000				9,000S
Licensed To: Township of H	Hartland, County	CY ME					21,80		76,000			97,800M			9,241C
of Livingston, Michigan	-				201	5	21,80	0	62,900	84,	700			59	9,064C

Parcel Number: 4708-21-100-019

Printed on

08/15/2018

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garag	e
Building Type X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: 1 STORY Yr Built Remodeled 1989 0 Condition: Average Room List 1 Basement 1st Floor 2nd Floor 3 Bedrooms (1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows Many Large	<pre>(3) Roof (cont.) X Eavestrough X Insulation 12 Front Overhang 123 Other Overhang (4) Interior X Drywall Plaster Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C. (5) Floors Kitchen: Other: Carpeted Other: (6) Ceilings X Drywall (7) Excavation Basement: 1513 S.F. Crawl: 0 S.F. Height to Joists: 0.0</pre>	No Heating/Cooling Central Air Wood Furnace (12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Many X Ave. Few (13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System Stories Exterior 1 Story Siding Other Additions/Adjustr (13) Plumbing 3 Fixture Bath (14) Water/Sewer Well, 200 Feet 1000 Gal Septic (16) Deck/Balcony Treated Wood,Standard	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga Class: C Effec. Age: 28 Floor Area: 1513 Total Base Cost: 120 Total Base New: 182 Total Depr Cost: 131 Estimated T.C.V: 155 Foundation Rate Basement 62.75 ments	Area Type 408 Treated Wood 70 Treated Wood 70 Treated Wood 70 Treated Wood 856 X 1.510 ,493 E.C.F. ,395 X 1.187 ,966 Bsmnt-Adj 1 0.00 1,92 Rate 2400.00 4975.00 3085.00 6.44	Year Built: Car Capacit Class: C Exterior: S Brick Ven.: Stone Ven.: Common Wall Foundation: Finished ?: Auto. Doors Area: 440 % Good: 0 Storage Are No Conc. Fl Bsmnt Garag Carport Are Roof: J Size 1513 Size 1 1 1 408	<pre>y: iding 0 0 : 1.5 Wal 42 Inch Yes : 0 : 0 a: 0 oor: 0 e: a: 2,400 4,975 3,085 2,628</pre>
X Avg. X Avg. Few Small X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement Double Glass X Patio Doors Storms & Screens (3) Roof X Gable Hip Flat Gambrel Hip Flat Shed X Asphalt Shingle	<pre>(8) Basement (8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support</pre>	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Treated Wood,Standard (17) Garages Class:C Exterior: Sid Base Cost Common Wall: 1.5 Wal Phy/Ab.Phy/Func/Econ/C ECF (4070 METES&BOUNDS	rd ling Foundation: 42 l Comb.%Good= 72/100/1	9.21 Inch (Finished) 25.60 -1925.00	70 440 1 .Cost =	11,264 -1,925 131,395 155,966



Parcel Number: 4708-21-100-017

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

STON

Printed on

08/15/2018

Grantor	Grantee			Sale	Sale	Inst.	Terms of Sale	Liber		ified		Prent.
				Price	Date	Туре		& Page	By		Т	rans.
			1	2,500	05/01/1988	WD	ARMS-LENGTH					0.0
Property Address		Cla	ss: RESIDENTIA	L-IMPR	0 Zoning: S	R Bui	lding Permit(s)	Date	Number	S	Status	
2900 HARTLAND RD		Sch	ool: HARTLAND			ADD	ITION	11/12/2003	2002-6	233 0	COMPLETE	E-C
			L.E. 100% /	/			M/IND BLDG(S)	09/30/1998			COMPLETE	
Owner's Name/Address		-	ASSMT: SAD 2	/					, 1105			
YOUNG JEFFREY & SUSAN			2018 Est TCV	304 12	8 TCV/TFA:	99 13						
2900 HARTLAND RD		v		acant			tog for Lond Tob	le M&B.METES & BOUN	29			
HARTLAND MI 48353			-	acant	Land Val	ue Estima						
			Public Improvements		Decemiet	ion E		Factors * ont Depth Rate %A	li Poor	22	Val	1.1.0
<u> </u>			-		METES &			010 Acres 18,289 1	-	/11	55,C	
Tax Description		1 1	Dirt Road Gravel Road			RECREATIO		000 Acres 5,500 1			5,5	
SEC 21 T3N R6E COMM 7	30 FT W FROM N 1/4		Paved Road		ROW		0.27	0 Acres 0 100				0
COR OF SEC & S 1*58'4			Storm Sewer				4.28 Tot	al Acres Total E	st. Land	Value =	60,5	550
TH S 1*58'49"E 346.8 502.77 FT TO ELY R/W		1 1	Sidewalk		Land Imr	rovement	Cost Estimates					
POINT OF CURVATURE TO		1 1	Water Sewer		_		COSt Estimates	Data GaustaNal		° C]	lash Val	1
BEARING, N 2*48'03"W		Electric		Descript	lin Concre		Rate CountyMul 3.61 1.25	z. Size 15	%Good C 73		1ue 49	
3*23'W 5.04 FT, S 86*	37'W 35 FT TO C.L.		Gas			lin Concre		3.61 1.25	600	73	1,9	
OF HARTLAND RD, TH N			Curb			berglass		36.35 1.25	504	16	,	664
89*7'56" E 545.93 FT ' 21-100-015	TO POB, 4.28AC, FROM		Street Lights				Total Estimated	Land Improvements T	rue Cash	Value =	5,6	690
Comments/Influences			Standard Utili									
		-	Underground Ut:	uls.								
			Topography of									
2			Site									
			Level									
R.			Rolling Low									
24			High									
			Landscaped									
			Swamp									
			Wooded									
A DESCRIPTION OF THE PARTY OF T	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Pond Waterfront									
Contraction of the second s			Ravine									
A Constant of the Same			Wetland									
			Flood Plain		Year	Lan			Board of			xable
Contraction of the second	18					Valu			Review	Othe		Value
and the second second		Who		What		30,30						3,489C
The Equalizer. Copyr.	ight (g) 1000 = 2000	ME	06/04/1990 IN	ISPECTE		25,80						,567C
TILE EQUALIZEL. CODVE	•				2016	25,80	0 118,700	144,500			90),751C
Licensed To: Township	of Hartland, County				2015	26,70						

Parcel Number: 4708-21-100-017

Printed on

08/15/2018

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
<pre>X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style:</pre>	EavestroughInsulation0000000011<	X Gas Oil Coal Elec. Wood Coal Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story 1 Prefab 2 Story Heat Circulator	Area Type 159 CCP (1 Story) 260 Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?:
13/4 - 2 STORY Yr Built Remodeled 1988 0 Condition: Average Room List 1	Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C. (5) Floors Kitchen:	Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace	Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna	Raised Hearth Wood Stove Direct-Vented Ga Class: C Effec. Age: 30 Floor Area: 3068 Total Base Cost: 187 Total Base New : 282		Auto. Doors: 0 Mech. Doors: 0 Area: 506 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage:
1 Basement 1st Floor 2nd Floor	Other: Carpeted Other:	(12) Electric 100 Amps Service	Trash Compactor Central Vacuum Security System	Total Depr Cost: 197 Estimated T.C.V: 234	,874 X 1.187	Carport Area: Roof:
3 Bedrooms (1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) (2) Windows X Avg. X Avg. X Avg. X Few X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens (3) Roof X Gable Hip Mansard Flat Shed X Asphalt Shingle Chimney: Brick	<pre>(7) Excavation Basement: 1492 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support Joists:</pre>	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath 2 2 Fixture Bath 3 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Base Cost Common Wall: 1.5 Wa	eplaces 2 Story andard ard iding Foundation: 42 all /Comb.%Good= 70/100/1 ed Items:	4 0.00 3.83 0.00 0.00 Rate 2400.00 1600.00 4975.00 3085.00 2505.00 24.40 6.77 Inch (Unfinished) 20.41 -1925.00	1492 153,930 84 3,067 Size Cost 1 2,400 2 3,200 1 4,975 1 3,085 1 2,505 159 3,880 260 1,760 506 10,327 1 -1,925 .Cost = 197,874

Building Type	Farm Utility Buildings				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Average				
Base Rate/SF	7.60				
# of Walls, Perimeter	4 Wall, 68				
Perimeter Mult.	X 1.415 = 10.75				
Height	0				
Story Height Mult.	X 0.946 = 10.17				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.51 = 15.36				
Final Rate/SF	\$15.36				
Length/Width/Area	20 x 14 = 280				
Cost New	\$ 4,301				
Phy./Func./Econ. %Good	58/100/100 58.0				
Depreciated Cost	\$ 2,495				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost					
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.21				
% Good	58				
Est. True Cash Value	\$ 3,011				
Comments:					
Total Estimated True Cas	sh Value of Agricultural I	Improvements / This Card:	3011 / All Cards: 3011	1	1



Parcel Number: 4708-21-10	0-012	Jurisdictic	n: HARTLAND	TOWNSHIP		County: LIVINGST	NC	Printed on		08/15/2018
Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Pag		ified	Prcnt. Trans.
OAKLAND REALTY & DEV & D.	ROSE VALLEY LLC		115,000	03/21/2013	WD	ARMS LENGTH		DEE	D	100.0
POISSON DAVID A	OAKLAND REALTY &	DEVELOPM	171,000	05/24/2007	LC	ARMS-LENGTH	2007-	19446		100.0
POISSON, DEBORAH H.	POISSON, DAVID A	\.	0	05/16/2002	QC	QUIT CLAIM	L3409	/P0917 DEE	D	0.0
MIKA, PAUL E. & KATHERINE	POISSON, DAVID A	. & DEBOR	115,000	07/14/2000	WD	ARMS-LENGTH	2815	708		100.0
Property Address	,		MERCIAL-VACAN			uilding Permit(s)	Da	te Number	St	tatus
HARTLAND RD		School: HA	RTLAND							
		P.R.E. 0	2							
Owner's Name/Address		SP ASSMT:								
ROSE VALLEY LLC				B Est TCV 15	2 712					
PO BOX 535		Tmprotto				mates for Land Tak				
MILFORD MI 48381		Improve		Land Va.	IUE ESUI			CIAL SF 2010		
		Public Improven	ente	Descript	tion E	rontage Depth Fr	Factors *	e &ldi Peac	a	Value
		Dirt Ro		COMMERC) SqFt 0.00000		,11	Varue 0
Tax Description		Gravel		COMMERC	IAL GEN	COMMERCIAL 55532	-			152,713
SEC 21 T3N R6E S 86*E 1089		Paved R				1.54 Tot	al Acres Tot	al Est. Land	Value =	152,713
COR OF SEC FOR POB, TH S 8 S 1*W 356 FT, N 89*W 149.0		Storm S								
OF U.S. 23, TH NLY ALONG A		Sidewal Water	ζ							
RIGHT 316.59 FT, TH N 8*W	47.12 FT FT TO	Sewer								
POB, 1.5AC M/L		Electri	c							
Comments/Influences		Gas								
		Curb								
		Street	Lights d Utilities							
			ound Utils.							
		Topograj Site	ony or							
		Level								
Con I Jackto	ALL AND ALL AND	Rolling								
	The second second	Low								
	Charles Street House	High								
		Landsca	ped							
		Swamp								
	2	Wooded Pond								
	The Pression	Waterfr	ont.							
	04240 300	Ravine								
	Real and	Wetland		Voca	т.	and Devilations	1 7	Deard -f	Traiburgal	/ Terreble
The second second	1	Flood P	lain	Year		and Building Lue Value		Board of Review		
	A State of the second sec	Who tri-		2018				1/2 1/2	001101	
	Contine .	Who Wh	en What	2018	76,4					41,331C 40,481C
The Equalizer. Copyright	(c) 1999 - 2009.									
Licensed To: Township of H				2016	73,6		,			40,120C
of Livingston, Michigan				2015	40,0	000	40,000			40,000S



Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale	Libe & Pa		rified	Prcnt. Trans.
WHITE, ROBERT H.	ROYCE PROPERTIES	II, L.I			12/03/1999		ARMS-LENGTH		5P0563		100.0
WHITE, MAVIS A	WHITE, ROBERT H.				08/28/1997		RELATIVES		LP0475		100.0
Property Address		Class:	RESIDENT	IAL-VAC	N Zoning: (CA Bui	 ding Permit(s)	 I	ate Number	St St	atus
HARTLAND RD		School:	HARTLAN	D	I						
		P.R.E.	08								
Owner's Name/Address		SP ASSM	T: SAD 2								
ROYCE PROPERTIES II LLC					2018 Est TC	V 720					
10800 OAK HL DR PO BOX 1		Impro	oved X	Vacant	Land Va	lue Estima	tes for Land Tab	le M&B.METES &	BOUNDS		
HARTLAND MI 48353		Publ:	ic				*	Factors *			
		Impro	ovements				ontage Depth Fr	ont Depth Ra			Value
Tax Description			Road		METES &	BOUNDS		360 Acres 40,0		& SHAPE	720
SEC 21 T3N R6E ALL THAT	PT OF N 400 FT OF		el Road				0.36 TOT	al Acres To	otal Est. Land	value =	720
S 3/4 OF W 1/2 OF NW 1/4			d Road m Sewer								
OF LN WHICH LIES 103 FT	Side										
MEDIAN LN US 23 & W OF H	Wate:										
Comments/Influences	Sewe:										
		X Elec Gas	tric								
		Curb									
			et Light	S							
			dard Uti								
		Unde:	rground	Utils.							
		Topog	graphy o	f							
		Leve	1								
		Roll									
		Low	5								
		High									
			scaped								
		Swamj Wood									
		Pond									
		Wate:	rfront								
		Ravi									
		Wetla	and d Plain		Year	Land	d Building	Assessed	Board of	Tribunal/	Taxable
		L 1000	u riaill			Value		Value			
		Who	When	What	2018	40	0 0	400)		3080
		LKH 06/	04/1990	INSPECTE	D 2017	40	0 0	400			3020
The Equalizer Converigh	t (c) 1999 - 2009.				2016	30	0 0	300			3005
Licensed To: Township of					2010	30	0	300			5002



