



Planning Commission

Larry Fox, Chairperson Joseph W. Colaianne, Trustee
Jeff Newsom, Vice-Chairperson Keith Voight, Secretary
Michael Mitchell, Commissioner 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
4. Approval of Meeting Agenda
5. Approval of Meeting Minutes
 - a. Draft Planning Commission Minutes of September 12, 2019
6. Call to Public
7. Old and New Business
 - 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

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.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Sue Grissim, Commissioner
SECONDER:	Keith Voight, Secretary
AYES:	Colaianne, Murphy, Fox, Grissim, Mitchell, Voight
ABSENT:	Newsom

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 be 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 kind 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 approach 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 non-profit 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 Adjourn

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

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.

Request

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.

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.

Hartland Deerfield Fire Authority Review

No comments at this time.

Attachments

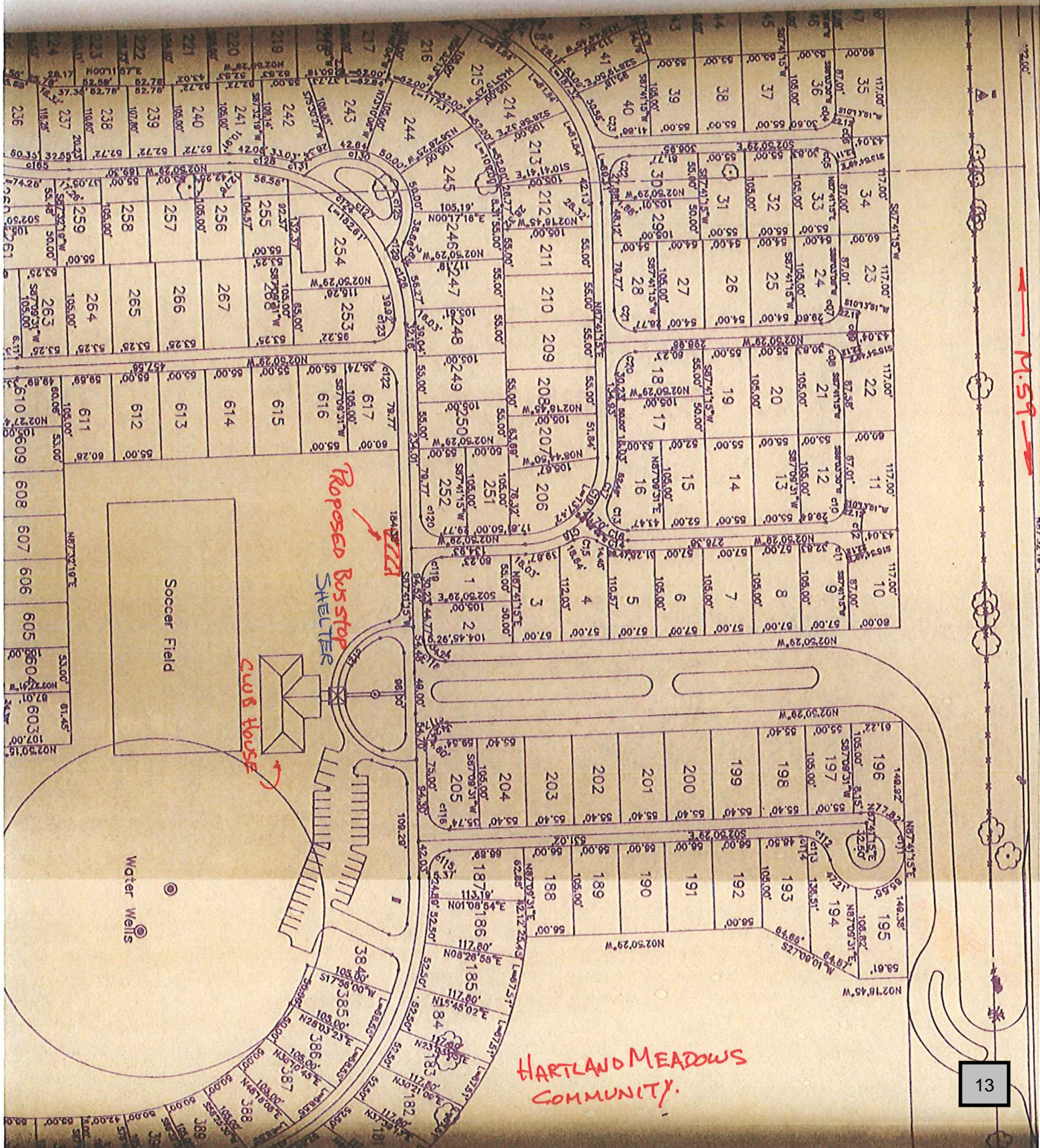
1. Submittals from Applicant-PDF version only
2. Hartland Meadows Consent Judgment 1993 -PDF version only

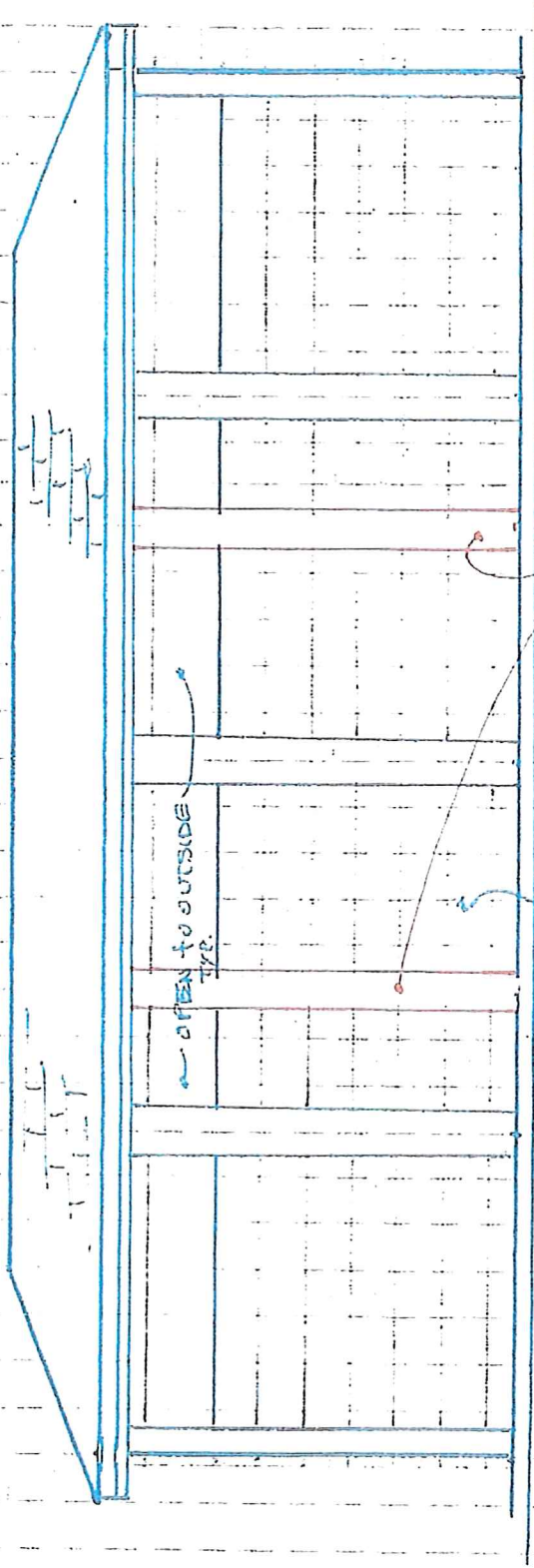
CC: Briand Ginnard, Ginnard Quality Construction
Jim Gibbs, Hartland Meadows

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9/4/2019
GINNARD QUALITY CONSTRUCTION

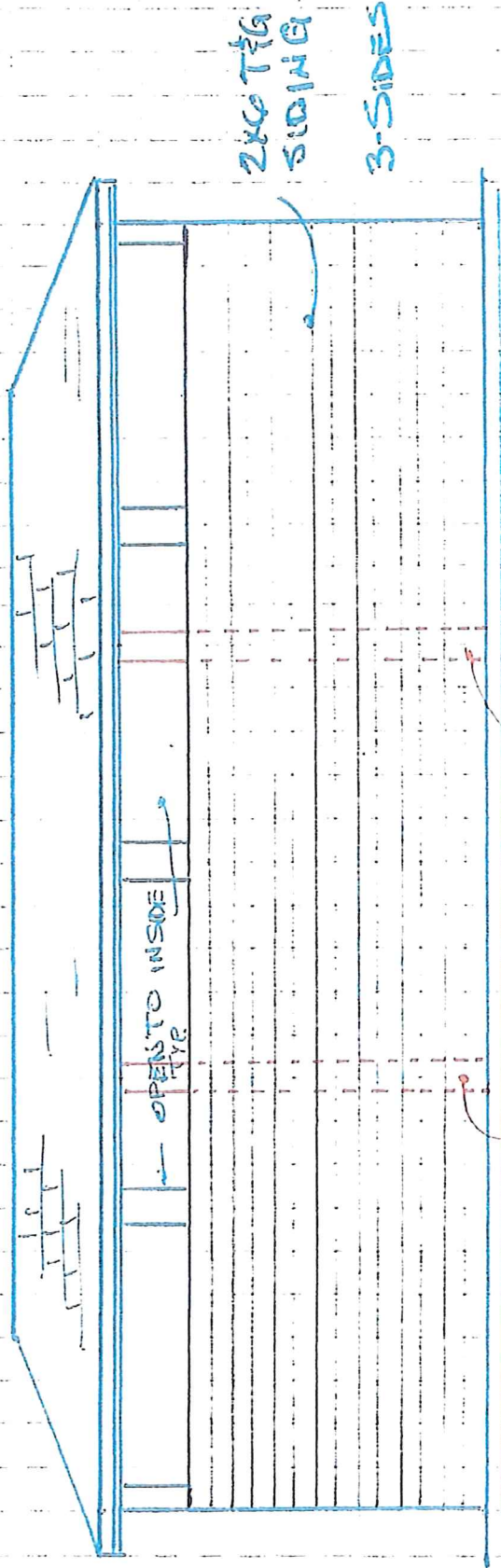
BRIAN GINNARD
248-231-7600





FRONT ELEVATION

	Ginnard Quality Construction, Inc. 425 W. Ann Arbor Trail Plymouth, Michigan 248-231-7600 ginnardconstruction@yahoo.com	AJR Development 39500 High Pointe Blvd. Suite 130, Novi, MI 48375 Hartland Meadows - Bus Stop	248-912-1584	08/23/19 Drawn by: bdg Revision:
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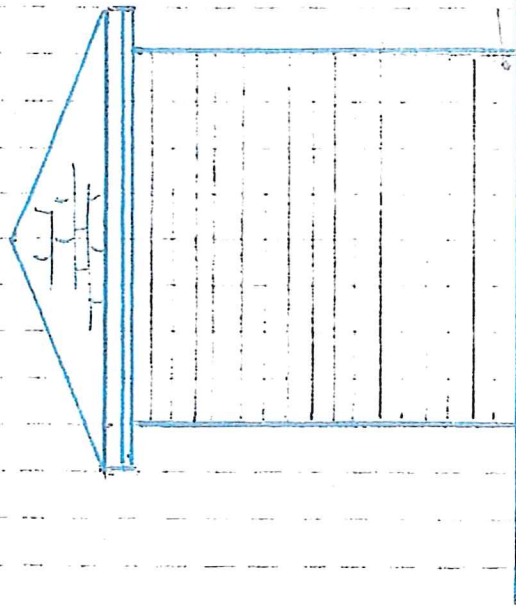
REAR ELEVATION