Parcel Number: 4708-21-400-046

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

Printed on

08/15/2018

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Ver By	ified	Prcnt. Trans.
GROVER, ETHEL M	BULLOCH, ROBERT	A TRUST	35,000	10/01/1996	WD	ARMS-LENGTH	2102/0497	DEE	D	100.0
Property Address		Class: AG	-IMPROVED	Zoning: (CA Buil	lding Permit(s)	Date	Number	Sta	atus
2255 CLARK RD		School: H	ARTLAND		OUTE	BUILDING	12/07/200	1 2001-58	353 COI	MPLETE-C
		P.R.E. 10	0% 01/17/2008	Qual. Ag.						
Owner's Name/Address		SP ASSMT:								
BULLOCH ROBERT A TRUST	P	2018 E	st TCV 223,97	O TCV/TFA: 1	94.42					
CLYDE BULLOCH		X Improv				tes for Land Table		ΔΤ.		
PO BOX 533				Dana va	IUE ESCIMA			AЦ		
HARTLAND MI 48353		Public Improve	omonta	Degarin	tion Erro	* Fa ntage Depth Fron	ctors *	di Posso	n	Value
				AG	HOMESI		-	-	11	46,000
Tax Description		Dirt R Gravel		AG	ROW	1.52 A				0
SEC 21 T3N R6E NE 1/4	OF SE 1/4 SEC 21,	Paved		AG	WOODS	1.02 A	cres 1500 100			1,530
COMM SE COR SEC 21, TH	HALG E LINE SEC 21,	Storm		AG	SWAMP/	WET WOODS 10.30 A				2,575
N 02°53'30" W 1341.42		Sidewa		AG	POND	0.20 A				0
LINE OF N 1/2 SE 1/4 S		Water		AG	TILLAB					14,812
943.13 FT; TH N 34°19'		Sewer		AG AG	TILLAB					312 2,867
N 19°29'17" W 215.48 F 219.15 FT; TH N 42°14'		Electr	ic	AG	TILLAB TILLAB					2,867
S LINE OF N 363 FT OF		Gas		AG	TTTTT	23.33 Total		st. Land	Value =	92,291
SEC 21; TH ALG S LINE		Curb	Lights			20100 100041	10100 10041 1	Doi Dana	Value	52,252
797.57 FT TO E LINE SE			rd Utilities							
02°53'30" E 978.29 FT	TO POB, CONT 23.33		round Utils.	Land Im	provement	Cost Estimates				
AC ML SUBJ TO ESMTS &				Descrip	tion		Rate CountyMul	t. Size	%Good Cas	sh Value
PARCEL A2 SPLIT ON 1/1	15/08 WTTH	Site	aphy of	D/W/P:	4in Concre	te	3.61 1.25	330	80	1,191
TAP.						Total Estimated La	nd Improvements T	rue Cash	Value =	1,191
	A	Level Rollin	~							
	ANT K	Low	9							
1 Provention	Life a Acres	- Hiqh								
T	1995 ·	Landsc	aped							
	and the second s	Swamp	-							
		Wooded								
	E COLUMN STREET	Pond								
		Waterf								
and the second second second		Ravine Wetlan								
		Flood		Year	Lanc	d Building	Assessed	Board of	Tribunal/	Taxable
					Value	e Value	Value	Review	Other	Value
	10/20/2009	Who W	hen What	2018	46,100	65,900	112,000			61,499C
				2017	45,600	64,000	109,600			60,235C
The Equalizer. Copyri Licensed To: Township	-			2016	39,800	40,800	80,600			59,698C
of Livingston, Michiga	· -			2015	34,000	29,500	63,500			59,520C
		1		I			1		I	

Parcel Number: 4708-21-400-046

Printed on

08/15/2018

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	· · · ·	16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: 1.25 -1.5 STY Yr Built Remodeled 1900 1960 Condition: Average Room List 1 Basement 1st Floor 2nd Floor	(3) Rool (Cont.) Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Paneled Paneled Wood T&G Trim & Decoration Ex Ord X Min Size of Closets Lg X Ord Small Doors Solid Kitchen: Other: Carpeted Other: Carpeted	X Gas Oil Elec Wood Coal Stear Forced Air w/o Ducts Forced Air w/ Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 100 Amps Service	. Appliance Allow. m Cook Top Dishwasher	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	CntyMult X 1.510 8 E.C.F. X 1.680	Year Built: Car Capacity: Class: CD Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
3 Bedrooms (1) Exterior Aluminum/Vinyl Aluminum/Vinyl X Brick Insulation (2) (2) Windows X Avg. X Avg. Y Avg. Y Avg. Y Avg. Y Small X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Double Glass Patio Doors X Storms & Screens (3) Roof X Asphalt Shed X X Asphalt Shed X		No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floo Ceramic Tile Wain Ceramic Tub Alcov Vent Fan (14) Water/Sewer Public Water Public Sewer 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Stories Exterior 1 Story Brick 2 Story Brick Other Additions/Adjus (14) Water/Sewer Well, 200 Feet 1000 Gal Septic) (16) Porches CCP (1 Story), Sta WCP (1 Story), Sta WCP (1 Story), Sta (16) Deck/Balcony Treated Wood,Standa (17) Garages Class:CD Exterior: F Base Cost Phy/Ab.Phy/Func/Econ/ ECF (4000 AGRICULTURA r	Mich Bsmnt. 68.71 Mich Bsmnt. 109.33 stments 4 andard andard ard Brick Foundation: 42 In (Comb.%Good= 45/100/100/2	29.75	816 52,477 168 17,628 Size Cost 1 4,675 1 2,895 150 3,578 60 2,004 256 1,672 308 9,163 .Cost = 63,935

Building Type	Farm Utility Buildings				
Year Built	2002				
Class/Construction	D,Pole				
Quality/Exterior	Average				
Base Rate/SF	7.60				
# of Walls, Perimeter	4 Wall, 200				
Perimeter Mult.	X 1.013 = 7.70				
Height	12				
Story Height Mult.	X 1.038 = 7.99				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.51 = 12.07				
Final Rate/SF	\$12.07				
Length/Width/Area	36 x 62 = 2232				
Cost New	\$ 26,933				
Phy./Func./Econ. %Good	68/100/100 68.0				
Depreciated Cost	\$ 18,315				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost					
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.26				
% Good	68				
Est. True Cash Value	\$ 23,077				
Comments:					
Total Estimated True Cas	h Value of Agricultural I	mprovements / This Card: 2	23077 / All Cards: 23077	7	



Parcel Number: 4708-22-40	0-018	Jurisdict	ion: HARTLAN	D TOWNSHIP		County:	LIVINGSTON	1	Prin	ted on		08/15	/2018
Grantor	Grantee		Sale		Inst. Type	Terms	of Sale		Liber & Page	Ver By	ified		Prcnt. Trans.
FAIRWAY GOLF LLC	HSLG LLC		1,200,00	0 01/22/201	B WD	ARMS I	LENGTH		2018R-00348	33 DEE	D/PTA		100.0
ELOVA MARKETING HIGHLAND	FAIRWAY GOLF LLC	!		0 10/31/201	5 QC	COMMON	N ENTITIES		2018R-00348	32 DEE	D		0.0
HARTLAND LLC	HELOVA MARKETING	HIGHLAND	800,00	0 08/31/201	1 LC	LAND (CONTRACT			PTA			100.0
FIRST EQUITY REALTY CORP	HARTLAND LLC			06/10/201	D QC	COMMON	N ENTITIES		2010R-01798	36 DEE	D/PTA		0.0
Property Address	1	Class: CC	MMERCIAL-IMP	OV Zoning:	GC B	uilding P	Permit(s)		Date	Number	4	Status	
11579 HIGHLAND RD		School: H	IARTLAND		M	ISC/SIGN			05/24/2012	8218	(COMPLET	TE-C
		P.R.E.	0%		M	ISC/SIGN			10/18/2011	1120	(COMPLET	TE-C
Owner's Name/Address		SP ASSMT:											
HSLG LLC		2018 F	st TCV 550,9	L9 TCV/TFA:	331.88								
10751 S SAGINAW ST STE K GRAND BLANC MI 48439		X Improv	ed Vacant	Land V	alue Est	imates fo	r Land Tabl	e 201.COM	MERCIAL CLA	ASS-ACRE	AGE		
		Public					* F	'actors *					
		Improv	ements	Descri	-	Frontage	Depth Fro	-		-	n		alue
Tax Description		Dirt R		OUTLYI	NG		18.5 18.56 Tota		25,205 100 Total Est		Value -	467, 467,	
SEC 22 T3N R6E W 1/2 OF SE	E 1/4 OF SEC	Gravel Paved					10.50 1014	II ACLES	IOCAI ES	. Lanu	Value -	407,	, 800
LYING N OF $M-59$, EXC E 843		Storm											
OF E 1/2 OF SW 1/4 OF SEC EXC W 553 FT, ALSO EXC AI		Sidewa	lk										
WHICH LIES SLY OF A LINE 1		Water Sewer											
MEASURED AT RIGHT ANGLES &		Electr	ic										
SURVEY LINE M-59, SPLIT FR		Gas											
"SEWER HOOK-UP MANDATORY A FAILURE"	AI SEPIIC	Curb	Lights										
Comments/Influences			rd Utilities										
			round Utils.										
		Topogr	aphy of										
		Site											
		Level											
		Rollin Low	g										
		High											
		Landsc	aped										
1 775	Carlos Carlos	Swamp											
	DECEMBER 1	Wooded Pond	l										
	H	Waterf	ront										
Manager and Annual State		Ravine											
		Wetlan Flood		Year	L	and	Building	Asse	essed B	oard of	Tribunal	./ Т	axable
		1 1000	4.111			lue	Value		<i>T</i> alue	Review		r	Value
		Who W	lhen Wha		233,		41,600		5,500				9,135C
The Equalization Committee	(a) 1000 2000			2017	221,	400	42,200	263	3,600			26	3,600S
The Equalizer. Copyright Licensed To: Township of H				2016	221,	400	42,500	263	3,900			26	3,900S
of Livingston, Michigan				2015	221,	400	42,200	263	3,600			26	3,600S

Parcel Number: 4708-22-400-018

Printed on

08/15/2018

X Single Family X Kesterough X Gas 011 Dilec. Appliance Allow. 1 Interior 1 Story ArealType Year Built: Mobile Home 1 Dither Overhang Dither Overhang Nood Ocal Stam Dither Overhang Trime is Porced Air w/ Ducts Appliance Allow. 1 Interior 1 Story ArealType Year Built: X Mood Prame (4) Interior X Forced Air w/ Ducts Appliance Allow. 1 Interior 1 Story ArealType Year Built: Exterior 3 Story Bath Heat Pan Trime is Decoration Store Allow. 1 Store Class: 0 Exterior 1 Story Porced Net Net Pan Porced Net Nea		uilding Type		(3) Roof (cont.)	(1	1) Hesting	/Cooling	(1	5) Built-ins	(1)	5) Fireplaces	(16)	Porches/Decks	(17) Gara	<u>7</u> 0
Mobile Home Town Home DuplexX Insulation If prot Overhang 1 Other Overhang 1 Store V N mail / Floor Overhang 1 Store V No fleating / Coll Store V <td></td> <td></td> <td></td> <td>. , . ,</td> <td></td> <td></td> <td>3</td> <td>(1</td> <td>-,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>5</td>				. , . ,			3	(1	-,						5
I pront Nome Duplex A-Frame 1 pront overhang Other overhang Forced Air w/o Ducts Forced Air w/o Ducts Force Force Forced Air w/o Ducts Forced Air w/o Ducts Forced Air w/o Ducts Forced Air w/o Ducts Forced Air w/o Ducts Force Air Air Forced Air w/o Ducts Force Air Air Forced Air w/Ducts Force Air Air Force Air Air Air Force Air Air Force Air Ai		5	- 1	3						T	1				
Duplex A-Prame(i) Unlet Overlaing (i) InteriorXForced Air W Jourds Forced Air W Jourds (i) InteriorXForced Air W Jourds Forced Air W Jourds Reduct Water Reduct Provide Reduct Provide Re			-					_	-		1	150	CPP	-	cyt
A 'Prame (4) Interior X Wood Frame (4) Interior X Mood Prame X Drywall Plaster Building Style: Trim & Decoration Electric Mall Heat 1 stoxY Ex X Ord Min Y Built Remodeled Size of Closets Condition: Yer Same Intercom Raised Hearth Wood Frame Lg X Ord Small Condition: Yer Same Lg X Ord Small Room List (5) Floors Central Air Wood Funce No of Sloo Other: Carpeted Other: Carpot Area: (1) Exterior X Drywall No. /Qual. of Fixtures Stories Exterior Foundations:/Ajments (1) Exterior X Drywall No. of Sloo No. of Sloo No. of Sloo Stories Exterior Foundations:/Ajments (2) Windows Slab: 0 S.F. Slab: 0 S.F. No. of Sloo Mary X Ave. Few No. of Sloo Sloo Sloo 13 Slote Costs: Sloo Sloo	I	Duplex		1 Other Overhang					Garbage Disposal		Two Sided			Exterior:	Siding
X Nood Frame X Drywall Paneled Plaster Wood Trad Building Style: Trim & Decoration File	I	A-Frame		(4) Interior							-				
International paneled wood ref. Paneled wood wood ref. Paneled wood ref	TX	Wood Frame	2								-				
Building Style: Trim & Decoration Radiant (in-floor) Vented Hood Heat Circulator Raised Hearth Auto. Doors: 0 1 STORY Space Heater Space Heater Space Heater Main Space Heater Main Space Heater Main Space Heater Main Neating/Cooling Neater Neate		nood iranic	-												
1 STORY 1'rim & Decoration Filestric Mall Heat Blectric Mall Heat Faised Hearth Auto. Doors: 0 Yr Built Room List Size of Closets Space Heater Main Space Heater Main Space Heater Mato. Doors: 0 Condition: Average Main Space Heater Main Space Heater Main Star of Closets Space Heater Mato. Doors: 0 Room List (5) Floors Doors Solid X H.C. Central Air Oren Central Air Mood Furnace Standard Range Star of theat-Adj Stac Corerot Area: 100	Bu	ilding Sty	10.			Radiant (i	n-floor)								
Yr Built 1960Remodeled 0Space Heater No Size of ClosetsSpace Heater Porced Heat & Col Heat Pump 			16.	Trim & Decoration											
1960 0 Size of Closets Condition: Average Lg X Ord Small Condition: Average Lg X Ord Small Room List (5) Floors Central Air Basement Stocher Central Air Detro Other: Carpeted Other: Carpeted Other: Carpeted On./Qual. of Fixtures Bedrooms (6) Ceilings No./Qual. of Fixtures Stories Exterior Foundation Wood Shingle Aluminum/Vinyl X Insulation Basement (7) Excavation Many Large Conc. Block Y wood Sash Conc. Block Metal Sash Conc. Block Y wood Sash Conc. Block Metal Sash Conc. Block Y wood Sash Conc. Block Metal Sash Conc. Block Y wood Sash Conc. Block Metal Sash Conc. Block Y wood Sash Conc. Block Metal Ray Conc. Block Y wood Sash Conc. Block Metal Sash Conc. Block Y wood Sash Pourde Conc. Metal Sash Y and K wood Sash Pourde Conc. Metal Sash Y and			adalad	Ex X Ord Min		-			Jacuzzi Tub		Wood Stove			Mech. Door	s: 0
Condition: AverageLgXOrdSmallHeat PumpHeat PumpMore and the construction of the constru			liodered	Size of Closets							Direct-Vented Ga				
Condition: Average Doors Solid X H.C. No Heating/Cooling Modeating/Cooling Standard Range Effec. Age: 54 Stockard Range Room List (5) Floors Central Air Wood Furnace Standard Range				Lg X Ord Small			2 & COOI			Cla	ss: C +5				
Room List (5) Floors Central Air Self Clean Range Floor Area: 1140 ChtyMilt Total Base Cost: 101,077 X 1.000 Basmat Garage: Ist Floor Other: (12) Electric (12) Electric Trash Compactor Total Base New: 152,626 E.C.F. Central Air Garget 3 Bedrooms (6) Ceilings No./Qual. of Fixtures Stories Exterior Foundation Rate Scip Contation Rate Scip Cost (1) Exterior X Drywall Ex. X Ord. Min No. of Elec. Outlets No. of Elec. Outlets Stories Exterior Foundation Rate Size Cost (2) Windows Stab: 0 S.F. Average Fixture(s) 1 Average Fixture(s) Stab: 0 S.F. Fireplaces Fireplaces Fireplaces Cass: C Exterior: Siding Foundation: 42 Inch (Unfinished) 3.085 X Many X Avg. X Avg. Store Scineer, Manual Scineer, Manual Scineer, Manual Scineer, Manual Scineer, Manual Scineer, Ceramic Tile Wains Common Wall: 1 Wall -1300 1 -1,200 X	Cor	ndition: AV	erage			-	/Cooling			Eff	ec. Age: 54				
Room List(1) FloorsWood FurnaceSaunaTotal Base Cost: 101,077X 1.510Bemrt Garage:Basement1st PloorOther: Carpeted(12) ElectricTrash CompactorTotal Base Cost: 101,077X 1.500Bemrt Garage:3 Bedrooms(6) CeilingsNo./Qual. of FixturesScurity SystemScurity SystemTotal Base Cost: 101,077X 1.500Bemrt Garage:(1) Exterior(6) CeilingsNo./Qual. of FixturesStoriesExteriorFoundation Rate Bsmt-Adj Heat-Adj SizeCost(1) ExteriorXDrywallEx.X Ord.MinNo. of Elec. OutletsNo. of Elec. OutletsNo. of Elec. Outlets1.4 Merz/SewerNoto 2.9 SizeCostXInsulationBasement: 0 S.F.(13) PlumbingAverage Fixture(s)1.3 Fixture BathStoresStores1.000 Gal Septic3085.001.3,250(2) WindowsSlab: 0 S.F.(8) BasementSoftener, ManualSoftener, ManualSoftener, ManualSoftener, ManualSoftener, ManualSoftener, ManualSoftener, ManualSoftener, ManualSoftener, ManualSoftener fileComon Wall: 1 Wall-1.300.001-1.300.00XWood SashPoured Conc.StoneTreated WoodSeparate ShowerCeramic Tile FloorCeramic Tile FloorCeramic Tile Floor(2) Windows(9) Basement Finish(9) Basement Finish(9) Basement FinishSeparate ShowerCeramic Tile FloorCeramic Tile Floor(2) Windows(9) Basement Finish(9) Basement Finish <td></td> <td></td> <td></td> <td></td> <td></td> <td>Central Ai</td> <td>r</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						Central Ai	r	-							
Basement Internet And Floor 3 Bedroms Internet Cher: (12) Electric Internet (12) Electric Internet (13) Electric Internet (14) Water/Sever Internet (15) Electric Internet (16) Porches Internet	Ro								-			, -		Bsmnt Gara	ge:
Ist Floor 2 Ind Floor 3 BedroomsOther: carpeted 0 Her:Other:Carpeted 100 Amps ServiceCentral Vacuum Security SystemEstimated T.C.V: 70,208Roof:(1) Exterior(6) CeilingsNo./Qual. of FixturesSecurity SystemEstimated T.C.V: 70,208Roof:(1) ExteriorXDrywallEx. X Ord. Min No. of Elec. OutletsMin No. of Elec. OutletsStoriesExteriorFoundation Carwal SpaceRateSizeCost(1) ExteriorXDrywallEx. X Ord. Min No. of Elec. OutletsMin No. of Elec. OutletsNo. / (13) PlumbingNo. / (13) PlumbingXInsulationBasement: 0 S.F. Crawl: 1140 S.F. Slab: 0 S.F.Many X Ave.FewNewrage Fixture(s) 3 Fixture Bath Softener, Auto Softener, Auto Softener, Auto Softener, Auto Softener, Auto Softener, Auto Softener, Auto Softener, Auto Softener, Start StorieNewrage Fixture(s) 3 Fixture Bath Softener, Auto Softener, Auto Softener, Auto Softener, Auto Softener, Start StorieNo. Plumbing Extra Sink Softener, Auto Softener, Auto Softener, StoreNo. Plumbing Extra Sink Separate Shower Ceramic Tile WainsStore Store Store100 arges StoreXWood Sash Winyl Sash Horiz. Slide Casement(9) Basement FinishConc te Floor (9) Basement FinishNo. Plumbing Extra Sink StoreFewNo. Plumbing Extra Sink Separate Shower Ceramic Tile WainsStore Store Store100 arges Store100 arges Store12,422Common Wall: 1 Wall-1300.00 Phy/Ab.Phy/Func/Econ/Comb					(1	2) Electri		-	-					Carport Ar	ea:
Instruction Finite Finite </td <td></td> <td></td> <td></td> <td>-</td> <td></td> <td>·</td> <td></td> <td>_</td> <td></td> <td></td> <td>-</td> <td></td> <td>X 1.000</td> <td></td> <td></td>				-		·		_			-		X 1.000		
(1) Exterior (6) Cellings No./Qull. Of Fixtures Stories Exterior Foundation Rate Binth-Adj Size Cost (1) Exterior X Drywall Ex. X Ord. Min No. of Elec. Outlets No. of Elec. Outlets Cost						-									
Wood/Shingle Aluminum/Vinyl Aluminum/Vinyl No. of Elec. Outlets No. of Elec. Outlets Many X Ave. Brick (7) Excavation (7) Excavation Many X Ave. Basement: 0 S.F. Many X Ave. (2) Windows Slab: 0 S.F. (2) Windows Slab: 0 S.F. (3) Basement 1 3 Fixture Bath Softener, Manual Softener, Manual Softener, Manual Softener, Manual Vinyl Sash Conc. Block Yinyl Sash Stone Yinyl Sash Stone Youle Hung Concrete Floor (9) Basement Finish (9) Basement Finish	(1			(6) Ceilings	NC	./Qual. of	Fixtures							5	Cost
Aluminum/Vinyl No. of Elec. Outlets (14) Water/Sewer X Brick (7) Excavation Many X Ave. Few (13) Plumbing (13) Plumbing (14) Water/Sewer Well, 200 Feet 4975.00 1 4,975 X Insulation Basement: 0 S.F. (13) Plumbing (15) Built-Ins & Fireplaces 1000 Gal Septic 3085.00 1 3,085 (2) Windows Caral: 1140 S.F. Slab: 0 S.F. 1 3 Fixture Bath Fireplace: Interior 1 Story 3250.00 1 3,250 X Avg. X Avg. Small (8) Basement Softener, Auto Softener, Manual Softener, Manual Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) X Wood Sash Metal Sash Conc. Block No Plumbing Solar Water Heat No Plumbing Vinyl Sash Treated Wood Stone Treated Wood Extra Sink Separate Shower Ceramic Tile Floor Vinyl Sash Winyl Sash Winyl Sash Goncrete Floor Generuic Tile Floor Ceramic Tile Floor Ceramic Tile Fl				X Drywall		Ex. X Or	d. Min		-		-				
Arannand Viny I Many X Ave. Few X Brick (7) Excavation (13) Plumbing X Insulation Basement: 0 S.F. (13) Plumbing (2) Windows Sab: 0 S.F. Crawl: 1140 S.F. Average Fixture(s) Slab: 0 S.F. Height to Joists: 0.0 1 Average Fixture Bath Softener, Auto X Mony X Avg. Softener, Manual Softener, Manual Softener, Manual X Wood Sash Conc. Block Poured Conc. Softener, Manual Solar Water Heat X Double Hung Treated Wood Extra Toilet Extra Sink Separate Shower (9) Basement Finish (9) Basement Finish Ceramic Tile Floor Ceramic Tile Floor Ceramic Tile Floor	1 1	. 5			No.	of Elec.	Outlets			s cille.	iits	1	ale	Size	COSL
X Insulation (7) Excavation (13) Plumbing X Insulation Basement: 0 S.F. (2) Windows Basement: 0 S.F. Slab: 0 S.F. Few Average Fixture(s) Slab: 0 S.F. Few Average Fixture(s) 3 Fixture Bath 2 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 2 Common Wall: 1 Wall 2 Fixture Bath 2 Fixture Bath 2 Common Wall: 1 Wall 2 Fixture Bath 2 Fixture Bath 2 Fixture Bath 2 Fixture Bath 2 Common Wall: 1 Wall 2 Fixture Bath 2 Fixture Bath 2 Common Wall: 1 Wall 2 Fixture Bath 2 Fixture Bath			LIIYL			Many X Av	e. Few	_ `	· · · ·			4975	5.00	1	4,975
X Insulation Basement: 0 S.F. Crawl: 1140 S.F. Slab: 0 S.F. Average Fixture(s) Slab: 0 S.F. Few Average Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Softener, Manual Softener, Manual Softener, Manual Solar Water Heat No Plumbing Extra Toilet Horiz. Slide Casement Assement: 0 S.F. Crawl: 1140 S.F. Slab: 0 S.F. Average Fixture(s) Average Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet For places (15) Built-Ins & Fireplaces X Many X Large Avg. Small Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Horiz. Slide Casement Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Floor (15) Built-Ins & Fireplaces		DITCH		(7) Excavation	(1	3) Plumbin			-			308	5.00	1	3,085
(2) Windows Charler, 1140 S.F. Many Large Avg. X Avg. X Few Small Conc. Block Netal Sash Vinyl Sash X Double Hung Horiz. Slide (9) Basement Finish (9) Basement Finish (9) Basement Finish	XI	Insulation			(-		-							_	
Many Large X Avg. Few Wight to Joists: 0.0 (8) Basement Softener, Manual Softener, Manual Softener, Manual Softener, Manual Vinyl Sash X Double Hung Horiz. Slide (9) Basement Finish (9) (9) (9) (9) (9) (9) (9) (9) (9) (9) (10) (10) (10) (10) (10) (1	(2	2) Windows				-				11	Story	3250	0.00	1	3,250
X Avg. X Avg. Small X Avg. Small X Avg. Small X Avg. Small (8) Basement Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Solar Water Heat No Plumbing Extra Toilet Solar Water Heat Solar Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Toilet Solar Water Heat Solar Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Toilet Extra Toilet Solar Water Heat Solar Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Toilet Extra Toilet Extra Sink Sonce Toreated Wood Concrete Floor Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Solar Water Heat Solar Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Toilet Extra Sink Sonce Toreate Shower Ceramic Tile Floor Casement Softener, Manual Solar Water Heat No Plumbing Extra Sink Solar Water Heat Solar Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Toilet Extra Sink Sonce Toreate Shower Ceramic Tile Floor Ceramic Tile Wains Softener, Manual Solar Water Heat No Plumbing Extra Sink Solar Water Heat Solar Softener, Manual Solar Water Heat No Plumbing Extra Sink Solar Common Wall: 1 Wall -1300.00 1 -1,300 X Double Hung Output Heng Concrete Floor Softener, Manual Solar Softener, Manual Sol	1	Many	Large					· ·	.,			\$	8.05	150	1.208
Few Small Conc. Block Soltener, Manual Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) X Wood Sash Metal Sash Vinyl Sash Conc. Block Solar Water Heat Solar Water Heat Base Cost 17.28 720 12,442 X Wood Sash Metal Sash Poured Conc. Stone Extra Toilet Base Cost -1300.00 1 -1,300 X Double Hung Horiz. Slide Treated Wood Concrete Floor Extra Sink Separate Shower Ceramic Tile Floor Separate Shower Ceramic Tile Wains ECF (201RS RETAIL/SERVICE) 1.000 => TCV of Bldg: 1 = 70,208														200	1,200
X Wood Sash Metal Sash Vinyl Sash Poured Conc. Stone No Plumbing Extra Toilet Common Wall: 1 Wall -1300.00 1 -1,300 X Double Hung Horiz. Slide Treated Wood Extra Sink Extra Sink ECF (201RS RETAIL/SERVICE) 1.000 => TCV of Bldg: 1 = 70,208 Y Operation (9) Basement Finish Ceramic Tile Floor Ceramic Tile Wains Ceramic Tile Wains	F	Few	Small	. ,						idin	g Foundation: 42				
Metal Sash Stone Extra Toilet Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 70,208 Vinyl Sash Treated Wood Concrete Floor Separate Shower Kasement (9) Basement Finish Ceramic Tile Floor	XV	Wood Sash													
Vinyl Sash Treated Wood Extra Sink ECF (201RS RETAIL/SERVICE) 1.000 => TCV of Bldg: 1 = 70,208 X Double Hung Concrete Floor Ceramic Tile Floor Ceramic Tile Floor Casement (9) Basement Finish Ceramic Tile Wains							-				b & Cood- 16/100/1			-	
XDouble Hung Horiz. Slide CasementConcrete FloorSeparate Shower Ceramic Tile Floor Ceramic Tile Floor Ceramic Tile Wains		-													
Casement (9) Basement Finish Ceramic Tile Vior Devela Class				Concrete Floor					- (,		_,			_	,
Ceramic Tile Wains			re	(9) Basement Finish											
Double Glass Recreation SF Ceramic Tub Alcove			s	Recreation SF											
X Patio Doors Living SF Vent Fan	XF	Patio Doors	3												
X Storms & Screens Walkout Doors (14) Water/Sewer	X	Storms & Sc	reens	J	(1			-							
(3) Roof No Floor SF Public Water	(3	3) Roof		No Floor SF		,		_							
Gable Gambrel (10) Floor Support Public Water Public Sever	(Gable	Gambrel	(10) Floor Support											
X Hip Mansard Joists: 8 1 Water Well	1 1	-		Joists: 8			~_								
Flat Shed Unsupported Len: 1 1000 Gal Septic	F	Flat	Shed				eptic								
X Asphalt Shingle Cntr.Sup: 2000 Gal Septic	X Z	Asphalt Shi	Ingle	Cntr.Sup:		2000 Gal S	eptic								
Lump Sum Items:					Lu	ump Sum Ite	ns:	1							
Chimney: Brick	Ch	nimney: Brid	ck												

Commercial/Industrial Building/Section 1 of 1 Parcel Number: 4708-22-400-018

Printed on

08/15/2018

Desc. of Bldg/Section: DR Calculator Occupancy: Sto		SHOPPE	<<<<< Class: C	Calc Quality: Low Cos	ulator Cost Compu	tations	>>>>>
Class: C Floor Area: 520		Construction Cost Above Ave. X Ave. Low	. Base Rate f	for Upper Floors = 4	0.20		
	Quality: Low	lculator Cost Data ** ** Cost Adj: %+0 \$/SqFt:0.00 e Heaters, Gas with Fan 100	Adjusted Sq	ng system: Space Hea quare Foot Cost for	Upper Floors = 38	.40	
Depr. Table : 2% Effective Age : 53	Heat#2: Zoned Ave. SqFt/Sto Ave. Perimete Has Elevators	er: 106	Ave. Floor	ght per Story: 10 Area: 520 Mare Foot Cost for U	Heig Perimeter: 106		
Economic %Good: 100	***	Basement Info ***	County Mult	iplier: 1.54, Final	Square Foot Cost	for Upper Floors	= 88.676
Remodeled	Perimeter: Type: Finishe		Total Floor	Area: 520	Base Cost	New of Upper Floo	ors = 46,111
Overall Bldg Height	Heat: Forced * M		Eff.Age:53	Phy.%Good/Abnr.Ph	y./Func./Econ./Ov	ion/Replacement Co erall %Good: 40 / tal Depreciated Co	100/100/100/40.0
	Area #1: Type #1: Offi Area #2: Type #2: Offi			RETAIL/SERVICE) ement Cost/Floor Are		=> TCV of Bldg: 1 . TCV/Floor Area=	
	* S Area: Type: Low	Sprinkler Info *					
(1) Excavation/Site Prep	:	(7) Interior:		(11) Electric and	Lighting:	(39) Miscellanec	ous:
(2) Foundation: For	otings	(8) Plumbing:		Outlets:	Fixtures:		
X Poured Conc Brick/St	tone Block	Many Average Above Ave. Typical	Few None	X Few	X Few		
(3) Frame:		2-Piece Baths Wate	als Bowls Heaters Fountains	Average Many Unfinished Typical	Average Many Unfinished Typical		
(4) Floor Structure:			er Softeners	Flex Conduit Rigid Conduit Armored Cable	Incandescent Fluorescent Mercury	(40) Exterior Wa	
(4) FIOOI Structure.				Non-Metalic Bus Duct	Sodium Vapor Transformer	Thickness	Bsmnt Insul.
		(9) Sprinklers:		(13) Roof Structur			
(5) Floor Cover:							
		(10) Heating and Cooling:		-			
(6) Ceiling:		X Gas Coal Hand Oil Stoker Boile	Fired er	(14) Roof Cover:			
(0) Cerring.							