POSTS AT FRONT

2x6 T&G
SIDING
3-SIDES

OPEN TO INSIDE
EYE

08/23/19	248-912-1584	AJR Development	Ginnard Quality Construction, Inc.
Drawn by: bdg	MI 48375	39500 High Pointe Blvd. Suite 130, Novi, MI	425 W. Ann Arbor Trail Plymouth, Michigan
Revision:	Scale: 1/4" = 1'	Hartland Meadows - Bus Stop	248-231-7600 ginnardconstruction@yahoo.com



TYP. EAST WEST
ELEVATIONS

1 ST BOARD = 1x6

Ginnard Quality Construction, Inc. 425 W. Ann Arbor Trail Plymouth, Michigan 248-231-7600 ginnardconstruction@yahoo.com	AJR Development 39500 High Pointe Blvd. Suite 130, Novi, MI 48375 Hartland Meadows - Bus Stop	248-912-1584	08/23/19
			Drawn by: ...bdg
			Revision: ...
			Scale: 1/4" = 1'

EXISTING GRADE AND GRASS GROUND COVER



4x6 POSTS
 (2) 2x8 BEAM
 (2) 2x8 RIDGE
 2x8 TIP
 2x6 RAFTERS
 -24" OC.
 1x6 COW TIES
 -48" SPACING
 1/2 OSB DECK W/CLIPS

15# FELT
 DRIP EDGE
 DIMENSIONAL SHINGLES
 GUTTERS & DOWNSPOUTS

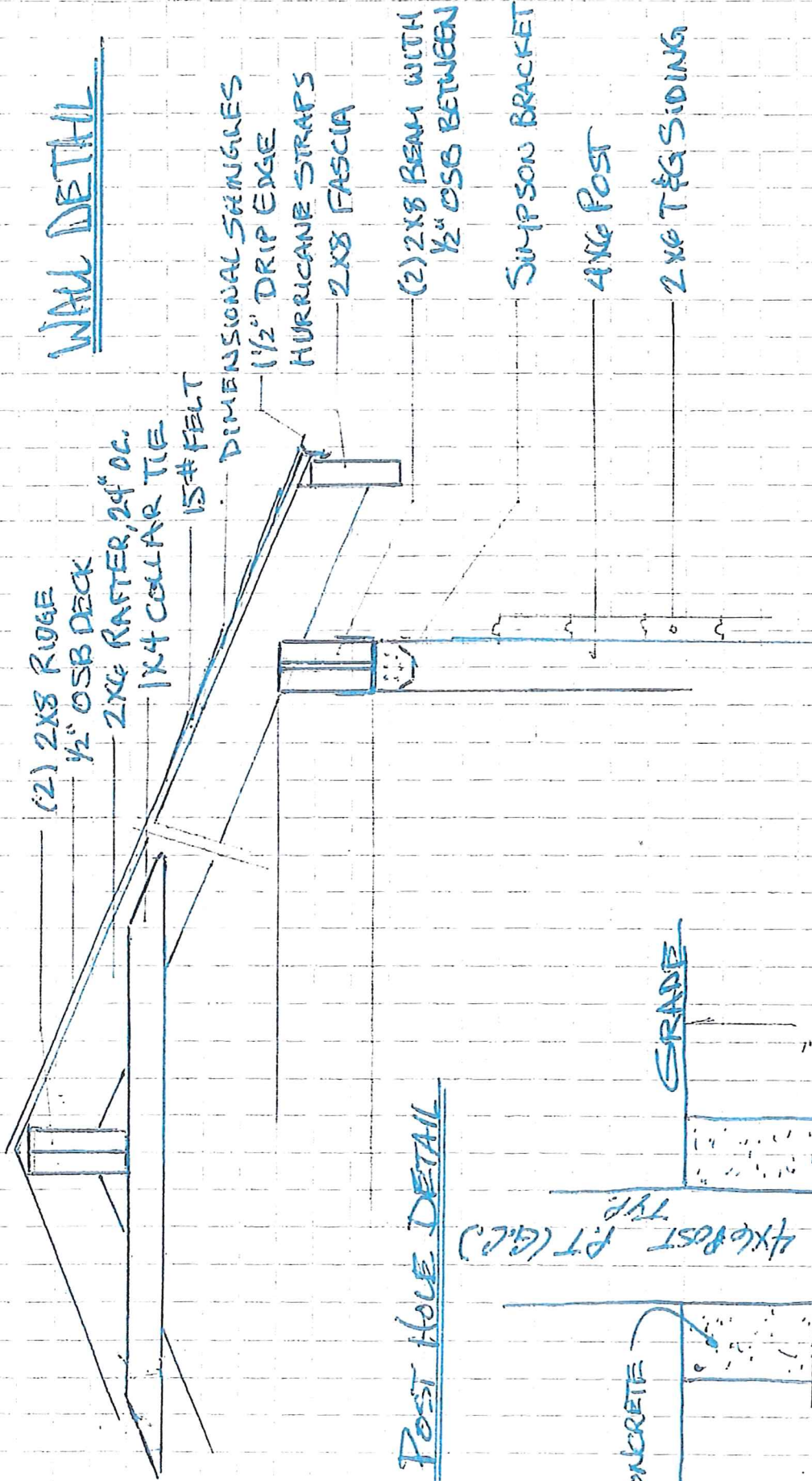
4" CONCRETE SLAB

← EXISTING CONCRETE SIDEWALK

FRAMING & ROOF PLAN

Ginnard Quality Construction, Inc. 425 W. Ann Arbor Trail Plymouth, Michigan 248-231-7600 ginnardconstruction@yahoo.com	AJR Development 39500 High Pointe Blvd. Suite 130, Novi, MI 48375 Hartland Meadows - Bus Stop	248-912-1584	08/23/19
			Drawn by: bdg
			Revision: Scale: 1/4" = 1'

WALL DETAIL



POST HOLE DETAIL



© Copyright 2019 GQC	18	Ginnard Quality Construction, Inc.	AJR Development	248-912-1584	08/23/19
		425 W. Ann Arbor Trail Plymouth, Michigan	39500 High Pointe Blvd. Suite 130, Novi, MI 48375	Scale: 1/4" = 1'	Drawn by: bdg
		248-231-7600	ginnardconstruction@yahoo.com		Revision:
			Harland Meadows - Bus Stop		

* It has different setback
CONSENT Judgement P. 8

STATE OF MICHIGAN

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

vs.

Hon. Stanley J. Latreille

HARTLAND TOWNSHIP, a municipal
corporation,

TRUE COPY
STANLEY J. LATREILLE
44th Circuit Court

Defendant.

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RECEIVED APR 19 1993

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 13 day of April, 1993.

PRESENT: The Hon. STANLEY J. LATREILLE
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 THAT:

(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 87° 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;

RECEIVED APR 19 1993

(3) Defendant Hartland Township and its agents, 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

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 six hundred 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.

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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

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.

Greenbelt on Southeast Corner of Property Line Near 850 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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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 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.

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.

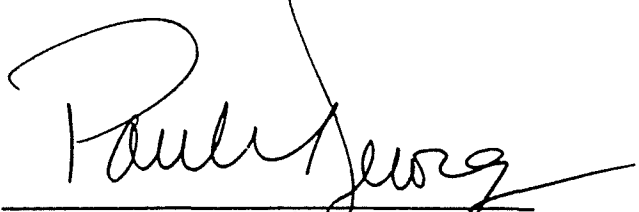
STANLEY J. LATREILLE

Hon. Stanley J. Latreille
Circuit Court Judge

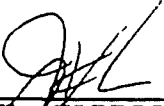
Approved as to form and content:




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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

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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

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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 acres	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