Parcel Number: 4708-22-40	00-013	Juris	diction: HARTLAND) TOV	WNSHIP	(County:	LIVINGSTON	ſ	Pri	nted on		08/15/	/2018
Grantor	Grantee		Sale Price		Sale Date	Inst. Type	Terms	of Sale		Liber & Page	Ver By	ified		Prcnt. Frans.
ESTATE OF DANIELS	HARTLAND 5929 LL	ЪС	150,000	04	/22/2014	QC	ESTAT	E	:	2014R-0154	93 DEE	D/PTA		100.0
BULLARD LAKE INVESTMENT L	DFL PARTNERSHIP		0	02	/01/2009	QC	INVAL	ID			PTA			0.0
HUG JAMES M RUDD CYNTHIA	BULLARD LAKE INV	ESTME	ENT L 675,000	02	/26/2004	LC	COMMO	N ENTITIES]	L4366/P043	34 DEE	D/PTA		100.0
HUG DONALD H TRUST	HUG JAMES M, RUD	DD CYN	VTHIA 66,000	08	/22/2001	WD	RELAT	IVES	:	3117/0129	DEE	D		100.0
Property Address		Clas	s: COMMERCIAL-VACA	NT Z	Zoning: C	A Bui	 lding E	Permit(s)		Date	Number	5	Status	
HIGHLAND RD		Scho	ol: HARTLAND											
		P.R.	E. 0%											
Owner's Name/Address		SP A	SSMT: SAD 4 SUP 4											
HARTLAND 5929 LLC			201	.8 Es	st TCV 613	3,000								
30180 ORCHARD LAKE STE 150 FARMINGTON HILLS MI 48334)	II	mproved X Vacant			·	ates fo	r Land Table	e 201.COM	MERCIAL CI	ASS-ACRE	AGE		
FARMINGION HILLS MI 48334			ublic						actors *					
			mprovements		Descript		ontage	Depth From	nt Depth			n		lue
Tax Description		D	irt Road		OUTLYING	ł				22,210 10	00		613,	
SEC 22 T3N R6E E 843 FT OF	FW 1/2 OF SE	1 1	ravel Road		ROW			2.920 30.52 Total	Acres 1 Acres	0 100 Total Es	st. Land	Value =	613,	0 000
1/4, LYING N OF NLY LINE C		1 1	aved Road torm Sewer							100041 BA	Joi Dana	14240	010,	
SLY 200 FT MEAS AT RIGHT A		1 1	idewalk											
PARALLEL TO M-59 SURVEY LI FROM 22-400-005	INE, 30.52AC M/L	1 1	ater											
Comments/Influences			ewer lectric											
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Parcel Number: 4708-22-300-044

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

STON

08/15/2018

Printed on

Intrust File Date Type 4 Page Dy Trans. INTYN TRUST, HARVY D KOG HAPTLAND SPORTS CRYTER, L 420,000 06/30/2003 HD COMMON FATTURES L4195/P0520 DRD/PIA 100.0 Property Address Class: COMMENCIAL-IMENOV Zonig: 0 Building Permit(s) Date Number Status 2755 ABEN School: HARTLAND School: HARTLAND Dign 01/12/2015 Dati CodeLiftC MARTLAND School: HARTLAND P.R.E. O Dign 01/12/2015 Dati CodeLiftC MARTLAND P.R.E. O School: HARTLAND P.R.E. NULCORNAL Dign 01/12/2015 Dati CodeLiftC MARTLAND P.R.E. O School: HARTLAND P.R.E. O Dign 01/12/2015 Dign 05/12/2015 Dign 05/12/2015 Dign 05/12/2015 Dign 05/12/2015 Dign 05/12/2015 Dign 05/12/2015 Dign Dign Dign Dign Dign Dign	Grantor	Grantee			Sale	Sale	Inst		Terms of Sale		Liber	Ve	rified	I	Pront.	
Property Address Class: COMMERCIAL-IMPROV Zoning: G Building Permit(s) Date Number Status 2755 AREM DR Class: COMMERCIAL-IMPROV Zoning: G Building Permit(s) Date Number Status 2755 AREM DR Compet's Name/Address Bit Compet's Name/Address Bit Compet's Name/Address NAMELADD SPORTS CENTRE LLC ILC Dist: Road Commercial Name Status Commercial Name 10540 CITATION DR BIT Dist: Road Commercial Name Status Commercial Name RIGUTON MI 48116 Dist: Road Commercial Name Table Status Commercial Name Table Status Table Status Table Status RIGUTON MI 48116 Dist: Road Commercial Name Bits: Road Status Table Status Table Status RIGUTON MI 48116 Dist: Road Commercial Industrial Local Cost Batiness Table Status Table Status Table Status RIGUTON MI 48112 Status Status Status Rame CountyMult. Size Node Status Rame CountyMult. Size Node Status RIGUTON MI 48112 Status Status Status Table Status Table Status Table Status RIGUTON MI 48112 Status Status Status Table Status <														Trans.		
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	of Livingston, Michigan					2015	32	9,500	1,434,400	1,76	3,900		1,300,000	1,272	2,565C	

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Desc. of Bldg/Section: Calculator Occupancy: Sk	ating Rink		<<<<< Class: S	Calcu Quality: Average	ulator Cost Compu	tations	>>>>>
Class: S Floor Area: 63,220 Gross Bldg Area: 85,020 Stories Above Grd: 1	High .	Construction Cost Above Ave. Ave. X Low Iculator Cost Data ** **	Base Rate f Mezzanine 1	For Upper Floors = 5' l Open		Base Rate = 16.60	
Average Sty Hght : 24 Bsmnt Wall Hght Depr. Table : 3%	Quality: Aver Heat#1: Heate Heat#2: Heate	rage Adj: %+0 \$/SqFt:0.00 ers, Vented 36% ers, Vented 15%	(10) Heatin	ng system: Heaters, N ng system: Heaters, N	Vented Cost/Sq Combined Heating	Ft: -5.80 36% Ft: -5.80 15% System adjustment:	-2.96 100%
Effective Age : 15 Physical %Good: 63	Ave. SqFt/Sto Ave. Perimete Has Elevators	er: 1015	1 Stories	quare Foot Cost for T	Numbe	r of Stories Multip	
Func. %Good : 50 Economic %Good: 70 2003 Year Built	Area:	Basement Info ***	Ave. Floor	ight per Story: 24 r Area: 63,220 ware Foot Cost for Up	Perimeter: 1015		
Remodeled Overall Bldg Height	Perimeter: Type: Heat: Hot Wat	ter, Radiant Floor	County Mult	iplier: 1.48, Final	Square Foot Cost	for Upper Floors = for Mezzanine 1 =	
Comments:	* M Area #1: 5720 Type #1: Oper		Mezzanine 1	Area: 63,220 Area: 5,720	Base C	New of Upper Floor	e = 140,529
	Area #2: Type #2: Oper	n Sprinkler Info *		q.Ft. of Sprinklers @ Phy.%Good/Abnr.Phy	Reproduct	ion/Replacement Cos	t = 6, 144, 573
	Area: 63111 Type: Average	-	<<<< Calcu	alations too long.	See Valuation pri		pricing. >>>>>
(1) Excavation/Site Pre	p:	(7) Interior:		(11) Electric and	Lighting:	(39) Miscellaneous	3:
(2) Foundation: Fo X Poured Conc Brick/S	ootings Stone Block	(8) Plumbing: Many Average	Few	Outlets:	Fixtures:	-	
	I		None None	Few Average Many	Few Average Many		
(3) Frame:		2-Piece Baths Wate Shower Stalls Wash	n Bowls er Heaters n Fountains	Unfinished Typical	Unfinished Typical	-	
(4) Floor Structure:		Wate	er Softeners	Flex Conduit Rigid Conduit Armored Cable	Incandescent Fluorescent Mercury	(40) Exterior Wall	1:
		(9) Sprinklers:		Non-Metalic Bus Duct	Sodium Vapor Transformer	Thickness	Bsmnt Insul.
(5) Floor Cover:		_		(13) Roof Structur	re: Slope=0		
		(10) Heating and Cooling:	Fired	-			
(6) Ceiling:		Oil Stoker Boile		(14) Roof Cover:			

Commercial/Industrial Building/Section 2 of 2

Parcel Number: 4708-22-300-044

Printed on

08/15/2018

Commercial/Industrial Bui	lding/Section	2 of 2 Parcel Num	mber: 4708-2	22-300-044		Printed on	08/15/2018
Desc. of Bldg/Section: GY Calculator Occupancy: Hea			<<<<< Class: S	Calcu Quality: Average	lator Cost Comput	tations	>>>>
Class: S Floor Area: 21,800		Construction Cost	Base Rate f	or Upper Floors = 73	8.10		
Gross Bldg Area: 85,020 Stories Above Grd: 1 Average Sty Hght : 24 Bsmnt Wall Hght	** ** Cale Quality: Avera	culator Cost Data ** **		ng system: Package He quare Foot Cost for U			100%
Depr. Table : 3% Effective Age : 15 Physical %Good: 63	Heat#2: Heat Ave. SqFt/Sto Ave. Perimete Has Elevators	Pump System 0% ry: 21800 r: 436	Ave. Floor	ght per Story: 24 Area: 21,800 Mare Foot Cost for Up	Heigh Perimeter: 436		ier: 1.310
Func. %Good : 50 Economic %Good: 70		Basement Info ***	County Mult	iplier: 1.48, Final	Square Foot Cost	for Upper Floors = 1	120.301
2003 Year Built Remodeled	Area: Perimeter: Type:		Total Floor	Area: 21,800	Base Cost	New of Upper Floors	= 2,622,553
Overall Bldg Height		er, Radiant Floor	21,800 Sq	[.Ft. of Sprinklers @	2.29, County M	Mult.:1.48 Cost New	= 73,885
	* M Area #1: Type #1: Open Area #2:	ezzanine Info * (No Rates)	Eff.Age:15	Phy.%Good/Abnr.Phy	/Func./Econ./Ove	ion/Replacement Cost erall %Good: 63 /100 tal Depreciated Cost	/50 /70 /22.1
	Type #2: Offic	ce (No Rates)		COMMERCIAL GENERAL) ment Cost/Floor Area		=> TCV of Bldg: 2 t. TCV/Floor Area= 2	
	* Sj Area: 21800 Type: Average	prinkler Info *					
(1) Excavation/Site Prep		(7) Interior:	1	(11) Electric and I	Lighting:	(39) Miscellaneous:	
(2) Foundation: For	otings	(8) Plumbing:					
X Poured Conc Brick/S	tone Block	Many Average Above Ave. Typical	Few None	Outlets:	Fixtures:		
(3) Frame:		Total Fixtures Urir 3-Piece Baths Wash 2-Piece Baths Wate	nals n Bowls er Heaters n Fountains	Average Many Unfinished Typical	Average Many Unfinished Typical		
			er Softeners	Flex Conduit Rigid Conduit	Incandescent Fluorescent		
(4) Floor Structure:	_			Armored Cable Non-Metalic	Mercury Sodium Vapor	(40) Exterior Wall:	Bsmnt Insul.
		(9) Sprinklers:		Bus Duct (13) Roof Structure	Transformer e: Slope=0	IIIICKNESS	BSmit Insul.
(5) Floor Cover:					_		
	-	(10) Heating and Cooling: Gas Coal Hand	Fired	-			
(6) Ceiling:		0il Stoker Boile		(14) Roof Cover:			



Parcel Number: 4708-22-30	0-043	Jurisdict	ion: HARTLAI	ND T	OWNSHIP	C	County: LIVINGSTON	1	Prir	nted on		08/15	/2018
Grantor	Grantee		Sal Pric		Sale Date	Inst. Type	Terms of Sale		iber Page	Ver By	ified		Prcnt. Trans.
MEYER TRUST ROSALYN	ROVEY REAL ESTAT	re&investm		1 1	1/09/2007	QC	QUIT CLAIM	20	007R-0406	03 DEE	D/PTA		0.0
ROVEY REAL ESTATE&INVESTM	ROVEY HARTLAND	III LLC		1 1	1/09/2007	QC	QUIT CLAIM	20	007R-0406	04 DEE	D/PTA		0.0
						-							
Property Address		Class: CC) MMERCIAL-VAC	CANT	Zoning: G	C Buil	Lding Permit(s)		Date	Number	S	tatus	
ARENA DR		School: H	IARTLAND										
		P.R.E.	08										
Owner's Name/Address		SP ASSMT:											
ROVEY HARTLAND III LLC				118 1	Est TCV 41	3 276							
6340 BROOKVIEW LN		Improv					tes for Land Tabl	e 20116 CON	MERCIAL.	SF 2016			
WEST BLOOMFIELD MI 48322		Public						actors *		51 2010			
			ements		Descript	ion Fro	ntage Depth Fro		Rate %Ad	i. Reaso	n	Va	alue
		Dirt F					MMERCIAL 200376					413,	
Tax Description	(4 202 70	Gravel					4.60 Tota	l Acres	Total Es	t. Land	Value =	413,	,276
SEC 22 T3N R6E COMM AT W 1 S88*15'20" E 1969.87 FT, T		Paved											
634.02 FT TO POB, TH S88*1		Storm Sidewa											
FT, TH ALG W LN OF PRIV ES	LN OF PRIV ESMT S01*35'18" W		(TV										
637.49 FT, TH N88*24'42" W		Water X Sewer											
N01*35'18" E 638.24 FT TO		Electr	ric										
M/L SUBJ TO ESMTS, REST & M&B#661 SPLIT FROM 014 & 0		Gas											
043 & 044	10 5/05 INIO	Curb	T d alla ta a										
			: Lights ard Utilities										
			round Utils.										
Comments/Influences		Topogr	aphy of		_								
	041 & 042	Site	apily of		_								
	and the second	Level Rollin	~										
29 125 22 200 277.43	STA	Low	Ig										
The second second		High											
	Ser Co	Landso	aped										
R / R / R		Swamp											
1998	- 4 ¹	Wooded	l										
242.00		Pond Waterf	ront										
	and the second sec	Ravine											
		Wetlar											
		Flood	Plain		Year	Lano Value		Assess Val		Board of Review			axable
17 - 235.57 - 213			-							review	Othe:		Value
L-1917	TAT	Who V	When Wh	lat	2018	206,600		206,6					3,281C
The Equalizer. Copyright		_			2017	199,100	0	199,1	100			19	9,100S
ITTE BAGGTTECT. COPYLIGHT	(c) 1999 - 2009												
Licensed To: Township of H					2016	200,900		200,9					0,900s



Parcel Number: 4708-22-300-013	3	Jurisdicti	on: HARTLAND	TOWNSHIP	(County: LIVINGSTO	N	Printed or	L	08/15/2018
Grantor Gran	tee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Libe & Pa		erified Y	Prcnt. Trans.
MEYER TRUST ROSALYN ROVE	Y REAL ESTAT	'E&INVESTM	1	11/09/2007	WD	COMMON ENTITIES	200	7R-040634 D	EED/PTA	0.0
ROVEY REAL ESTATE&INVESTM ROVE	Y HARTLAND I	LLC	1	11/09/2007	QC	QUIT CLAIM	200	7R-040635 D	EED/PTA	0.0
Property Address		Class: CO	MMERCIAL-VACAN	T Zoning: (GC Buil	lding Permit(s)	I	Date Numbe	er St	tatus
ARENA DR		School: H	ARTLAND							
		P.R.E.)							
Owner's Name/Address		SP ASSMT:	SAD 1							
ROVEY HARTLAND I LLC			2018	B Est TCV 26	57,731					
6340 BROOKVIEW LN WEST BLOOMFIELD MI 48322		Improv	ed X Vacant	Land Va	lue Estima	ates for Land Tabl	le 20116.COMMI	ERCIAL SF 201	6	
		Public				* F	actors *			
		Improve	ements			ontage Depth Fro				Value
Tax Description		Dirt R		COMMERC	IAL GEN CO	0MMERCIAL 129809 2.98 Tota) 75 ACCES otal Est. Lan		267,731 267,731
SEC 22 T3N R6E COMM AT W 1/4 CC	OR, S	Gravel Paved				2.90 1000				207,751
88*15'20"E 2247 FT, S 01*35' 18		Storm								
FT, S 88*15'20"E 66.63 FT TO PC 88*15'20"E 210.02 FT, S 01*32'5		Sidewa	lk							
FT, S 84*26'10"W 212.09 FT, N 0		Water X Sewer								
630 FT TO POB, 2.98AC M/L, WITH		Electr	ic							
EASEMENT FOR IN- GRESS & EGRESS	S, PARCEL A	Gas								
SPLIT FROM 08-22-300-008 Comments/Influences		Curb								
commences minutences		Street	Lights cd Utilities							
			cound Utils.							
		Topogra	aphy of							
A DE	the local sector	Site								
	CARLON CONTROL	Level Rolling	~							
130 37503	and the second s	Low	3							
	See .	High								
	Sec. 2	Landsc	aped							
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Swamp Wooded								
1990	1 and the second	Pond								
177.27	Real Property	Waterf	ront							
338.02	State of	Ravine	3							
	L THE	Wetland Flood		Year	Lano		Assessed			Taxable
	1 and 1				Value	e Value	Value	e Revie	ew Other	value
381-117 - 210-1 - 218-	TACT	Who W	nen What	2018	133,90	0 0	133,900)		131,709C
		_		2017	129,00	0 0	129,000)		129,000S
The Equalizer. Copyright (c) 1 Licensed To: Township of Hartla				2016	156,20	0 0	156,200)		149,373C
of Livingston, Michigan				2015	156,20	0 0	156,200)		148,927C



Parcel Number: 4708-25-10	0-002	Jur	sdiction:	HARTLAND	TOWNSHIP		Cor	unty: LIVINGSTON		Prir	nted on		08/1	5/2018
Grantor	Grantee			Sale Price	Sale Date	Inst. Type	I	erms of Sale		Liber & Page	Ver By	rified		Prcnt. Trans.
STEVENS KIMBERLY D & KOPE	STEVENS KIMBERLY	D	& J&K	0	10/05/2009	QC	Q	UIT CLAIM		2009R-0280	96 DEI	ED		0.0
FREDERICK, WALLACE & CLAI	STEVENS KIMBERLY	D	& KOPE	240,000	04/02/2002	WD	A	RMS-LENGTH		L3390/P028	5 DEI	ED		100.0
				85,700	10/01/1989	WD	A	RMS-LENGTH						0.0
						_								
Property Address	1	Cla	.ss: COMMERC	IAL-IMPRO	V Zoning: (CA E	Build	ing Permit(s)		Date	Number		Status	
13140 HIGHLAND RD		Sch	ool: HARTLA	ND	1	F	Res, 1	Miscellaneous		10/25/2017	PLU 17	/-221	COMPLE	TE-C
		P.F	.E. 0%			C	DUTBU	ILDING		11/22/2016	9270		COMPLE	TE-C
Owner's Name/Address		SP	ASSMT:											
STEVENS KIMBERLY D & J&K I	AND DEV		2018 Est TC	CV 262,214	TCV/TFA: 1	24.86								
3600 KINGSWAY DR HIGHLAND MI 48356		X	Improved	Vacant			imate	es for Land Table	e M&B.MET	TES & BOUND	S			
			Public					* Fa	actors *					
			Improvement	s	Descrip			age Depth From				on		alue
Tax Description			Dirt Road		METES &	BOUNDS	5	5.00 5.00 Total		13,000 15 Total Es		Value -		,500
SEC 25 T3N R6E COM AT NW C	COR S88*11'31" E	1 1	Gravel Road Paved Road	l					LACIES	IULAI ES	L. Lalla	varue -	97	,500
670.66 FT FOR POB, TH S88*	11'31"E 272.5	1 1	Storm Sewer				ent Co	ost Estimates						
FT, TH S1*4'38"W 799.5 FT,		1 1	Sidewalk		Descrip				Rate 3.61	CountyMult 1.54	. Size 250	%Good 79	Cash V	alue ,098
272.5 FT, TH N1*4'38"E 799 5AC M/L	.5 FI IO BEG	1 1	Water Sewer		D/W/P:	41n Con		e otal Estimated La						,098
Comments/Influences			Electric						1					
			Gas Curb Street Ligh Standard Ut											
		1 1	Underground											
			Topography Site	of										
Street and Mills Inc.			Level											
AND AND AND	- white		Rolling											
1 Aller		1 1	Low Hiqh											
	A A CA		Landscaped											
			Swamp											
		1 1	Wooded Pond											
		1 1	Waterfront											
		1 1	Ravine											
	and the second second	1 1	Wetland		Year	т	Land	Building	Asse	essed B	Board of	Tribuna	1/ '	Taxable
and the second s			Flood Plain	L			alue	Value		/alue	Review			Value
and the second second	and and a set	Who	When	What	2018	48,	,800	82,300	131	L,100			1	03,754C
and the second	27/1-		11/28/2017	INSPECTE	D 2017	45,	,000	65,200	110),200				83,795C
The Equalizer. Copyright		KD	03/14/2013	RECORD R	EV 2016	42,	,800	63,500	106	5,300				83,048C
Licensed To: Township of H of Livingston, Michigan	artiand, County	KD	01/08/2013	INSPECTE	D 2015		,800	51,500		1,300				82,800C
		<u> </u>				- ,		- ,						

Residential Building 1 of 1

Parcel Number: 4708-25-100-002

Printed on

08/15/2018

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: 13/4 - 2 STORY Yr Built Remodeled 1857 Yr Built Remodeled 1857 Condition: Average Room List 1 Basement 1st Floor 2nd Floor	(0) Hool (contr) Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Solid X H.C. (5) Floors Kitchen: Other:	X Gas Oil Elec. Wood Coal Steam Forced Air w/o Ducts Steam X Forced Air w/ Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 100 Amps Service	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan 1 Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga lass: C ffec. Age: 55 loor Area: 2100 otal Base Cost: 123 otal Base New : 186 otal Depr Cost: 84,0	Area Type 132 CCP (1 Story) 400 Treated Wood CntyMult ,753 X 1.510 ,866 E.C.F. 090 X 1.386	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:
4 Bedrooms (1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) (2) Windows (2) Windows X Avg. X Avg. Y Small X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X X Gable Hip Mansard Flat Shed X Asphalt Shingle Chimney: Brick	<pre>(6) Ceilings X Drywall (7) Excavation Basement: 350 S.F. Crawl: 875 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support</pre>	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 3 Fixture Bath 2 3 Fixture Bath 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Water Well 1 1000 Gal Septic Lump Sum Items:	Security System Stories Exterior 2 Story Siding 1 Story Siding 2 Story Siding Other Additions/Adjustr (13) Plumbing 3 Fixture Bath (14) Water/Sewer Well, 200 Feet 1000 Gal Septic (15) Built-Ins & Firep Fireplace: Exterior 3 (16) Porches CCP (1 Story), Stand (16) Deck/Balcony Treated Wood, Standard Phy/Ab.Phy/Func/Econ/Cd ECF (4040 METES&BOUNDS	Foundation Rate Crawl Space 102.4' Mich Bsmnt. 64.8: Crawl Space 102.4' ments laces 2 Story dard d omb.%Good= 45/100/10	Bsmnt-Adj Heat-Ad 7 -9.26 0.00 2 -4.63 0.00 7 -9.26 0.00 Rate 2400.00 4975.00 3085.00 4650.00 26.04 6.45	308 28,709 350 21,067 567 52,850 Size Cost 1 2,400 1 4,975 1 3,085 1 4,650 132 3,437 400 2,580 Cost = 84,090

Agricultural Improvement Card 1 of 1

Building Type	Farm Implement (Equipmen	Utility Lean-Tos
Year Built	2017	2017
Class/Construction	D,Frame	D,Frame
Quality/Exterior		
	Average	Average
Base Rate/SF	11.25	6.10
<pre># of Walls, Perimeter</pre>	4 Wall, 200	4 Wall, 143
Perimeter Mult.	X 0.996 = 11.21	X 1.113 = 6.79
Height	14	14
Story Height Mult.	X 1.077 = 12.07	X 1.077 = 7.31
Heating System	No Heating/Cooling	No Heating/Cooling
Heat Adj./SF		
Misc. Adjustment		
Misc. Adj./SF		
County Multiplier	X 1.51 = 18.22	X 1.51 = 11.04
Final Rate/SF	\$18.22	\$11.04
Length/Width/Area	60 x 40 = 2400	70 x 16 = 1120
Cost New	\$ 43,734	\$ 12,366
Phy./Func./Econ. %Good	98/100/100 98.0	98/100/100 98.0
Depreciated Cost	\$ 42,859	\$ 12,119
+ Unit-In-Place Items	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost		
Itemized ->		
Unit-In-Place ->		
Items ->		
E.C.F.	X 1.22	X 1.22
% Good	98	98
Est. True Cash Value	\$ 36,692	\$ 10,375
Comments:	FIRE IN BARN 9/9/15 50%	
Total Estimated True Cas	h Value of Agricultural In	mprovements / This Card: 47067 / All Cards: 47067