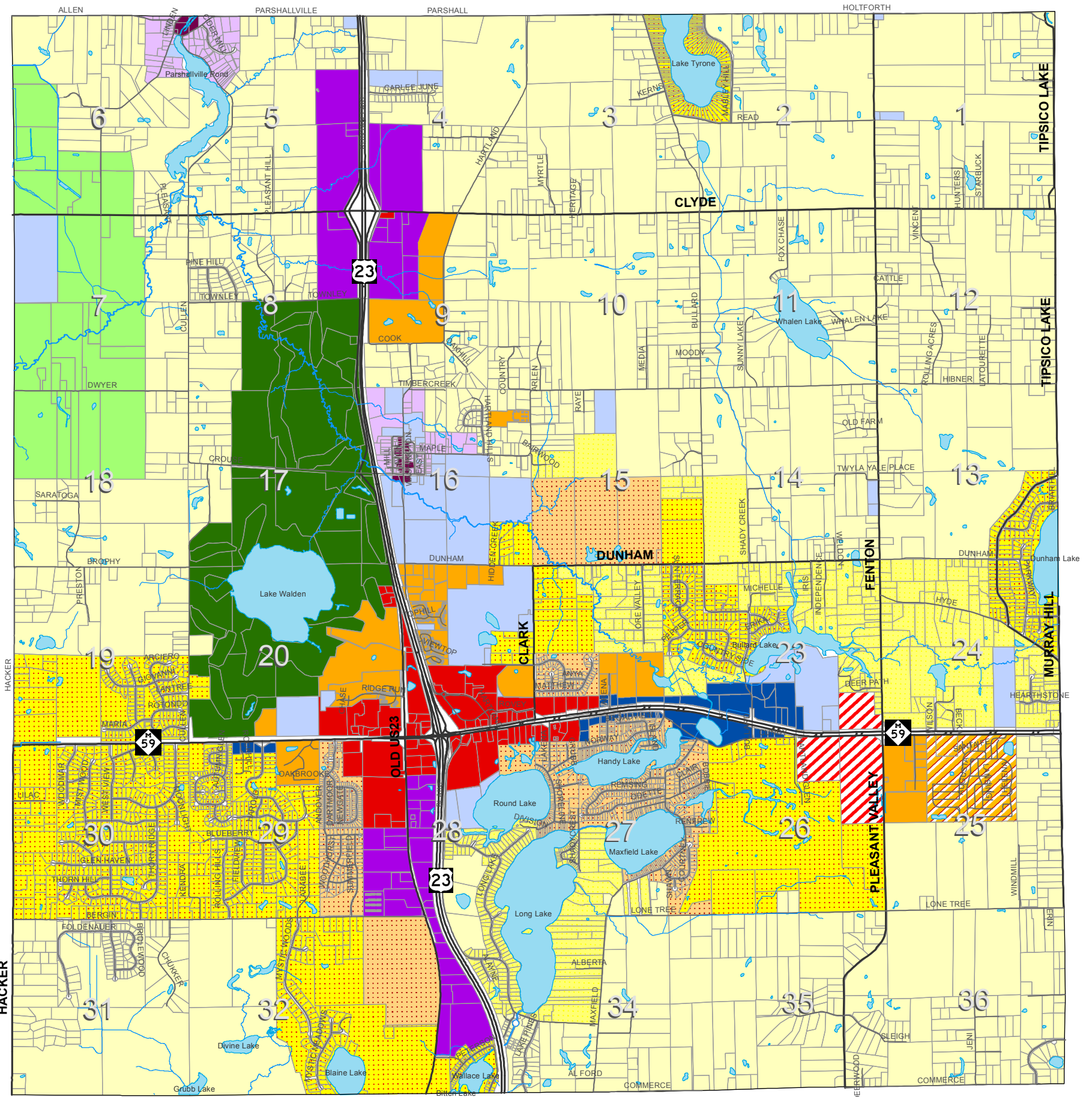
Livingston County, MI

FUTURE LAND USE MAP

Adopted September 1, 2015

Future Land Use Categories

- Commercial
- Estate Residential
- High Density Residential
- Low Suburban Density Residential
- Multiple Family Residential
- Medium Suburban Density Residential
- Medium Urban Density Residential
- Office
- 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

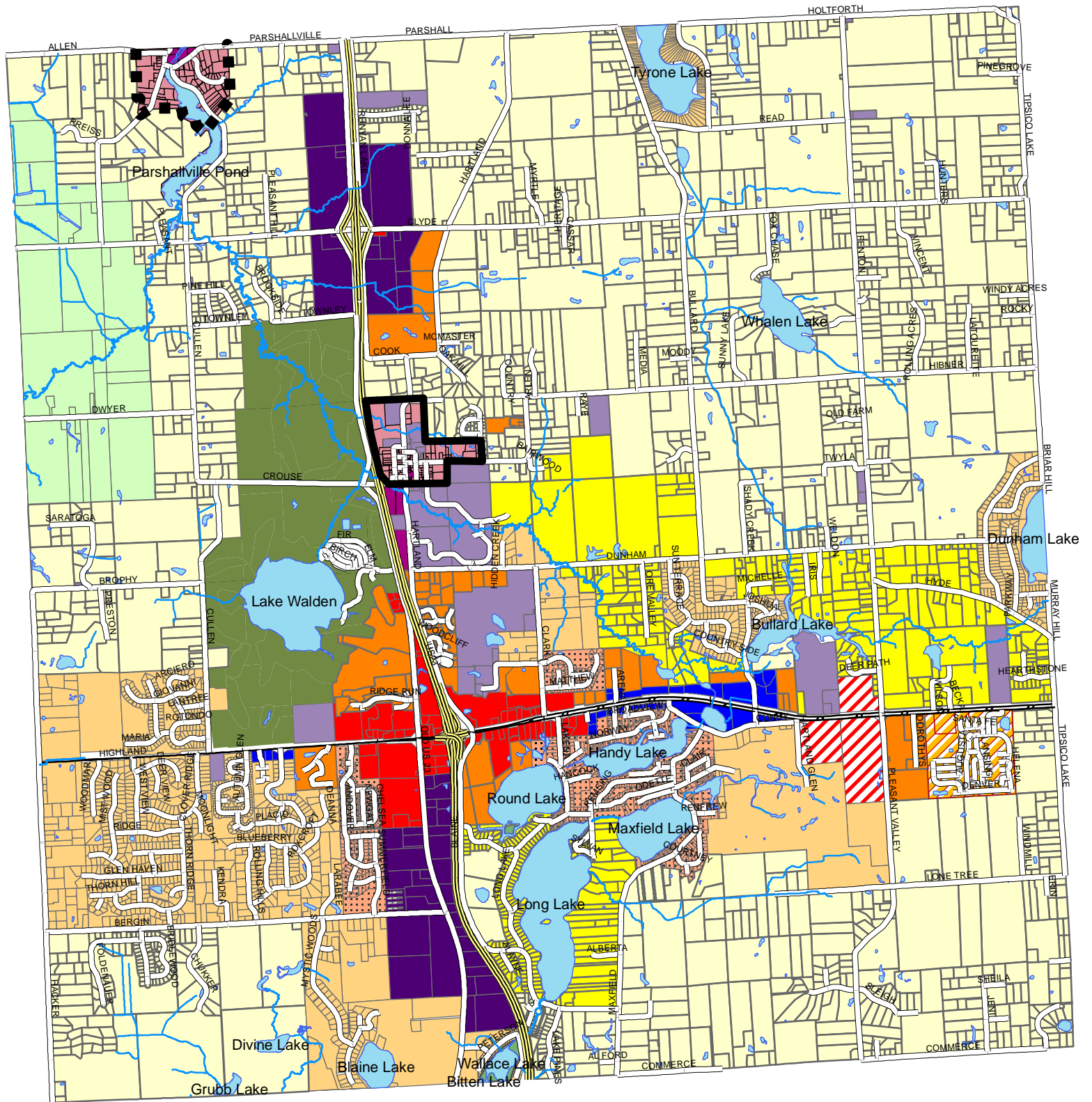




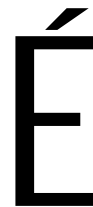
Hartland Township Livingston County, Michigan Future Land Use Map

Category	
	Commercial
	Conservation Recreation
	Estate Residential
	High Density Residential
	Low Suburban Density Residential
	Medium Suburban Density Residential
	Medium Urban Density Residential
	Multiple Family Residential
	Office
	Planned Industrial / R & D
	Public / Quasi-Public
	Residential Recreation
	Rural Residential
	Special Planning Area
	Village Commercial
	Village Residential

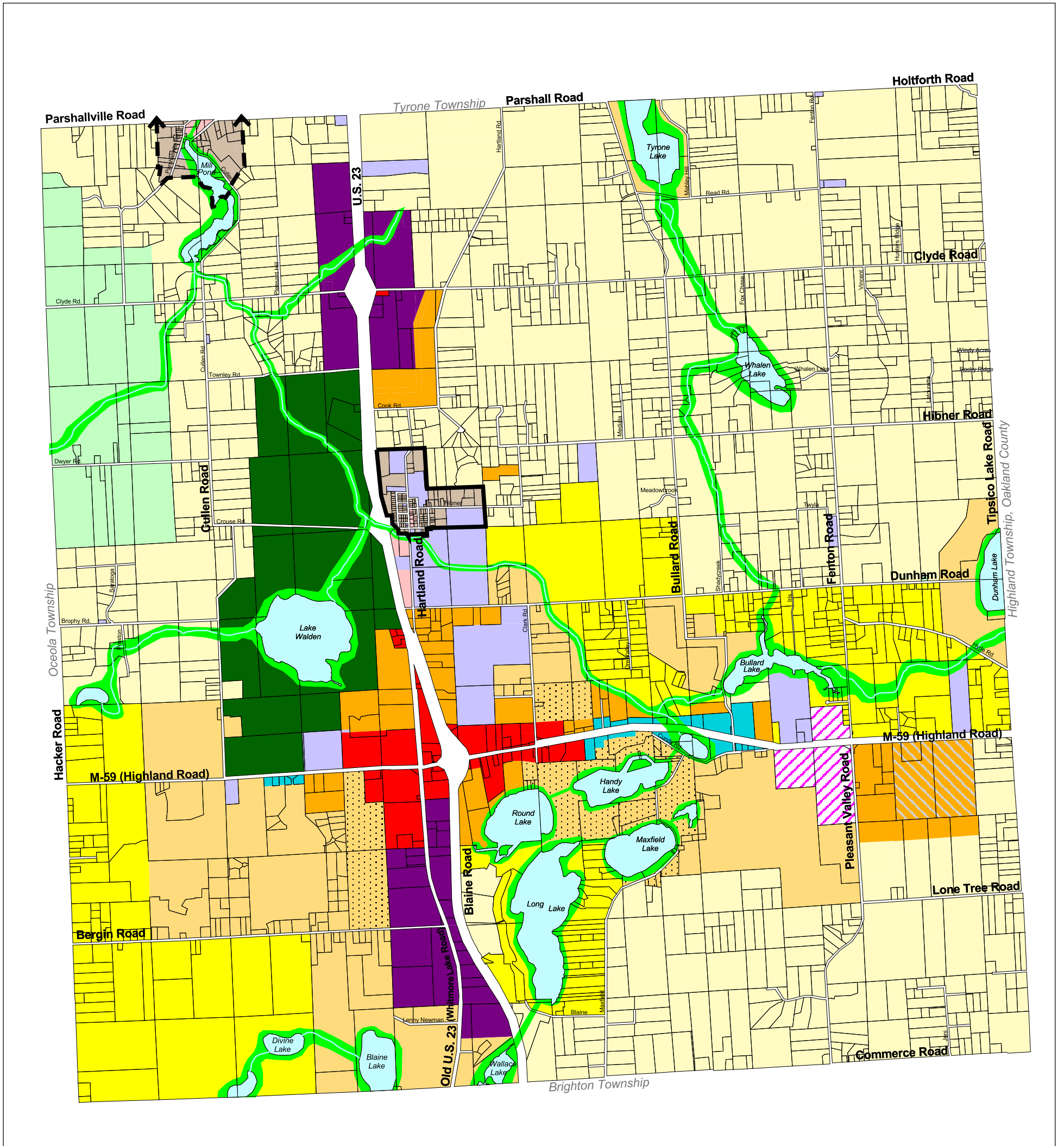
Map Key
 Hartland Village Settlement
 Parshallville Settlement



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



Hartland Township, Livingston County, Michigan



Future Land Use Categories

- | | |
|---|--|
|  Rural Residential |  Village Commercial |
|  Estate Residential |  Commercial |
|  Low Suburban Density Residential |  Office |
|  Medium Suburban Density Residential |  Planned Industrial / R & D |
|  Medium Urban Density Residential |  Residential Recreation |
|  High Density Residential |  Public/ Quasi-Public |
|  Multiple Family Residential |  Special Planning Area |
|  Village Residential | |

Map Key

-  Conservation Recreation
-  Lake/Stream
-  Hartland Settlement
-  Parshallville Settlement

Map 7 Future Land Use - 20 Year Projection

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

0 Ft. 1750 Ft. 3500 Ft.



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPICER, ALAN & WANDA	SPICER ALAN R & WANDA M T	0	04/10/2001	WD	RELATIVES	3060P0108		0.0