Price Price Price Price Status Price Price Status Price Price Status Price Status Price Price Price Status Price Price Status Price	Parcel Number: 4708-25-1	00-020	Jurisdi	ction:	HARTLAND	TOWNSHIP	(County: LIVINGSTON	1	Printed	on	08/15/	/2018
LAW, MORETS S. DAVID DARRYL A & SPARON M 360,000 06/30/2006 NO ARMS-LENGTH L2006/PC DEFD/PTA 100 Property Address Class: RESIDENTIAL INFRO Coning: CA Building Fermit(s) Date Number Status Property Address Class: RESIDENTIAL INFRO School: HARTLAND PERSON Status Status PROFENSION TWOTW & WAY School: HARTLAND PERSON Status Status Status PARSTMERGE TIMOTIV : WAY School: HARTLAND PERSON Status Status PARSTMERGE TIMOTIV : WAY School: HARTLAND PERSON Status Status PARSTMERGE TIMOTIV : WAY A STATUS PERSON Status Status Status Status Status Status Status Status Status Status Status Status Status Status Status Status Status Status Status Status Status Status Status Status Status Status Status Stat	Grantor	Grantee						Terms of Sale					Prcnt. Trans.
Property Address Class: RESIDENTIAL IMPRO Zoning: CA Building Permit(s) Date Number Status 1786 DOROTHY'S WAY School: HANTLAND 0mmer's Name/Address SpaSom: SpaSom: 188 DOROTHY'S WAY 198 DOROTHY'S WAY	FNMA	WESTENBERG TIMOT	THY		220,000	07/19/2011	CD	ARMS LENGTH	201	3R-006909	DEED/PTA		100.0
1786 DOROTHY'S MAY School: HANTLAND Image: Compute School:	LAW, MORRIS S.	DAVID DARRYL A &	SHARON	J M	360,000	06/30/2006	WD	ARMS-LENGTH	L20	06/P0	DEED/PTA		100.0
1786 DOROTHY'S MAY School: HANTLAND Image: Compute School:							_						
Dence 's Names/Address P.R.E. 106% 07/19/2011 Improvements Improvements 1788 DOROTHY'S NAY HARCLAND MI 48553 Top ASSNT: 1.000000000000000000000000000000000000	Property Address		Class:	RESIDE	NTIAL-IMPF	RO Zoning: (CA Bui	lding Permit(s)	i	Date Num	iber	Status	
Damer's Name/Address SP ASSNT: Image: ASSNT:	1788 DOROTHY'S WAY		School	: HARTL	AND	I							
HESTEMBERG TIMOTYM & STEPHANIE RAF 1788 DOROTHY'S NAY HARTLAND HI 48353 TAX DESCRIPTION TAX DESCRIPTION			P.R.E.	100% 0'	7/19/2011								
1788 DOROTEY'S NAY Value Xet ItV 315,23 TU/TEX: 167,80 Value Xet Inates for Land Table MeH.METES & BOUNDS Tax Description Public * Factors * Value Xet Inates for Land Value Xet Inates for Land Table MeH.METES & BOUNDS Tax Description Public * Factors * Value Xet Inates for Land Value Xet Inates for Land Table MeH.METES & BOUNDS SKC 25 TIN R6F COM NN COR TH S88*11*31*E Public Pervel Road * Factors * Value Set Inates for Land Yet I	Owner's Name/Address		SP ASS	MT:									
HARTLAND MI 48353 X Improved Vacant Land Value Estimates for Land Table MB.METES & BOUNDS Tax Description * Factors * * Science State * SEC 25 T3N REE COM NW COR TH S88*11'31'E Public * Factors * Description Prontage Depth Front Depth Rate %Ad; Reason Value DATE TABLE SCIENCE Difference 2.29 Acres 22.707 100 52.000 DATE S64 FT, TH S01'04'38'W 733.43 PT TO POR, TH S88*55'32'W 33'R 256.43 PT TO POR. 2.296 AC M/L Somer Sidewalk Kater Somer Sidewalk Kater Sewer Sice Strest Lights Strest Lights Strest Lights Standard Utilizes Topography of Sile Topography of Sile Sile Mater Trant Norded Ford Free Lights Eandscaged Swamp Nooded Ford Value Value Value We Who When What Value Value Value Review Other Value The Equaliser. Copyright (c) 1999 - 200 Who When What Value Value Value Value Value Value Standard Utils Value Value Valu		HANIE RAE	201	8 Est T	CV 313,253	B TCV/TFA: 1	.87.80						
Public * Pactors * Tax Description * Pactors * Tax Description Dirt Road SRC 25 TXN R68 COM NW COR TH SB8*11*31* Pavel Road Slowal Storm Sewer Sidewalk Slowal Storm Sewer Sidewalk Nater SS 4 FF, TH N01*04*38*E 52.2*W Sewer A/05 MEB #724 25-100-009 SPLIT TO 017, 018, 019 & 020 Siteet Lights Street Lights Street Lights Site Taxopapphy of Site Tayapphy of Site Tayapphy of Site Rolling Level Review Wed and Value Wed and Value Year Land Building Assessed Board of Tribunal/ Wooled Value Year Land Building Review Wooled Value Year Land Building Review Wooled Value Year Land Building Review Wool When What Year Land Building Review Other Value Year Land Building K			X Impi	roved	Vacant	Land Va	lue Estima	ates for Land Tabl	e M&B.METES	& BOUNDS			
Tax Description Diff E Code 2.290 Acres 22,707 100 52,000 SEC 25 TN R66 COM NW COR TH S88*11'31*E Diff E Code 2.29 Total Acres Total Est. Land Value = 52,000 SU104/39'W 33.45 47 TO Diff E Code 2.29 Total Acres Total Est. Land Value = 52,000 State 12 Science 12 Scien			Publ	lic				* F	actors *				
Tax Description 2.29 Total Acres Total Est. Land Value = 52,000 Gravel Road 2.29 Total Acres Total Est. Land Value = 52,000 Paved Road Storm Sever Storm Sever Storm Sever S10404'38'W 259,34 FT, TH N0140'38'E 256.43 FT TO Storm Sever Storm Sever S1040'38'W 259,34 FT, TH N014'38'E 256.43 FT TO Electric Gas Comments/Influences Standard Utilities Underground Utils. Topography of Site Standard Utilities Inderground Utils. Topography of Site Standard Utilities Noded Wooded Swamp Wooded Pond Waterfront Ravine Weil and Flood Pave What 2018 26,000 The Equalizer. Copyright (c) 1999 - 2009. 2009 2017 23,000 135,900 118,32 The Equalizer. To: Township of Hartland, County 2017 23,000 135,900 118,32			Impr	rovement	s						eason		
SEC 25 T3N R6E COM NW COR TH S88*11'31"E Paved Road Storm Sewer S14:64 F7, TH N01'04'38" S25.43 FT TO POB. TH S88*55'22'K 38'55 22'K S16#walk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. Topography of Site Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Weil and Flood Plain The Equalizer. Copyright (c) 1999 - 2009. The Equalizer. Copyright (c) 1999 - 2009. The Equalizer. Toronship of Hartland, County	Tax Description				_	METES &	BOUNDS				and Value -		
Flood PlainYearLand ValueBuilding ValueAssessed ValueBoard of ReviewTribunal/ OtherTaxab Value12/10/2012WhoWhenWhat201826,000130,600156,600121,800The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, CountyCurr201723,000133,300156,300119,300119,30010623,000135,900158,900118,230118,230118,230	943.16 FT, TH S01*04'38" POB, TH S88*55'22"E 387.5 S01*04'38"W 259.84 FT, TH 387.54 FT, TH N01*04'38"E POB. 2.296 AC M/L 4/05 M&B #724 25-100-00 018, 019 & 020 Comments/Influences M&B #724 25-100-009 SPLI	W 733.43 FT TO 2 FT, TH 1 N88*55'22"W 2 256.43 FT TO 9 SPLIT TO 017,	Pave Stor Side Wate Sewe Elec Gas Curl Star Unde Topo Site Rol: Low High Lanc Swar Wood Pond Wate Rav:	ed Road rm Sewen ewalk er stric b eet Ligh ndard Ut erground ography e el ling h dscaped mp ded d erfront	nts tilities d Utils.			2.29 1014	I ACTES I	OLAI ESL. La	and value =	52,	
International and and and and and and another and a stress of the stress of t					ı	Year							axable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Hartland, County		12/10/2012	Who	When	What	2018	26,00	0 130,600	156,60	0		121	L,805C
Licensed To: Township of Hartland, County 2016 23,000 135,900 158,900 118,23		() 1000 0000				2017	23,00	0 133,300	156,30	0		119	9,300C
						2016	23,00	0 135,900	158,90	0		118	3,236C
	-					2015	23,00	0 120,300	143,30	0		117	7,883C

Residential Building 1 of 1

Parcel Number: 4708-25-100-020

Printed on

08/15/2018

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins (15) Fireplaces (16) Porches/Decks (17) Garage
<pre>X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame</pre>	X Insulation 1 Front Overhang (4) Interior X Drywall Plaster Paneled Wood T&G	X Gas Oil Coal Elec. Wood Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant	Appliance Allow. Cook TopInterior 1 Story Interior 2 Story 2nd/Same StackAreaTypeYear Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0Bath Heater Vent Fan Unvented HoodExterior 2 Story Prefab 2 StoryAreaTypeYear Built: Car Capacity: Class: B Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch
Building Style: 13/4 - 2 STORY Yr Built Remodeled 2000 0 Condition: Good	LgXOrdSmallDoorsSolidXH.C.	Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling Central Air	Vented HoodHeat CirculatorFinished ?:IntercomRaised HearthAuto. Doors: 0Jacuzzi TubWood StoveMech. Doors: 0Jacuzzi repl.TubDirect-Vented GaArea: 576OvenClass: B -10% Good: 0MicrowaveEffec. Age: 19Storage Area: 0Standard RangeFloor Area: 1668CntyMult
Room List Basement 1st Floor 2nd Floor	(5) Floors Kitchen: Other: Other:	(12) Electric 0 Amps Service	Sell Clean RangeTotal Base Cost: 177,122X 1.510SaunaTrash CompactorTotal Base New : 267,454E.C.F.Total Depr Cost: 216,638X 1.082Carport Area:Security SystemEstimated T.C.V: 234,402Roof:
3 Bedrooms (1) Exterior Aluminum/Vinyl Brick X Brick/Siding X Insulation (2) Windows Many X Avg. X Avg. Few Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(7) Excavation Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors	No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 2 3 Fixture Bath 1 2 Fixture Bath 3 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 2 Story Siding Basement 130.80 0.00 3.16 628 84,127 1 Story Siding Basement 84.77 0.00 1.58 412 35,576 Other Additions/Adjustments Rate Size Cost (13) Plumbing
(3) Roof X Gable Gambrel Hip Mansard Flat Shed X Asphalt Shingle Chimney: Metal	Joists:	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 216,638 ECF (4020 METES & BOUNDS YR 2000 +) 1.082 => TCV of Bldg: 1 = 234,402

Agricultural Improvement Card 1 of 1

08/15/2018

Building Type	Farm Utility Buildings	Farm Utility Buildings		
Year Built		2000		
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Average	Average		
Base Rate/SF	7.60	7.60		
<pre># of Walls, Perimeter</pre>	4 Wall, 224	4 Wall, 108		
Perimeter Mult.	X 1.060 = 8.06	X 1.180 = 8.97		
Height	12	10		
Story Height Mult.	X 1.038 = 8.36	X 1.000 = 8.97		
Heating System	No Heating/Cooling	No Heating/Cooling		
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.51 = 12.63	X 1.51 = 13.54		
Final Rate/SF	\$12.63	\$13.54		
Length/Width/Area	40 x 52 = 2080	32 x 22 = 704		
Cost New	\$ 26,264	\$ 9,533		
Phy./Func./Econ. %Good	64/100/100 64.0	64/100/100 64.0		
Depreciated Cost	\$ 16,809	\$ 6,101		
+ Unit-In-Place Items	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost				
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 1.17	X 1.17		
% Good	64	64		
Est. True Cash Value	\$ 19,700	\$ 7,151		
Comments:				
Total Estimated True Cas	sh Value of Agricultural I	mprovements / This Card: 20	5851 / All Cards: 26851	



Parcel	Number:	4708-25-100-019
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Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

Printed on 08/15/2018

Grantor	Grantee			Sale	Sale	Inst.	Terms o	f Sale	L	iber	Ver	ified		Prcnt.
				Price	Date	Type			&	Page	By			Trans.
LAW MORRIS S & LINDA K	J & K LAND DEVEI	LOPMENT	IN	300,000	09/21/2005	LC	MULTI S	ALE REF	L	4929/P063	5 DEE	D/PTA		100.0
						_								
						_								
Property Address	1				Zoning: C	LA Bui	lding Per	rmit(s)		Date	Number		Status	
DOROTHY'S WAY		School:	HARTLAN											
		P.R.E.	0% Qu	ual. Ag.										
Owner's Name/Address	~	SP ASSN	AL:											
J & K LAND DEVELOPMENT IN PO BOX 47	2			2018	B Est TCV 3	9,000								
HIGHLAND MI 48357		Impr	coved X	Vacant	Land Val	Land Value Estimates for Land Table M&B.METES & BOUNDS								
		Publ							Factors *					
		Improvements					ontage I		ont Depth					alue
Tax Description			Road		METES &	BOUNDS		2.0 2.00 Tota	00 Acres 2		'5 HIGHW st. Land		,	,000 ,000
SEC 25 T3N R6E COM NW COR	TH S88*11'31"E		vel Road ed Road					2.00 1008	AT ACTES	IUCAI ES	c. Dana	Vaiue -	,	,000
943.16 FT, TH S01*04'38"	W 508.43 FT TO		cm Sewer											
POB, TH S88*55'22"E 387.5		Sidewalk												
S01*04'38"W 225 FT, TH N88*55'22"W 387.52 FT, TH N01*04'38"E 225 FT TO POB. 2 AC M/L	Wate													
	Sewe													
4/05 M&B #724 25-100-00	9 SDI.TT TO 017	Electric												
018, 019 & 020	, SPLII IO 017,	Gas												
010, 019 & 020		Curk	o eet Liqht	~										
Comments/Influences			9											
M&B #724 25-100-009 SPLI	г то 017. 018.	Standard Utilities Underground Utils.												
019 & 020	1 10 01,, 010,													
		Site	ography o	I										
		Leve												
		Roll												
		Low												
		High												
			lscaped											
		Swan	np -											
		Wood	led											
		Pond	ł											
			erfront											
		Ravi												
		Wetl	land od Plain		Year	Lar	nd	Building	Asses	sed 1	Board of	Tribuna	1/ т	axable
		F.TOC	ou Plain			Valu		Value		lue	Review	Othe		Value
		Who	When	What	2018	19,50	00	0	19,	500			1	3,331C
		KD 03/	/14/2013	RECORD RE	V 2017	17,30	00	0	17,	300			1	3,057C
	()													
The Equalizer. Copyright Licensed To: Township of 2					2016	17,30	00	0	17,	300			1	2,941C



Parcel Number: 4708-25-100-018

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

Printed on 08/15/2018

Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms	s of Sale		iber Page	Ver By	ified		Prcnt. Trans.
LAW MORRIS S & LINDA K	J & K LAND DEVEL	LOPMENT	IN 3		9/21/2005		MULTI	SALE REF		4929/P0635		D/PTA		100.0
						_								
Property Address		Class	: RESIDENTIA	AL-VACAN	Zoning: C	A Bu	ilding	Permit(s)		Date 1	Number		Status	
DOROTHY'S WAY			1: HARTLAND					. ,						
		P.R.E	. 100% 06/29	9/2007 O	ual. Aq.									
Owner's Name/Address		SP ASS		~										
J & K LAND DEVELOPMENT INC	1			2018	Est TCV 3	6.400								
PO BOX 47		Tmr	proved X V	Vacant			nates fo	or Land Tab	le M&B.METES	S & BOUNDS				
HIGHLAND MI 48357			plic	lacano		- ac 2501			Factors *					
			provements		Descript	ion F	rontage		ont Depth	Rate %Adj.	Reaso	n	V	/alue
Tax Description		Din	rt Road		METES &		_	2.	000 Acres 26	5,000 70	HIGHW	AY		5,400
SEC 25 T3N R6E COM NW COR	mt 000+11+21#E	1 1	avel Road ved Road					2.00 Tota	al Acres	Total Est.	Land	Value =	36	5,400
943.16 FT, TH S01*04'38"V POB, TH S88*55'22"E 387.52 S01*04'38"W 225 FT, TH N88 FT, TH N01*04'38"E 225 FT M/L 4/05 M&B #724 25-100-009 018, 019 & 020 Comments/Influences M&B#724 25-100-009 SPLIT 019 & 020	2 FT, TH 3*55'22"W 387.52 TO POB. 2 AC 9 SPLIT TO 017,	Sic Wat Sev Ele Gas Cun Str Sta Unc Top Sit Lov Hig Lar Swa	rb reet Lights andard Util: derground Ut pography of te vel lling w	ities										
		Rav Wet	nd terfront vine tland ood Plain		Year	La Val		Building Value			ard of Review	Tribuna Oth		Taxable Value
		Who	When	What	2018	18,2	00	0	18,2	200				13,331C
		CY 04	4/14/2016 PI	RE/AG AU	2017	16,1	00	0	16,1	L00				13,057C
The Equalizer. Copyright	(c) 1999 - 2009.	KD 03	3/14/2013 RI	ECORD RE	V 2016	16,1	00	0	16,1	L00				12,941C
Licensed To: Township of Hartland, County of Livingston, Michigan					2015	16,1	0.0	0	16,1	100				12,903C



Parcel Number: 4708-25-100-017

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

Printed on 08/15/2018

Grantor Gr	rantee			Sale Price	Sale Date	Inst. Type	Terms of Sale	Lib & P	er age	Verified By		Prcnt. Trans.	
LAW MORRIS S & LINDA K J	& K LAND DEVEI	OPMENT	IN		09/21/2005		COMMON ENTITIES		29/P0635	DEED/PTA		100.0	
									23,20000			100.0	
Property Address		Class:	RESIDENT	TIAL-VACAI	N Zoning: (LA Buil	 lding Permit(s)		Date Num	lber	Status		
DOROTHY'S WAY		School	: HARTLAN	1D									
		P.R.E.	100% 06/	29/2007	Qual. Ag.								
Owner's Name/Address		SP ASS											
J & K LAND DEVELOPMENT INC				201	8 Est TCV 3	3.800							
PO BOX 47		Tmp	roved X	Vacant			ates for Land Tab	De M&B.METES	& BOUNDS				
HIGHLAND MI 48357		Pub		rabano		200 2002.00		Factors *					
			rovements	1	Descript	Description Frontage Depth Front Depth Rate %Adj. Reason							
mer Degraintien			t Road		METES &		2.	500 Acres 20,			33	alue ,800	
Tax Description		1 1	vel Road				2.50 Tot	al Acres T	otal Est. La	and Value =	33	,800	
SEC 25 T3N R6E COM NW COR TH 943.16 FT TO POB, TH CONT S8		1 1	ed Road										
387.56 FT, TH S01*04'38"W 27			rm Sewer										
N88*55'22"W 387.52 FT, TH NO		Sidewalk Water											
283.43 TO POB. 2.5 AC M/L		Sewer											
4/05 M&B #724 25-100-009 S	PLIT TO 017,	Electric Gas											
018, 019 & 020													
		Cur	b										
Comments/Influences		Str	eet Light	s									
M&B#724 25-100-0090 SPLIT T	0 017, 018,	1 1	ndard Uti										
019 & 020		Und	erground	Utils.									
		Тор	ography o	f									
		Site	e										
		Lev											
		1 1	ling										
		Low											
		Hig											
		Swai	dscaped										
		Woo	-										
		Pon											
		Wat	erfront										
		Rav	ine										
			land		Veen	т	d Building	7	al Derra	of Theirs	1/ 7	lesse le 1 -	
		Flo	od Plain		Year	Lano Value						axable. Value	
		Who	When	What	2018	16,90				001		.3,3310	
		CV 04	/14/2016	DRE/AG A	2017	15,00						3,0570	
The Equalizer. Copyright (c) 1999 - 2009.	KD 03	/14/2013	RECORD RI	EV 2016	15,00						2,9410	
Licensed To: Township of Har	tland, County				2015	15,00						2,903C	
of Livingston, Michigan					2010	10,000	0	15,00	<u> </u>		I		



Parcel Number: 4708-25-100-016 Jurisdiction: HARTLAND TOWNSHIP County: LIVINGSTON

Printed on

08/15/2018

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Ver By	ified	Prcnt. Trans.
GARNICK, MICHAEL SR.	SOPHABMISAY KHA	MPHOU MERE	177,500	07/25/2001	WD	ARMS-LENGTH	3090P023	35		100.0
Property Address		Class: RE	SIDENTIAL-IMPR	O Zoning: C	A Bui	lding Permit(s)	Date	Number	S	status
1700 DOROTHY'S WAY		School: H	ARTLAND		ADD	ITION	06/24/20	05 07286	C	COMPLETE-C
		P.R.E. 10	0% 07/25/2001		POR	CHES	10/09/20	01 2001-5	814 C	COMPLETE-C
Owner's Name/Address		SP ASSMT:								
SOPHABMISAY KHAMPHOU MERE	DITH M	2018 E	st TCV 186,631	TCV/TFA: 1	11.09					
1700 DOROTHY'S WAY HARTLAND MI 48353		X Improve	ed Vacant	Land Val	lue Estima	ates for Land Tab	le M&B.METES & BOU	JNDS		
		Public					Factors *			
		Improve	ements			ontage Depth Fr	ont Depth Rate %			Value
Tax Description		Dirt R		METES &	BOUNDS		100 Acres 12,745		IFG HOME PK	
SEC 25 T3N R6E PART OF W	1/2 OF NW 1/4	X Gravel				5.10 Tot	al Acres Total	Est. Land	Value =	58,500
COM NW COR, TH S88*E 670.		Paved I Storm								
1390.93 FT TO POB, TH S1*		Sidewa								
S88*E 660.03 FT, TH N1*E	,	Water								
660.3 FT TO POB 5 AC M/L		Sewer								
ROW OF RECORD COMB 3/91 F Comments/Influences	ROM 014 & 015	X Electr	ic							
	0.0	Gas Curb								
POLE BARN 100% COMP 1/09/ 2003 JBOR NEED TO ADD HOM			Lights							
AND THEN HAVE COUNTY SEND			rd Utilities							
HOMESTEAD WAS INCORRECTLY			round Utils.							
2002.		Topogra	aphy of							
		Site								
		Level								
		Rolling	3							
		Low								
	7	High								
		Landsca	aped							
		Swamp Wooded								
		Pond								
		Waterf	ront							
		Ravine								
ANNIA.		Wetland		Voor	Lan	d Building	Assessed	Board of	Tribunal	/ Taxable
8 10 0	1	Flood 1	Plain	Year	Lan Valu		Value	Review	Other	
				2018				1.0710		
			hen What		29,30					64,328C
The Equalizer. Copyright	(c) 1999 - 2009		/1990 INSPECTE	-						
Licensed To: Township of				2016	28,60		81,800			62,444C
of Livingston, Michigan				2015	28,60	0 45,000	73,600			62,258C

Residential Building 1 of 1

Parcel Number: 4708-25-100-016

Printed on

08/15/2018

			1		
Building TypeXSingle Family Mobile Home Town Home Duplex A-FrameXWood FrameXWood FrameBuilding Style: 1.25 -1.5 STYYr Built 1972Yr Built 0Condition: AverageRoom List	$ \begin{array}{c c c c c c c } \hline (3) & \mbox{Roof} (\mbox{cont.}) \\ \hline Eavestrough \\ Insulation \\ 0 & \mbox{Front Overhang} \\ 0 & \mbox{Other Overhang} \\ \hline (4) & \mbox{Interior} \\ \hline (5) & \mbox{Interior} \\ \hline (5) & \mbox{Roof} (\mbox{cont}) \\ \hline (5) & \mbox{Interior} \\ \hline (5) & Interio$	(11) Heating/CoolingXGasOil CoalElec. SteamForced Air w/o DuctsForced Air w/ DuctsXForced Air w/ DuctsForced Hot Water Electric BaseboardElec. Ceil. Radiant Radiant (in-floor)Electric Wall Heat Space HeaterWall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/CoolingCentral Air Wood Furnace	<pre>(15) Built-ins Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna</pre>	(15) Fireplaces(16) Porches/DecksInterior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented GaArea TypeClass: C +5 Effec. Age: 45 Floor Area: 1680CntyMult Total Base Cost: 117,913CntyMult	<pre>(17) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage:</pre>
1 Basement	Kitchen:	(12) Electric	Trash Compactor	Total Base New : 178,048 E.C.F. Total Depr Cost: 97,926 X 1.187	Carport Area:
1st Floor 2nd Floor	Other: Ceramic Tile Other:	100 Amps Service	Central Vacuum Security System	Total Depr Cost: 97,926 X 1.187 Estimated T.C.V: 116,239	Roof:
2 Bedrooms	(6) Ceilings	No./Qual. of Fixtures	Stories Exterior	Foundation Rate Bsmnt-Adj Heat-Ad	j Size Cost
(1) Exterior	X Drywall	Ex. X Ord. Min	1.5 Story Siding	Basement 88.04 0.00 0.00	1120 98,605
Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation	No. of Elec. Outlets Many X Ave. Few	Other Additions/Adjus Walk out Basement M (13) Plumbing	Door(s) 775.00	Size Cost 1 775
Insulation	Basement: 1120 S.F.	(13) Plumbing	Extra Toilet Separate Shower	765.00 775.00	1 765 1 775
(2) Windows	Crawl: 0 S.F. Slab: 0 S.F.	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath	Ceramic Tile Floor Ceramic Tub Alcove (14) Water/Sewer		1 515 1 290
Many Large X Avg. X Avg. Few Small	Height to Joists: 0.0 (8) Basement	Softener, Auto Softener, Manual	Well, 200 Feet 1000 Gal Septic	4975.00 3085.00	1 4,975 1 3,085
Wood Sash Metal Sash	8 Conc. Block Poured Conc.	Solar Water Heat No Plumbing	(16) Porches WCP (1 Story), Sta	andard 21.25	210 4,463
X Vinyl Sash	Stone Treated Wood	1 Extra Toilet Extra Sink	(16) Deck/Balcony Treated Wood,Standa	ard 6.15	596 3,665
Double Hung X Horiz. Slide	Concrete Floor (9) Basement Finish	 Separate Shower Ceramic Tile Floor 		/Comb.%Good= 55/100/100/100/55.0, Depr.	.Cost = 97,926
Casement Double Glass Patio Doors X Storms & Screens	Recreation SF Living SF	Ceramic Tile Wains 1 Ceramic Tub Alcove Vent Fan			
(3) Roof	1 Walkout Doors No Floor SF	(14) Water/Sewer]		
(3) ROOI Gable Gambrel X Hip Mansard Flat Shed X Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			
Chimney: Brick		Lump Sum Items:	-		

Building Type	Farm Utility Buildings				
Year Built	2001				
Class/Construction	D,Pole				
Quality/Exterior	Average				
Base Rate/SF	7.60				
# of Walls, Perimeter	4 Wall, 140				
Perimeter Mult.	X 1.084 = 8.24				
Height	10				
Story Height Mult.	X 1.000 = 8.24				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.51 = 12.44				
Final Rate/SF	\$12.44				
Length/Width/Area	40 x 30 = 1200				
Cost New	\$ 14,928				
Phy./Func./Econ. %Good	66/100/100 66.0				
Depreciated Cost	\$ 9,852				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost					
Itemized ->					
Unit-In-Place ->					
Unit-in-place ->					
Items ->					
E.C.F.	X 1.21				
% Good	66				
Est. True Cash Value	\$ 11,892				
Comments:					
Total Estimated True Cas	sh Value of Agricultural I	Improvements / This Card:	11892 / All Cards: 11893	2	



Parcel Number: 4708-25-100-013

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

Printed on 08/15/2018

			i	<u> </u>						Liber		Verified			
Grantor	Grantee			Sale Price	Sale Date	Inst. Type		Terms of Sale		& Page		By		Prcnt. Trans.	
GIEGLER, DANIEL L.	PORATH KEITH & K	TMB	RUTA		01/03/2007			ARMS-LENGTH			44/2014R	-		0.0	
					01,00,100,					2007.7	11, 20110			0.10	
						_									
						_									
Property Address		Cla	ss: RESIDENTI	IAL-VACA	N Zoning: (CA E	Build	ding Permit(s)		Date	e Num	ber	Status	5	
HIGHLAND RD		Sch	ool: HARTLAND)											
		P.R	.E. 100% /	/	Qual. Ag.								_		
Owner's Name/Address		SP	ASSMT:												
PORATH K&K & GLASCO G&L				2018	Est TCV 23	38 500									
DANIEL GIEGLER		<u> </u>	Improved X	Vacant			imat	es for Land Tab		FC C B					
13320 HIBNER RD HARTLAND MI 48353			-	vacanc		IUC DBC					CONDS				
HARILAND MI 48353			Public Improvements		Dogarin	tion	From		Factors *	Pato	endi Do	2202	7	Value	
			-			Description Frontage Depth Front Depth Rate %Adj. Rea METES & BOUNDS 28.000 Acres 5,679 150 M59									
Tax Description			Dirt Road Gravel Road					28.00 Tot				and Value =		8,500	
SEC 25 T3N R6E BEG AT THE			Paved Road												
FT, S 800 FT, E 273 FT, S			Storm Sewer												
FT, S 330 FT, W 671 FT, P		1 1	Sidewalk												
FT, N 132 FT, W 156 FT, N EXC LAND ACOUIRED BY STAT		Water													
CLEAR VISION COR, FROM 25			Sewer Electric												
Comments/Influences		1 1	Gas												
			Curb												
			Street Lights	5											
			Standard Util												
			Underground U	Jtils.											
			Topography of												
		:	Site												
		1 1	Level												
			Rolling												
			Low High												
			Landscaped												
			Swamp												
		·	Wooded												
			Pond												
			Waterfront												
		1 1	Ravine Wetland												
			Flood Plain		Year		Land		Asse	ssed	Board	of Tribun	al/	Taxable	
						Va	alue	Value	V	alue	Rev	iew Ot	her	Value	
		Who	When	What	2018	119,	,300	0	119	,300				37,1530	
		CY	04/14/2016 F	PRE/AG A	UD 2017	116,	,300	0	116	,300				36,3890	
The Equalizer. Copyright			06/25/1990 1			116,	,300	0	116	,300				36,0650	
Licensed To: Township of of Livingston, Michigan	Hartland, County				2015	116,				,300				35,9580	
or nrvingscon, michigan		1				=====,			1 10	, 0				,	



Parcel Number: 4708-25-100-008

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

ON

Printed on

08/15/2018

Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Ver By	ified	Prcnt. Trans.			
CHILDS, GARY	SOPHABMISAY, MIC	CHAEL	&MAR	170,000	01/20/2003	WD	ARMS-LENGTH	L3717/P08	344 DEE	D/PTA	100.0			
Property Address		Clas	s: RESIDENT	'IAL-IMPF	20 Zoning: C	A Buil	ding Permit(s)	Date	Number	St	tatus			
1754 DOROTHY'S WAY		Scho	ool: HARTLAN	D	I	ROOF	F / WINDOWS	04/07/201	.5 8854	CC	MPLETE-C			
		P.R.	.E. 100% 01/	18/2003										
Owner's Name/Address		SP A	ASSMT:											
SOPHABMISAY MICHAEL &MARI	JENE	2	2018 Est TCV	7 180,432	2 TCV/TFA: 1	47.41								
1754 DOROTHY'S WAY HARTLAND MI 48353			mproved	Vacant			tes for Land Tabl	.e M&B.METES & BOUN	IDS					
TITICITIC III 40333			Public					'actors *						
			mprovements		Descript	Description Frontage Depth Front Depth Rate %Adj. Reason Va								
Tax Description			Dirt Road Gravel Road		METES &	BOUNDS	3.6 3.60 Tota	00 Acres 16,111 1 Acres Total B	90 BKS M Sst. Land	IFG HOME PK Value =	52,200 52,200			
SEC 25 T3N R6E COMM AT NW 88*11'31"E 943.16 FT, S 1		F	Paved Road Storm Sewer		Land Imp	provement	Cost Estimates							
FT TO POB, TH S 1*04'38"W 88*25'03"E 387.54 FT N 1* N 88*25'03"W 387.54 FT TC TO A PRIVATE RD EASEMENT	S Vi S	Storm Sewer Sidewalk Nater Sewer Slectric		Descript D/W/P: 4	lin Concre		Rate CountyMul 3.61 1.25 and Improvements 1	120	62	ash Value 336 336				
Comments/Influences		G	Jas Jas											
		2	Street Light Standard Uti Inderground	lities										
		S	Copography o Site Sevel	f										
	Ť	L	Rolling LOW High											
		I S W P	Jandscaped Swamp Nooded Pond											
	Aller and a second	R	Naterfront Ravine Netland											
			lood Plain		Year	Lano Value		Assessed Value	Board of Review	Tribunal/ Other				
NO THE REAL PROPERTY OF	12/10/2012	Who	When	What	2018	26,100	0 64,100	90,200			57,3140			
State in the state	and the second second second	KW	06/27/1990	INSPECTE	D 2017	25,700	54,200	79,900			56,1360			
The Equalizer. Copyright					2016	24,800	53,400	78,200			55,6360			
Licensed To: Township of	Licensed To: Township of Hartland, County of Livingston, Michigan													