Property Address	Class: AG-IMPROVED	Zoning: CA	Building Permit(s)	Date	Number	Status
CLYDE RD	School: HARTLAND		OUTBUILDING	06/01/2016	9192	COMPLETE-C
Owner's Name/Address	P.R.E. 100% / / Qual. Ag.		MISC/SIGN	02/28/2011	W1058	COMPLETE-C

SPICER ALAN R & WANDA M TRUST 5015 HARTLAND RD FENTON MI 48430	SP ASSMT:	2018 Est TCV 265,962				
--	-----------	----------------------	--	--	--	--

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 00101.AGRICULTURAL							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
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	X		Dirt Road	AG	ROW	2.17 Acres	0	100		0
			Gravel Road	AG	TILLABLE #3	13.44 Acres	7020	100		94,349
			Paved Road	AG	TILLABLE #4	9.69 Acres	6240	100		60,466
			Storm Sewer	AG	TILLABLE #5	0.33 Acres	5850	100		1,931
			Sidewalk	AG	TILLABLE #6	14.10 Acres	5070	100		71,487
			Water	AG	TILLABLE #7	3.27 Acres	4290	100		14,028
			Sewer	43.00 Total Acres			Total Est. Land Value =			242,260

Comments/Influences	X Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
2018	121,100	11,900	133,000			40,458C						
2017	121,100	11,500	132,600			39,626C						
2016	96,300	0	96,300			29,461C						
2015	91,600	0	91,600			29,373C						

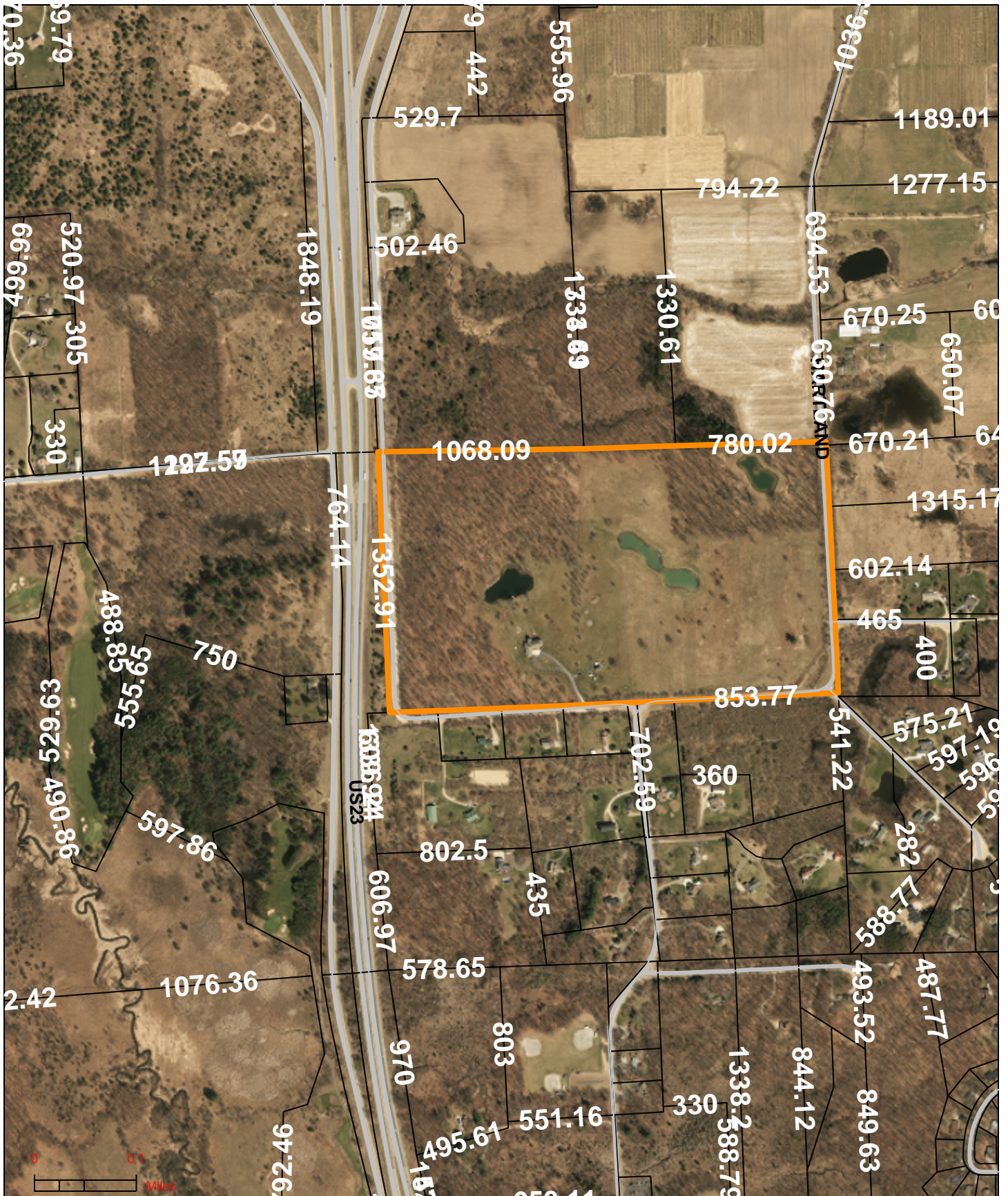
*** Information herein deemed reliable but not guaranteed***

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 Cash Value of Agricultural Improvements / This Card: 23702 / All Cards: 23702

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SARAFI ETAL		172,000	12/01/1993	WD	ARMS-LENGTH	1785P0771		0.0				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: CA	Building Permit(s)		Date	Number	Status				
10233 COOK RD		School: HARTLAND		MISC/SIGN		09/30/2005	07406	COMPLETE-C				
Owner's Name/Address		P.R.E. 100% 11/30/2000		1 STY SINGLE FAMILY DWLG		04/10/1999	4615	COMPLETE-C				
VELTMAN E GARY & DEBRA A PO BOX 554 HARTLAND MI 48353		SP ASSMT: 2018 Est TCV 610,914 TCV/TFA: 184.79										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS								
SEC 9 T3N R6E N 1/2 OF SW 1/4 EXC US 23 HWY 70.45 AC		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		METES & BOUNDS			54.665 Acres		5,915	45	TOPO	145,496
		Paved Road		WETLAND/RECREATIONAL			12.000 Acres		1,833	100		22,000
		Storm Sewer		ROW			3.78 Acres		0	100		0
		Sidewalk					70.44 Total Acres		Total Est. Land Value =			167,496
		Water		Land Improvement Cost Estimates								
		Sewer		Description			Rate	CountyMult.	Size	%Good	Cash Value	
		Electric		Shed: Wood Frame			16.37	1.25	110	77	1,733	
		Gas		Total Estimated Land Improvements True Cash Value = 1,733								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2018	83,700	217,400	301,100	0M	0			
JH		03/14/2016	RECORD REV	2017	79,400	224,600	304,000	0M	0			
CY		03/05/2013	RECORD REV	2016	79,400	220,700	300,100	0M	0			
KW		05/01/1990	INSPECTED	2015	79,400	192,100	271,500	0D	0			



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

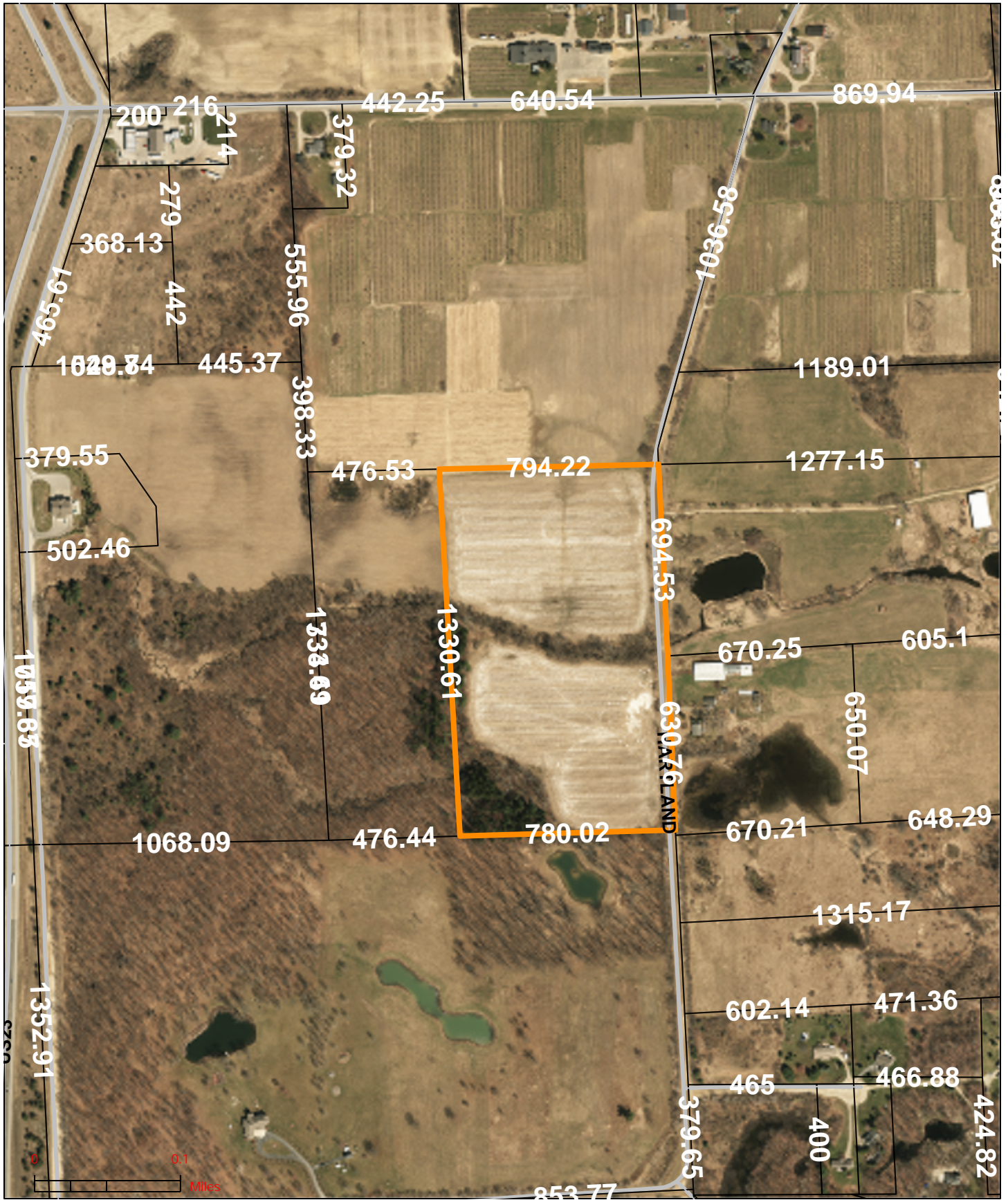
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	80	CCP (1 Story)	364	WCP (1 Story)	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 940 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G			1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System								
Building Style: 13/4 - 2 STORY		Trim & Decoration		X			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			Class: B -10 Effec. Age: 19 Floor Area: 3306 Total Base Cost: 334,708 Total Base New : 505,409 Total Depr Cost: 409,382 Estimated T.C.V: 433,535			CntyMult X 1.510 E.C.F. X 1.059			Bsmnt Garage: Carport Area: Roof:	
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Effec. Age: 19			X 1.510			Bsmnt Garage:	
Condition: Average		Lg	X	Ord		Small	(12) Electric			Rate			Heat-Adj			Size	
Room List		(5) Floors		No./Qual. of Fixtures			Stories			Bsmnt-Adj			Heat-Adj			Size	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Hardwood Other: Ceramic Tile Other: Carpeted		X Ex.			1			0.00			1.58			3306	
(1) Exterior		X Drywall		X Ex.			1			75.85			0.00			255,984	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size			Cost	
X	Insulation	Basement: 3386 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			Walk out Basement Door(s)			1125.00			1			1,125	
(2) Windows		X Many Avg. X Large Few Small		(13) Plumbing			(13) Plumbing			4650.00			1			4,650	
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		2			Average Fixture(s)			3100.00			1			3,100	
X	Double Hung Horiz. Slide Casement	Treated Wood X Concrete Floor		1			3 Fixture Bath			875.00			2			1,750	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		2			2 Fixture Bath			1605.00			1			1,605	
(3) Roof		Recreation SF Living SF 1 Walkout Doors No Floor SF		3			Softener, Auto Softener, Manual			900.00			3			2,700	
X	Gable Hip Flat	Gambrel Mansard Shed		1			Solar Water Heat No Plumbing Extra Toilet			455.00			1			455	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Extra Sink			5700.00			1			5,700	
Chimney: Metal				1			Separate Shower			3850.00			1			3,850	
				1			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove			7360.00			1			7,360	
				1			Ceramic Tub Alcove Vent Fan			6450.00			1			6,450	
				1			Ceramic Tub Alcove Vent Fan			4660.00			1			4,660	
				1			Ceramic Tub Alcove Vent Fan			48.78			80			3,902	
				1			Ceramic Tub Alcove Vent Fan			23.20			364			8,445	
				1			Ceramic Tub Alcove Vent Fan			26.46			940			24,872	
				1			Ceramic Tub Alcove Vent Fan			-1900.00			1			-1,900	
				1			Ceramic Tub Alcove Vent Fan			Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0,			Depr.Cost =			409,382	
				1			Ceramic Tub Alcove Vent Fan			ECF (4090 METES&BOUNDS 1990 - 1999)			1.059 => TCV of Bldg: 1 =			433,535	
				1			Ceramic Tub Alcove Vent Fan			Lump Sum Items:							

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

Building Type	Barn - General Purpose			
Year Built				
Class/Construction	C			
Quality/Exterior	Low Cost			
Base Rate/SF	15.40			
# of Walls, Perimeter	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			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 8150 / All Cards: 8150				

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEBER BROTHERS LLC	SPICER ALAN R	110,000	04/15/2016	WD	NOT USED	2016R-012169	DEED/PTA	0.0
WEBER BROTHERS GREENHOUSE	WEBER BROTHERS LLC	0	07/12/2006	QC	COMMON ENTITIES	L2006/P0	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:		2018 Est TCV 138,788			

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 00101.AGRICULTURAL					
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
SEC 9 T3N R6E BEG CEN SEC 9; TH N85*59'06" W 798.54 FT ON E/W 1/4 LN OF SEC 9, TH N02*22'40" E 1334.56 FT; TH S86*00'58" E 801.08 FT; TH S02*29'13" W 1334.92 FT ON N/S 1/4 LN OF SEC 9 TO POB CONT 24.5 AC M/L SUBJ TO ESMTS & ROW OF REC. SPLIT FROM 005, 10-87 CORR 9-2-10 CORR 4/16				AG	TILLABLE #1	1.94 Acres	7800	100	15,132
				AG	TILLABLE #2	9.84 Acres	7410	100	72,914
				AG	TILLABLE #3	3.36 Acres	7020	100	23,587
				AG	TILLABLE #4	0.97 Acres	6240	100	6,053
				AG	TILLABLE #5	2.92 Acres	5850	100	17,082
				AG	SWAMP/WET WOODS	1.14 Acres	250	100	285
				AG	WOODS	2.49 Acres	1500	100	3,735
				AG	ROW	1.84 Acres	0	100	0
					24.50 Total Acres		Total Est. Land Value =		138,788

Comments/Influences



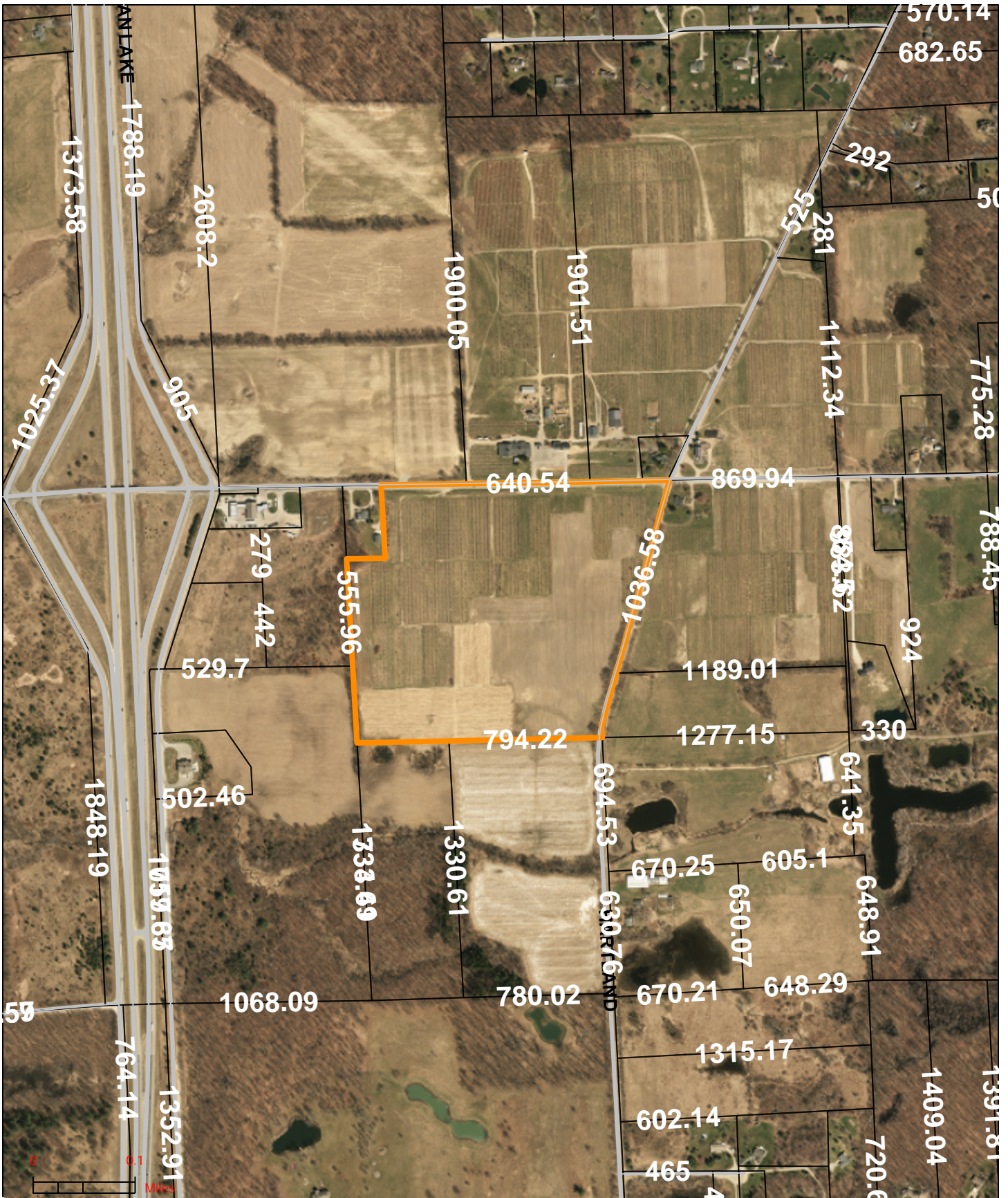
Public Improvements	* Factors *						
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
Topography of Site							
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	69,400	0	69,400			65,401C
CY	04/14/2016	PRE/AG AUD	2017	69,400	0	69,400			64,056C
KW	05/11/1990	INSPECTED	2016	68,200	0	68,200			63,485C
			2015	68,200	0	68,200			63,296C

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning: CA	Building Permit(s)		Date	Number	Status			
2901 HARTLAND RD		School: HARTLAND									
Owner's Name/Address		P.R.E. 0%									
ROYCE PROPERITES LLC PO BOX 1 HARTLAND MI 48353		SP ASSMT: SAD 2		2018 Est TCV 130,263 TCV/TFA: 65.92							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS							
SEC 21 T3N R6E COMM AT NW COR, S 86*12'20"E 1299.38 FT, S 1* 37'55"W 338.39 FT FOR POB, TH S 1*37'55"W 333 FT, 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, .77AC M/L		Public Improvements		* Factors *							
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X		METES & BOUNDS	333.00	99.00	1.0000	0.0000	0	60* LOCATION	0
		X		* denotes lines that do not contribute to the total acreage calculation.							
		X		333 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 30,800							
		X		Shed: Wood Frame		12.75	1.25	60	0	0	0
		X		Electric							
		X		Gas							
				Curb							
				Street Lights							
				Standard Utilities							
				Underground Utils.							
				Topography of Site							
				Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2018	15,400	49,700	65,100		51,004C	
		LKH 06/04/1990 INSPECTED			2017	15,400	50,200	65,600		49,955C	
					2016	14,600	44,000	58,600		49,510C	
					2015	14,600	38,400	53,000		49,362C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	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 Security System	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	Area	Type	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:	150	WCP	(1 Story)		
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G			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					48	WGEP	(1 Story)		
	Building Style: 13/4 - 2 STORY		Trim & Decoration											84	WGEP	(1 Story)	
	Yr Built 1900	Remodeled 1980	Ex	X	Ord		Min							40	WCP	(1 Story)	
	Condition: Average		Lg	X	Ord		Small										
	Room List		Doors		Solid	X	H.C.										
	1 Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors					Central Air Wood Furnace									
	(1) Exterior		Kitchen: Other: Carpeted Other:					(12) Electric									
	X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings					100 Amps Service									
	Insulation		Ex.	X	Ord.		Min										
	(2) Windows		No. of Elec. Outlets														
	X Many Avg.	X	Many	X	Ave.		Few										
	Large Avg. Small		(7) Excavation					(13) Plumbing									
	X Wood Sash Metal Sash Vinyl Sash		Basement: 874 S.F. Crawl: 0 S.F. Slab: 228 S.F. Height to Joists: 0.0					2	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
	X Double Hung Horiz. Slide Casement		(8) Basement														
	X Double Glass Patio Doors		Recreation SF Living SF Walkout Doors No Floor SF														
	X Storms & Screens		(9) Basement Finish														
	(3) Roof		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
	X Gable Hip Flat		(10) Floor Support														
	X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:														
	Chimney: Brick		Lump Sum Items:														