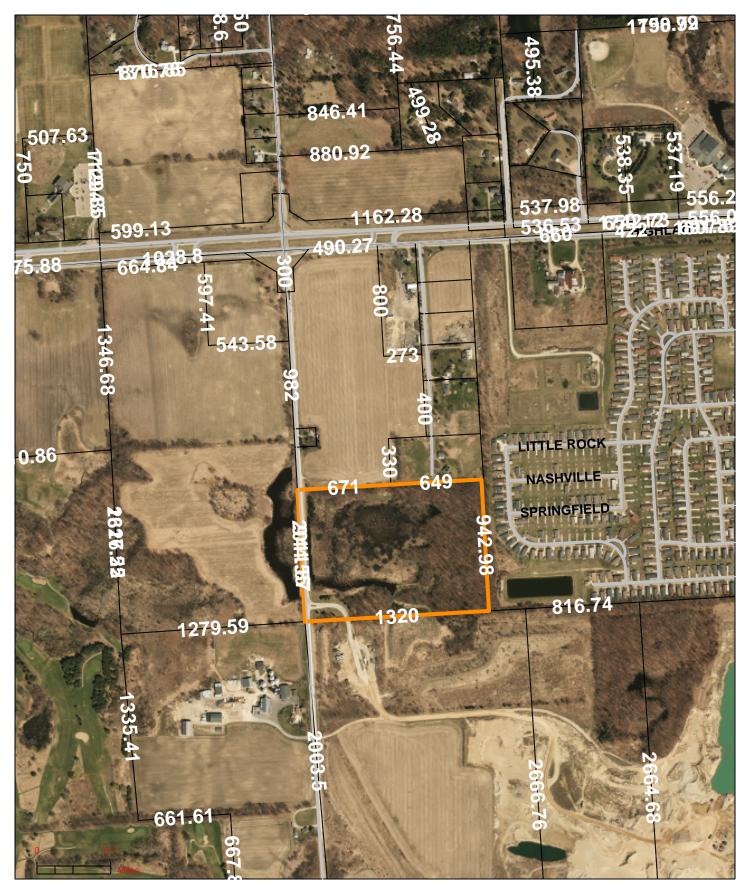
Residential Building 1 of 1

Parcel Number: 4708-25-100-008

Printed on

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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins (1	15) Fireplaces	(16) Porches/Decks	(17) Gara	ge
Building Style:	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior X Drywall Paneled Paneled Wood T&G Trim & Decoration	X Gas Oil Coal Elec. Wood Oil Coal Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat	Hot Tub Unvented Hood Vented Hood	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator	Area Type 24 CCP (1 Story) 90 CCP (1 Story) 288 Treated Wood	Year Built Car Capaci Class: C Exterior: Brick Ven. Stone Ven. Common Wal Foundation Finished ?	ty: Siding : 0 : 0 1: 1 Wall : 42 Inch : Yes
MANUFACTURED Yr Built Remodeled 1977 0 Condition: Average Room List	Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C. (5) Floors	Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling Central Air	Microwave Standard Range Self Clean Pange	Raised Hearth Wood Stove Direct-Vented Ga cass: C -10 ffec. Age: 40 coor Area: 1224	CntyMult	Auto. Door Mech. Door Area: 552 % Good: 0 Storage Ar No Conc. F	s: 0 ea: 0 loor: 0
3 Basement 1st Floor 2nd Floor	Kitchen: Other: Carpeted Other:	Wood Furnace (12) Electric 100 Amps Service	Sauna Trash Compactor Central Vacuum	otal Base Cost: 118 otal Base New : 179 otal Depr Cost: 107 stimated T.C.V: 127	,578 E.C.F. ,747 X 1.187	Bsmnt Gara Carport Ar Roof:	
3 Bedrooms (1) Exterior	(6) Ceilings X Drywall	No./Qual. of Fixtures	1 Story Siding H	Foundation Rate Basement 58.34	4 0.00 1.72	1008	Cost 60,540
X Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets Many X Ave. Few	1 Story Siding C Other Additions/Adjustme (1) Exterior Brick Veneer	Crawl Space 58.34 ments	4 -8.34 1.72 Rate 8.25	216 Size 288	11,172 Cost 2,376
Insulation (2) Windows Many Large	Basement: 1008 S.F. Crawl: 216 S.F. Slab: 0 S.F. Height to Joists: 0.0	<pre>(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath</pre>	 (9) Basement Finish Basement Recreation Fi Walk out Basement Door (13) Plumbing 		11.45 775.00	864 1	9,893 775
X Avg. X Avg. Few Small Wood Sash	(8) Basement 8 Conc. Block Poured Conc.	Softener, Auto Softener, Manual Solar Water Heat No Plumbing	3 Fixture Bath Ceramic Tile Floor Ceramic Tub Alcove (14) Water/Sewer		2400.00 515.00 290.00	1 2 2	2,400 1,030 580
Metal Sash X Vinyl Sash Double Hung X Horiz. Slide	Stone Treated Wood Concrete Floor	Extra Toilet Extra Sink Separate Shower 2 Ceramic Tile Floor	Well, 200 Feet 1000 Gal Septic (15) Built-Ins & Firepla		4975.00 3085.00 4650.00	1 1 1	4,975 3,085 4,650
Casement Double Glass Patio Doors X Storms & Screens	<pre>(9) Basement Finish 864 Recreation SF Living SF 1 Walkout Doors</pre>	Ceramic Tile Wains 2 Ceramic Tub Alcove Vent Fan	Fireplace: Exterior 2 (16) Porches CCP (1 Story), Standa CCP (1 Story), Standa	lard	4650.00 54.99 30.89	1 24 90	4,650 1,320 2,780
(3) Roof X Gable Gambrel Hip Mansard	No Floor SF (10) Floor Support	(14) Water/Sewer Public Water Public Sewer 1 Water Well	<pre>(16) Deck/Balcony Treated Wood,Standard (17) Garages Class:C Exterior: Sidir</pre>		6.69 Inch (Finished)	288	1,927
FlatMansaraFlatShedXAsphaltShingle	UUISLS.	1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Base Cost Common Wall: 1 Wall Phy/Ab.Phy/Func/Econ/Com ECF (4070 METES&BOUNDS 1		23.05 -1300.00 00/100/60.0, Depr L.187 => TCV of Bldg	552 1 .Cost = : 1 =	12,724 -1,300 107,747 127,896
Chimney: Brick		-				_	.,



Parcel Number: 4708-25-100-004

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

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08/15/2018

Grantor G	rantee		Sale Price	Sale Date	Inst. Type	Terms	of Sale	Lib & P		Verified By		Prcnt. Trans.
Property Address		Class	: AG-VACANT	Zoning:	CA Buil	ding Pe	ermit(s)	I	Date Num	ber	Statu	s
PLEASANT VALLEY		Schoo	1: HARTLAND									
		P.R.E	. 100% 10/29/2003 Q	ual. Ag.								
Owner's Name/Address		SP AS	SMT:									
GIEGLER KIM & LISA				Est TCV	58.320							
13320 HIBNER RD		Tm	proved X Vacant			tes for	Land Tabl	e 00101.AGRI				
HARTLAND MI 48353			blic			100		actors *				
			provements	Descrir	tion Fro	ntage		actors ^ nt Depth R	ate %Adi. Re	eason		Value
Tax Description	1/4 2007 77	Di X Gr	rt Road avel Road	AG AG	ROW WOODS	muugu	0.93	Acres Acres 150	0 100 0 100			0 6,920
SEC 25 T3N R6E COMM AT THE W N 56 RODS & 2.75 FT, E 80 RC & 2.75 FT, W 80 RODS TO POB, Comments/Influences	DDS, S 56 RODS	St Si	ved Road orm Sewer dewalk ter	AG AG	POND MUCK		0.23 16.56 29.00 Tota	Acres 250	0 100 0 100 otal Est. La	and Value =		0 1,400 8,320
		El Ga Cu St										
		Toj Si	pography of te									
		Ro Lo Hi La: Sw Wo Po: Wa Ra	gh ndscaped amp oded									
			ood Plain	Year	Lano Value		Building Value	Assesse Valu			al/ ner	Taxable Value
		Who	When What	2018	29,200)	0	29,20	כ			25,443C
		BM 1	0/10/1991 INSPECTED	2017	29,200	ו	0	29,20	0			24,920C
The Equalizer. Copyright (c Licensed To: Township of Har				2016	29,200	ס	0	29,20	2			24,698C
of Livingston, Michigan	crand, county			2015	53,400		0	53,40				24,625C



Parcel Number: 4708-25-100-003

Jurisdiction: HARTLAND TOWNSHIP

County: LIVINGSTON

Printed on

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Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page		rified	Prcnt Trans
EHGOTZ, OLIVE	ULMAN, BENJAMIN	G.		83,000	04/30/1998	WD	ARMS-LENGTH	2365P	0051		100.
						_					
Property Address			ss: RESIDENT		20 Zoning: C	CA Bui	lding Permit(s)	Dat	e Number	r s	tatus
1750 PLEASANT VALLEY			ool: HARTLAN								
Owner's Name/Address			.E. 100% 04/	30/1998							
ULMAN BENJAMIN G		SP 2	ASSMT:								
1750 PLEASANT VALLEY			2018 Est TC	EV 86,50) TCV/TFA: 1	13.22					
HARTLAND MI 48353		X	Improved	Vacant	Land Va	lue Estima	ates for Land Tab	le M&B.METES & H	BOUNDS		
1			Public					Factors *			_
1			Improvements		Descrip METES &		ontage Depth Fro	ont Depth Rate 400 Acres 40,000			Value 24,000
Tax Description			Dirt Road Gravel Road		MELES &	CUINDS	0.40 Tota		al Est. Land		24,000
SEC. 25 T3N, R6E, BEG. 1			Paved Road		Land Tr	orovemont	Cost Estimates			-	,,
COR. OF SEC. 25., TH E.			Storm Sewer				COSt Estimates		<u></u>		
FT., W. 160 FT., N. 132 Comments/Influences	FT. TO BEG40A		Sidewalk		Descrip	tion 4in Concre)te	Rate County 3.61 1.2			ash Value 199
		_	Water Sewer			ood Frame		10.85 1.2			0
			Electric				Total Estimated I	Land Improvement	s True Cash	Value =	199
			Gas								
			Curb Street Light	q							
			Standard Uti								
		τ	Underground	Utils.							
		. 1	Fopography o	f							
MARY 18		5	Site								
	All Plan		Level								
			Rolling Low								
			High								
9	ALLA COLOR		Landscaped								
			Swamp Wooded								
all all			Pond								
		7	Waterfront								
			Ravine								
	State N/T		Wetland Flood Plain		Year	Lan	d Building	Assessed	Board of	E Tribunal	/ Taxabl
	The second second					Valu	e Value	Value	Review	v Othe	r Valu
	12/10/2012	Who	When	What		12,00		43,300			34,184
The Francis	(a) 1000 0000	KW	06/25/1990	INSPECTI	D 2017	12,00	0 31,500	43,500			33,481
The Equalizer. Copyrigh Licensed To: Township of		•			2016	11,40	0 27,500	38,900			33,183
of Livingston, Michigan		1			2015	11,40	0 23,900	35,300		1	33,084

Residential Building 1 of 1

Parcel Number: 4708-25-100-003

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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks (17)	Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: 13/4 - 2 STORY Yr Built Remodeled 1800 1970 Condition: Average	Eavestrough Insulation0Front Overhang Other Overhang(4)InteriorXPaneledPlaster Wood T>rim & Decoration	X Gas Oil Elec. Wood Coal Steam Forced Air w/o Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump Forced Heat Pump	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same StackAreaTypeYear B Car Ca Class: Exterior 120Two Sided40 WGEP (1 Story) 120CPPCar Ca Class: Exterior Brick StoreExterior 1 Story Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented GaAreaTypeClass: C +5Common Founda Auto.	uilt: pacity: C or: Siding Ven.: 0 Ven.: 0 Wall: Detache tion: 18 Inch ed ?: Doors: 1 Doors: 1 Doors: 0 400 : 38
Room List Basement 1st Floor 2nd Floor	Doors Solid X H.C. (5) Floors Kitchen: Other: Carpeted Other:	No Heating/Cooling Central Air Wood Furnace (12) Electric 100 Amps Service	Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Effec. Age: 45StoragFloor Area: 764CntyMultTotal Base Cost: 70,612X 1.510Total Base New : 106,625E.C.F.	e Area: 0 c. Floor: 0 Garage: t Area:
2 Bedrooms (1) Exterior Wood/Shingle X Aluminum/Vinyl Brick Insulation (2) Windows (2) Windows X Avg. Few X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Gable Hip Mansard Flat Shed X Asphalt Shingle Chimney: Brick	<pre>(6) Ceilings X Tile (7) Excavation Basement: 0 S.F. Crawl: 620 S.F. Slab: 144 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support Joists:</pre>	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Sink Separate Shower Ceramic Tile Floor 1 Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 1000 Gal Septic Lump Sum Items:	Stories Exterior 1 Story Siding 1 Story Siding Other Additions/Adju: (13) Plumbing Ceramic Tile Wains Ceramic Tub Alcove (14) Water/Sewer Well, 200 Feet 1000 Gal Septic (16) Porches WGEP (1 Story), Sta CPP, Standard Phy/Ab.Phy/Func/Econ Separately Depreciated (17) Garages Class:C Exterior: S. Base Cost Automatic Doors County Multiplier = 1 Phy/Ab.Phy/Func/Econ	Slab 74.71 -13.12 0.00 1 stments Rate Si 875.00 290.00 4975.00 3085.00 andard 68.09 14.10 1 /Comb.%Good= 55/100/100/100/55.0, Depr.Cost = ed Items: iding Foundation: 18 Inch (Unfinished) 20.60 4 375.00	20 39,488 44 8,869 ze Cost 1 875 1 290 1 4,975 1 3,085 40 2,724 20 1,692 51,489 00 8,240 1 375 13,009 4,943 56,432