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOYES KATHY A.	BOYES KATHY A	1	01/18/2008	WD	RELATIVES	2008R-003437	DEED/PTA	50.0
BOYES, PAUL & NANCY	BOYES, KATHY A..	1	08/21/2002	QC	QUIT CLAIM	L3479/P0636	DEED/PTA	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: CA	Building Permit(s)	Date	Number	Status
10650 DUNHAM RD	School: HARTLAND		1 STY SINGLE FAMILY DWLG	07/15/1999	4805	COMPLETE-C
	P.R.E. 100% 08/02/2002					
Owner's Name/Address	SP ASSMT:					
	2018 Est TCV 502,492 TCV/TFA: 174.17					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
SEC 21, T3N, R6E, COMM AT N 1/4 COR; TH S 86*29'25" E ALG N LN 593.51' TO POB; TH S 86*29'25" E ALG N LN OF SEC 364.65'; TH S 1*50' W 598.24'; TH N 86*38'44" W 364.62'; TH N 1*50'E 599.23' TO POB PARCEL 2 5.01 ACRES ML SPLIT 12/98 FR 21-200-007 & 008 SUBJ TO ESMTS & ROW OF RECORD			METES & BOUNDS			5.01 Total Acres		12,974	100		65,000
			* Factors * Total Est. Land Value = 65,000								

Comments/Influences



- Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.
- Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	32,500	218,700	251,200			187,093C
2017	30,000	222,100	252,100			183,245C
2016	28,500	218,300	246,800			181,611C
2015	28,500	189,400	217,900			181,068C

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

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	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom	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	Area 240	Type CCP (1 Story)	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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			Class: B +10 Effec. Age: 19 Floor Area: 2885 Total Base Cost: 336,107 Total Base New : 510,022 Total Depr Cost: 413,118 Estimated T.C.V: 437,492			CntryMult X 1.510 E.C.F. X 1.059		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			1 Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Foundation Basement Crawl Space Overhang			Rate 98.65 98.65 43.67		Bsmnt-Adj 0.00 -11.65 0.00		Heat-Adj 1.93 1.93 0.00		Size 2592 275 18		Cost 260,703 24,456 786	
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Size		Cost					
Condition: Good		Lg	X	Ord		Small	No. of Elec. Outlets			Plumbing			Rate		Size		Cost					
Room List	(5) Floors	Doors			Solid	X	H.C.	Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Rate		Size		Cost				
Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Vinyl Other: Carpeted Other:	0		Amps Service		No. of Elec. Outlets			Plumbing			Rate		Size		Cost						
(1) Exterior	(6) Ceilings	X	Drywall				X	Ex.		Ord.		Min	Other Additions/Adjustments			Rate		Size		Cost		
Wood/Shingle Aluminum/Vinyl X Brick	(7) Excavation	Many		X	Ave.		Few	Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Rate		Size		Cost				
X Insulation	Basement: 2592 S.F. Crawl: 275 S.F. Slab: 0 S.F. Height to Joists: 0.0	3		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Rate			Size		Cost							
(2) Windows	(8) Basement	X	Many	X	Ave.		Few	Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Rate		Size		Cost				
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	3		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Rate			Size		Cost							
(3) Roof	(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Rate			Size		Cost							
X Gable Hip Flat X Asphalt Shingle	(10) Floor Support	1 1		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Rate			Size		Cost							
Chimney:	Joists: Unsupported Len: Cntr.Sup:	1 1		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Rate			Size		Cost							
		Lump Sum Items: 2,500		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Rate			Size		Cost							

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOYES, MICHAEL, LINDA, PA	BOYES, MICHAEL & LINDA	0	04/25/2003	QC	RELATIVES	L3903/P0568	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: CA	Building Permit(s)	Date	Number	Status
10548 DUNHAM RD	School: HARTLAND		OUTBUILDING	05/24/1999	4706	COMPLETE-C

Owner's Name/Address	SP ASSMT:
BOYES MICHAEL R & LINDA MICHAEL & LINDA BOYES REV JNT TRST 10548 DUNHAM RD HARTLAND MI 48353	2018 Est TCV 318,952 TCV/TFA: 153.64

X	Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			METES & BOUNDS			8.770 Acres	10,439	100	91,550
			WETLAND/RECREATIONAL			0.800 Acres	5,500	100	4,400
			ROW			0.450 Acres	0	100	0
			10.02 Total Acres			Total Est. Land Value =			95,950

Tax Description
SEC 21 T3N R6E BEG AT N 1/4 COR; TH S 86*29'25" E ALG N LN OF SEC 593.51'; TH S 1*50' W 739.02'; TH N 86*29'25" W 588.02' TO N/S 1/4 LN; TH N 1*25'20" E 739.19' TO POB PARCEL 1 10.02 ACRES ML SP 12/98 FR 21-200-007 & 008 SUBJ TO ESMTS & ROW OF RECORD

Comments/Influences



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- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
BM	12/03/1992	INSPECTED	2018	48,000	111,500	159,500			121,028C
			2017	44,000	111,600	155,600			118,539C
			2016	41,100	109,800	150,900			117,482C
			2015	45,100	93,000	138,100			117,131C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		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 Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 372 204	Type WCP (1 Story) 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		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 13/4 - 2 STORY		Trim & Decoration																	
Yr Built 1991	Remodeled 0	Ex	X Ord		Min	Size of Closets													
Condition: Average		Lg	X Ord		Small	Doors			X	Ord		H.C.							
Room List		(5) Floors		Central Air Wood Furnace															
1	Basement	Kitchen:		(12) Electric															
	1st Floor	Other: Carpeted		100 Amps Service															
	2nd Floor	Other:																	
4	Bedrooms	(6) Ceilings		No./Qual. of Fixtures															
(1)	Exterior	X	Drywall	Ex.	X Ord.		Min	No. of Elec. Outlets											
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	(7) Excavation		Many			X Ave.		Few	(13) Plumbing									
(2) Windows		Basement: 1192 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Well, 200 Feet 1000 Gal Septic											
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1			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										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish															
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer															
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support															
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Public Water Public Sewer Water Well 2 1000 Gal Septic 2000 Gal Septic												
Chimney: Brick		Lump Sum Items:																	

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

Building Type	Farm Utility Buildings			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Average			
Base Rate/SF	7.60			
# of Walls, Perimeter	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 Cash Value of Agricultural Improvements / This Card: 18926 / All Cards: 18926				

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOYES ROBERT P & CAROLINE	BOYES ROBERT P & CAROLINE	0	12/19/2017	PTA	LIFE ESTATE	2018R-000370	DEED/PTA	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: CA	Building Permit(s)	Date	Number	Status
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10750 DUNHAM RD	School: HARTLAND					
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	P.R.E. 100% / /					
--	-----------------	--	--	--	--	--

Owner's Name/Address	SP ASSMT:					
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BOYES ROBERT P & CAROLINE J 10750 DUNHAM RD HARTLAND MI 48353	2018 Est TCV 257,308 TCV/TFA: 158.44					
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	X Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS			
--	------------	--------	--	--	--	--

	Public Improvements		* Factors *			
--	---------------------	--	-------------	--	--	--

			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
--	--	--	-------------	----------	-------	-------------	------------	--------	-------

			METES & BOUNDS		10.320	Acres	10,752	100	110,960
--	--	--	----------------	--	--------	-------	--------	-----	---------

					10.32	Total Acres		Total Est. Land Value =	110,960
--	--	--	--	--	-------	-------------	--	-------------------------	---------

			Land Improvement Cost Estimates						
--	--	--	---------------------------------	--	--	--	--	--	--

			Description	Rate	CountyMult.	Size	%Good	Cash Value
--	--	--	-------------	------	-------------	------	-------	------------

			D/W/P: 4in Concrete	3.61	1.25	28	73	92
--	--	--	---------------------	------	------	----	----	----

			Shed: Wood Frame	12.61	1.25	64	0	0
--	--	--	------------------	-------	------	----	---	---

			Total Estimated Land Improvements True Cash Value =						92
--	--	--	---	--	--	--	--	--	----

	X	Electric						
--	---	----------	--	--	--	--	--	--

		Gas						
--	--	-----	--	--	--	--	--	--

		Curb						
--	--	------	--	--	--	--	--	--

		Street Lights						
--	--	---------------	--	--	--	--	--	--

		Standard Utilities						
--	--	--------------------	--	--	--	--	--	--

		Underground Utils.						
--	--	--------------------	--	--	--	--	--	--

		Topography of Site						
--	--	--------------------	--	--	--	--	--	--

		Level						
--	--	-------	--	--	--	--	--	--

		Rolling						
--	--	---------	--	--	--	--	--	--

		Low						
--	--	-----	--	--	--	--	--	--

		High						
--	--	------	--	--	--	--	--	--

		Landscaped						
--	--	------------	--	--	--	--	--	--

		Swamp						
--	--	-------	--	--	--	--	--	--

		Wooded						
--	--	--------	--	--	--	--	--	--

		Pond						
--	--	------	--	--	--	--	--	--

		Waterfront						
--	--	------------	--	--	--	--	--	--

		Ravine						
--	--	--------	--	--	--	--	--	--

		Wetland						
--	--	---------	--	--	--	--	--	--

		Flood Plain						
--	--	-------------	--	--	--	--	--	--

			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
--	--	--	------	------------	----------------	----------------	-----------------	----------------	---------------

	Who	When	What	2018	55,500	73,200	128,700		92,506C
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	LKH	06/04/1990	INSPECTED	2017	50,600	72,400	123,000		90,604C
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				2016	45,800	69,900	115,700		89,796C
--	--	--	--	------	--------	--------	---------	--	---------

				2015	45,800	58,900	104,700		89,528C
--	--	--	--	------	--------	--------	---------	--	---------



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

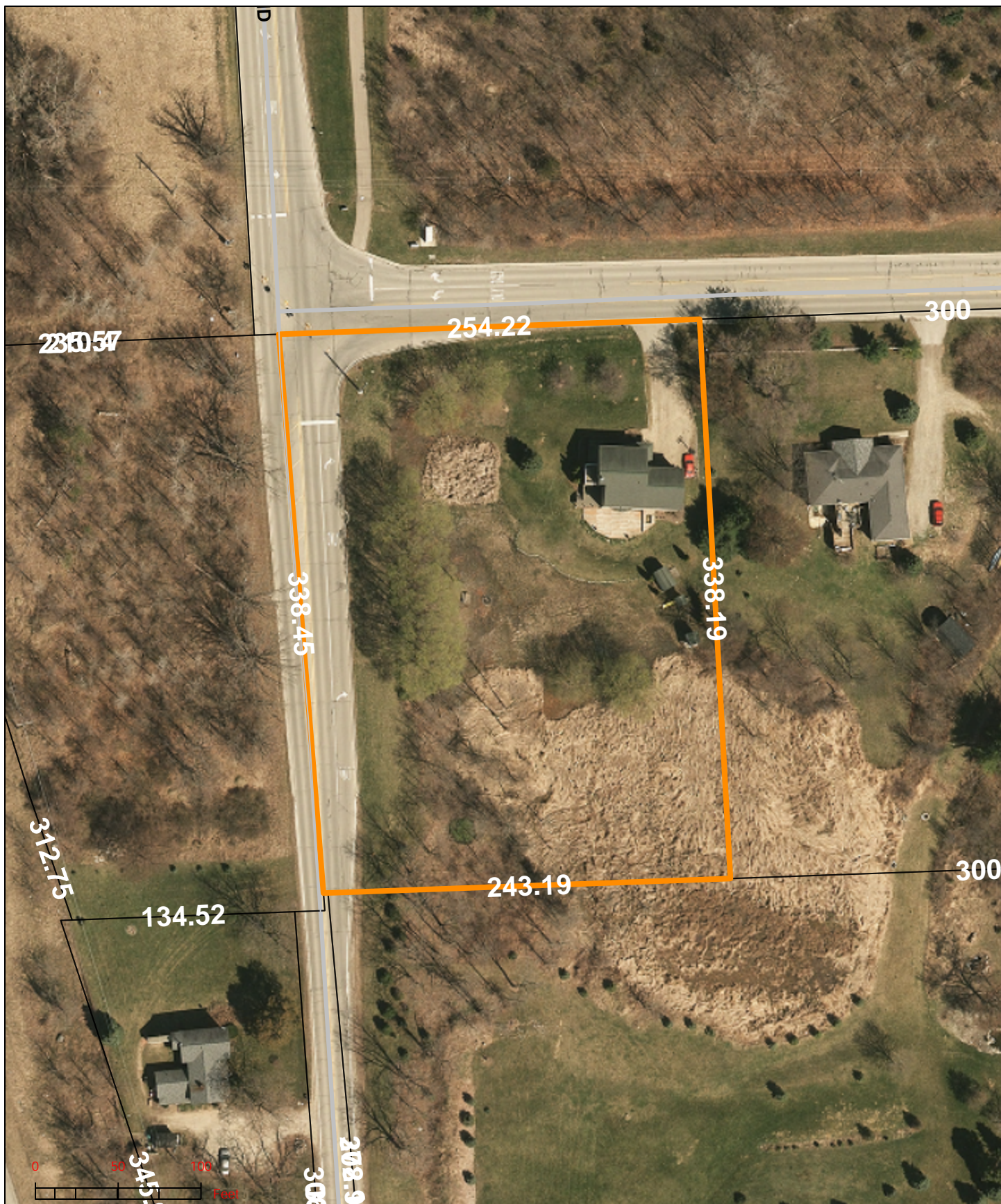
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range 1 Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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	Area 88 140	Type WCP (1 Story) Treated Wood	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:													
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G			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																	
Building Style: SPLIT-LEVEL		Trim & Decoration																							
Yr Built 1988	Remodeled 0	Ex	X Ord	Min	Size of Closets																				
Condition: Average		Lg	X Ord	Small	Doors			Solid X H.C.																	
Room List		(5) Floors		Central Air Wood Furnace			12) Electric																		
1	Basement	Kitchen:					100 Amps Service																		
	1st Floor	Other: Carpeted																							
	2nd Floor	Other:																							
3	Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj		Heat-Adj		Size Cost								
(1)	Exterior	X	Drywall	Ex.	X Ord.	Min	No. of Elec. Outlets			1 Story Siding			Basement			65.59		0.00		0.00		572		37,517	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave.			Few			1 Bi-Level Siding			Bi-Lev. 80%			84.54		0.00		0.00		572		48,357	
	Insulation	Basement: 572 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Average Fixture(s)			1 Story Siding			Overhang			38.09		0.00		0.00		22		838	
(2)	Windows	Many Avg. Few	X Avg. Small	2			3 Fixture Bath			Other Additions/Adjustments			Walk out Basement Door(s)			775.00						1		775	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	13) Plumbing			3 Fixture Bath			(13) Plumbing			3 Fixture Bath			2400.00					1		2,400		
(3)	Roof	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors No Floor SF			14) Water/Sewer			Well, 200 Feet			1000 Gal Septic			4975.00		3085.00				1		4,975	
X	Gable Hip Flat	Gambrel Mansard Shed	10) Floor Support		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces			Self Clean Range			1090.00							1		1,090		
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			(16) Porches			WCP (1 Story), Standard			30.27									88		2,664	
										(16) Deck/Balcony			Treated Wood,Standard			7.59						140		1,063	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost =			110,173									
										ECF (4070 METES&BOUNDS 1970-80'S)			1.187 => TCV of Bldg:			1 =		130,775							

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

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 Cash Value of Agricultural Improvements / This Card: 15481 / All Cards: 15481				

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRODEN RONALD R II & DEX	BRODEN RONALD R II & LYNN	0	09/21/2015	QC	NOT USED	2015R-031331	DEED	0.0
FNMA	BRODEN RONALD R II & DEX	160,894	11/30/2009	CD	FROM BANK	2009R-033086	DEED/PTA	100.0
JP MORGAN BANK	FNMA	0	02/12/2009	QC	COMMON ENTITIES	2009R-005120	DEED	0.0
MASTERS, BRIAN R. & ANGELA	FNMA	198,015	02/11/2009	SD	SHERIFF SALE	2009R-003911	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: SR	Building Permit(s)	Date	Number	Status
10220 DUNHAM RD	School: HARTLAND		Pool	09/23/2015	9021	COMPLETE-C
	P.R.E. 100% 11/30/2009		DECK	02/22/2004	06754	COMPLETE-C
Owner's Name/Address	SP ASSMT: SAD 2		DECK	06/29/2000	5216	COMPLETE-C

BRODEN RONALD R II & TONI L 10220 DUNHAM RD HARTLAND MI 48353	2018 Est TCv 268,844 TCv/TFA: 126.46		2 STY SINGLE FAMILY DWLG	04/15/1998	3950-2	COMPLETE-C
	X Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS			
	Public Improvements		* Factors *			

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 21 T3N R6E COM AT NW COR SEC 21, TH N89*29'05"E 2598.58 FT ALG N LN SEC 21 TO N 1/4 COR, TH S89*07'56"W 1030 FT ALG C/L DUNHAM RD TO POB, TH S01*58'49"E 338.19 FT, TH S89*07'56"W 245.93 FT, TH N03*23'W 338.45 FT ALG C/L HARTLAND RD, TH N89*07'56"E 254.22 FT ALG C/L DUNHAM RD TO POB PAR A 1.94 AC M/L SPLIT 6/96 FROM 016 SUBJ TO ESMTS & ROW OF RECORD	METES & BOUNDS			1.940 Acres	26,371	100			51,160
				1.94 Total Acres				Total Est. Land Value =	51,160
	Land Improvement Cost Estimates								
	Description	Rate	CountyMult.	Size	%Good	Cash Value			
	D/W/P: 3.5 Concrete	3.44	1.25	1450	49	3,055			
	Pool: Plastic	28.99	1.25	512	49	9,090			
	Hot tub	5975.00	1.25	1	49	3,660			
	Total Estimated Land Improvements True Cash Value =								15,805

Comments/Influences



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X	Level		
	Rolling		
	Low		
	High		
X	Landscaped		
X	Swamp		
X	Wooded		
	Pond		
	Waterfront		
	Ravine		
	Wetland		
	Flood Plain		
	Topography of Site		
X	Underground Utils.		
	Street Lights		
	Standard Utilities		
	Curb		
X	Gas		
X	Electric		
	Sewer		
	Water		
	Sidewalk		
	Storm Sewer		
	Paved Road		
X	Gravel Road		
	Dirt Road		

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	25,600	108,800	134,400			97,116C
2017	22,800	109,800	132,600			95,119C
2016	22,800	101,600	124,400			88,301C
2015	22,800	88,200	111,000			88,037C

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEW HOWARD	HOOSE LORA E	130,000	05/22/2013	WD	ARMS LENGTH	2013R-027859	DEED/PTA	100.0
BANK OF AMERICA	DEW HOWARD	107,100	02/14/2013	CD	FROM BANK	2013R-007679	DEED	100.0
SMITH MICHAEL L & BARBARA	BANK OF AMERICA	0	12/28/2011	SD	SHERIFF SALE	2012R-000515	GRANTOR	0.0
JOHNSTON, MARK S. & LISA	SMITH, MICHAEL L. & BARBAR	149,155	06/24/1997	WD	ARMS-LENGTH	2208P0076		100.0

Property Address Class: RESIDENTIAL-IMPRO Zoning: SR Building Permit(s) Date Number Status

10316 DUNHAM RD School: HARTLAND DECK 04/24/2006 07491 COMPLETE-C

P.R.E. 100% 05/28/2013

Owner's Name/Address SP ASSMT:

HOOSE LORA E 2018 Est TCV 210,417 TCV/TFA: 143.53

10316 DUNHAM RD X Improved Vacant Land Value Estimates for Land Table M&B.METES & BOUNDS

HARTLAND MI 48353 Public Improvements * Factors *

Tax Description Description Frontage Depth Front Depth Rate %Adj. Reason Value

SEC 21 T3N R6E COM AT NW COR SEC 21, TH METES & BOUNDS 1.010 Acres 39,703 100 40,100

N89*29'05"E 2598.58 FT ALG N LN SEC 21 TO WETLAND/RECREATIONAL 0.700 Acres 5,500 100 3,850

N 1/4 COR, TH S89*07'56"W 730 FT ALG C/L ROW 0.230 Acres 0 100 0

DUNHAM RD TO POB, TH S01*58'49"E 338.19 FT, TH S89*07'56"W 300' FT, TH 1.94 Total Acres Total Est. Land Value = 43,950

N01*58'49"W 338.19; TH N89*07'56"E 300' FT ALG C/L DUNHAM RD TO POB PAR B 2.329

AC M/L SPLIT 6/96 FROM 016 CORRECTED

1/97 SUBJ TO ESMTS & ROW OF RECORD

Comments/Influences Land Improvement Cost Estimates

Water Description Rate CountyMult. Size %Good Cash Value

Sewer D/W/P: 4in Concrete 3.61 1.25 169 82 625

Electric Gas Total Estimated Land Improvements True Cash Value = 625

Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	22,000	83,200	105,200			86,712C
2017	21,900	84,700	106,600			84,929C
2016	21,000	83,300	104,300			84,172C
2015	22,800	69,900	92,700			83,921C

Who When What

CY 05/16/2013 INSPECTED

BM 01/11/1994 INSPECTED

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOGUE RONALD & LAMIE ROSE	HOGUE RONALD	0	03/29/2014	QC	QUIT CLAIM	2014R-008274 Q	DEED	0.0
FEDERAL HOME LOAN MORTGAG	HOGUE RONALD & LAMIE ROSE	107,000	02/19/2008	CD	FROM BANK	2010R-015416	DEED/PTA	100.0
REPUBLIC BANK	FEDERAL HOME LOAN MORTGAG	0	02/20/2007	QC	INVALID		DEED	0.0
COOPER KRISTIN M	REPUBLIC BANK	178,138	04/12/2006	SD	SHERIFF SALE	L5079/P0794	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: SR	Building Permit(s)	Date	Number	Status
2828 HARTLAND RD	School: HARTLAND		PORCHES	06/17/2001	2002-6076	COMPLETE-C
	P.R.E. 100% 02/19/2009		GAR ATT/ DET	11/06/2000	5403	COMPLETE-C
Owner's Name/Address	SP ASSMT: SAD 2		1 STY SINGLE FAMILY DWLG	09/13/2000	5326	COMPLETE-C

HOGUE RONALD 2828 HARTLAND RD HARTLAND MI 48353	2018 Est TCV 223,593 TCV/TFA: 94.90		Land Value Estimates for Land Table M&B.METES & BOUNDS			
	X Improved	Vacant	* Factors *			
	Public Improvements		Description	Frontage	Depth	Value
			METES & BOUNDS		3.140 Acres	55,700
				17,739	100	
				3.14 Total Acres		55,700
				Total Est. Land Value =		

Tax Description	X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 21 T3N R6E COM N 1/4 COR, TH S1*58'49"E 1118.91 FT, TH S88*26'25"W 399.94 FT TO POB, TH S88*26'25"W 429.95 FT, TH N1*58'49"W 222 FT, TH N38*45'00"E 153.24 FT, TH N88*47'12"E 329.97 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 SPLIT 8/93 FROM 018	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		2018	27,900	83,900	111,800			74,141C
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		2017	23,600	85,700	109,300			72,617C
				2016	23,400	83,800	107,200			71,970C
				2015	23,400	72,800	96,200			71,755C



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

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	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	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 Security System	1	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	Area 128 512	Type Treated Wood Treated Wood	Year Built: Car Capacity: 3 Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1140 % Good: 0 Storage Area: 540 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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									
Building Style: MANUFACTURED		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: D +10 Effec. Age: 21 Floor Area: 2356 Total Base Cost: 130,077 Total Base New : 196,417 Total Depr Cost: 155,169 Estimated T.C.V: 167,893				Bsmnt Garage: Carport Area: Roof:	
Yr Built 2000	Remodeled 0	Ex	X	Ord	Min	100 Amps Service									
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures									
Room List		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost								
8	Basement	Kitchen: Linoleum Other: Carpeted Other:		(12) Electric			1 Story Siding Crawl Space 46.02 -7.35 2.84 2356 97,798								
2	1st Floor	Other: Carpeted			100 Amps Service			Other Additions/Adjustments							
4	2nd Floor	Other:			No./Qual. of Fixtures			(13) Plumbing							
	4 Bedrooms	Other:			Ex. X Ord. Min			3 Fixture Bath 1650.00 2 3,300							
(1) Exterior		X Drywall			No. of Elec. Outlets			2 Fixture Bath 1100.00 1 1,100							
Wood/Shingle Aluminum/Vinyl Brick		X Drywall			Many X Ave. Few			Extra Sink 325.00 1 325							
X	Vinyl	X Drywall			(7) Excavation			Vent Fan 100.00 3 300							
X	Insulation	X Drywall			Basement: 0 S.F. Crawl: 2356 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer							
(2) Windows		X Drywall			(8) Basement			Public Water							
X	Many Avg. Few	X Drywall			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Sewer							
X	Large Avg. Small	X Drywall			Recreation SF Living SF Walkout Doors No Floor SF			Water Well							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	X Drywall			(9) Basement Finish			1000 Gal Septic							
X	Double Glass Patio Doors Storms & Screens	X Drywall			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove			2000 Gal Septic							
(3) Roof		X Drywall			(14) Water/Sewer			Lump Sum Items:							
X	Gable Hip Flat	X Drywall			Public Water			Notes: 1 STY							
X	Gambrel Mansard Shed	X Drywall			Public Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 155,169							
X	Asphalt Shingle	X Drywall			Water Well			ECF (4020 METES & BOUNDS YR 2000 +) 1.082 => TCV of Bldg: 1 = 167,893							
Chimney: Metal		X Drywall			1000 Gal Septic										

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEUTSCHE BANK NATIONAL TR	ZUMBRUNNEN PROPERTIES LLC	345,000	03/15/2007	WD	ARMS-LENGTH		PTA	100.0
SECOSAN MARIOARA & OVIDIU	DEUTSCHE BANK NATIONAL TR	469,394	03/07/2006	QC	SHERIFF SALE	L5038/P0075	DEED/PTA	100.0
SECOSAN MARIOARA & OVIDIU	MORTGAGE ELECTRONIC REGIS	0	09/07/2005	SD	SHERIFF SALE	L4917/P0211	DEED	0.0
LEWIS PENNY M	SECOSAN MARIOARA & OVIDIU	560,000	09/24/2004	WD	ARMS-LENGTH	L4806/P0078	DEED/PTA	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: SR	Building Permit(s)	Date	Number	Status
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2848 HARTLAND RD	School: HARTLAND					
	P.R.E. 0%					

Owner's Name/Address	SP ASSMT: SAD 2
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ZUMBRUNNEN PROPERTIES LLC 2848 HARTLAND RD HARTLAND MI 48353	2018 Est TCV 506,594 TCV/TFA: 108.59
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X Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		METES & BOUNDS			2.540 Acres		20,567	100		52,240
					2.54 Total Acres				Total Est. Land Value =	52,240

Tax Description	Land Improvement Cost Estimates
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Description	Rate	CountyMult.	Size	%Good	Cash Value
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D/W/P: 4in Concrete	4.63	1.25	308	82	1,462
Total Estimated Land Improvements True Cash Value =					1,462

SEC 21 T3N R6E COM N 1/4 COR, TH S1*58'49"E 1118.91 FT, TH S88*26'25"W 399.94 FT, TH N1*58'49"W 336.87 FT TO POB TH S88*47'12"W 329.97 FT, TH N1*58'49"W 338.86 FT, TH N89*07'56"E 330 FT, TH S1*58'49"E 336.87 FT TO POB SUB TO ESMT, REST & ROW OF RECORD 2.54 AC M/L PAR C M/L SPLIT 8/93 FROM 018	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2018	26,100	227,200	253,300			190,260C
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BM 08/12/1993 INSPECTED			2017	23,000	230,700	253,700			186,347C
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			2016	23,000	226,800	249,800			184,685C
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			2015	23,000	197,000	220,000			184,133C
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*** Information herein deemed reliable but not guaranteed***

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	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood 2 Vented Hood 1 Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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	Area 483 180 149	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G								
Building Style: 1 STORY		Trim & Decoration												
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min								
Condition: Average		Lg	X	Ord		Small								
Room List		(5) Floors												
	Basement 1st Floor 2nd Floor 8 Bedrooms	Kitchen: Other: Other:					(12) Electric 100 Amps Service							
(1) Exterior		(6) Ceilings					No./Qual. of Fixtures Ex. X Ord. Min		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				No. of Elec. Outlets Many X Ave. Few		1 Story Siding Crawl Space 74.01 -9.96 1.67		4665 306,584			
X	Insulation	Basement: 0 S.F. Crawl: 4665 S.F. Slab: 0 S.F. Height to Joists: 0.0					(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual		(1) Exterior Brick Veneer 9.45		356 3,364			
(2) Windows		(8) Basement					(14) Water/Sewer Public Sewer Solar Water Heat Well, 200 Feet		Rate Bsmnt-Adj Heat-Adj		Size Cost			
X	Many Avg. X Few	Large Avg. X Small					(15) Built-Ins & Fireplaces Vented Hood 545.00 Intercom, Master 670.00		Rate		Size Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor					(16) Porches WCP (1 Story), Standard 21.39		483 10,331					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF					(16) Deck/Balcony Treated Wood, Standard 8.50 Treated Wood, Standard 8.77		180 1,530 149 1,307					
(3) Roof		(10) Floor Support					(17) Garages Class:B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 34.35 Common Wall: 1 Wall -1900.00		528 18,137 1 -1,900					
X	Gable Hip Flat	Gambrel Mansard Shed					Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, ECF (4090 METES&BOUNDS 1990 - 1999)		Depr.Cost = 427,660 1.059 => TCV of Bldg: 1 = 452,892					
Chimney: Vinyl		Lump Sum Items:												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDEWA, STEVEN J. & MARIE	BRIMER, TODD & CHRISTINE	180,000	07/14/2000	WD	INVALID	2802P0274		100.0
SHIELDS	FEDEWA	32,000	05/01/1995	WD	INVALID	1924 0580		0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: SR	Building Permit(s)	Date	Number	Status
2808 HARTLAND RD	School: HARTLAND		MISC/SIGN	06/01/2006	W-684	COMPLETE-C
	P.R.E. 100% 07/25/2000		MISC/SIGN	07/26/2000	5261	COMPLETE-C

Owner's Name/Address	SP ASSMT: SAD 2	2018 Est TCV 231,999 TCV/TFA: 172.62
BRIMER TODD & CHRISTINE 2808 HARTLAND RD HARTLAND MI 48353		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS								
SEC 21 T3N R6E COM N 1/4 COR, TH S1*58'49"E 1118.91 FT, TH S88*26'25"W 829.89 FT TO POB, TH S88*26'25"W 338.89 FT TO ROW LN HARTLAND RD, TH ALG CURVE, CHD BRG N09*59'29"W 226.89 FT, TH N88*48'34"E 370.82 FT, TH S1*58'43"E 222 FT TO POB SUBJ TO ESMTS, REST & ROW OF RECORD PAR B 1.97 AC M/L SPLIT 8/93 FROM 018 CORR 8/95	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			METES & BOUNDS			1.970 Acres	26,183	100			51,580
			1.97 Total Acres			Total Est. Land Value =					

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 4in Concrete	3.61	1.25	198	79	706
			Total Estimated Land Improvements True Cash Value =					706



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	25,800	90,200	116,000			92,898C
	2017	22,900	90,200	113,100			90,988C
	2016	22,900	88,700	111,600			90,177C
	2015	22,900	78,600	101,500			89,908C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		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 Security System		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		Area 24 198 534	Type CCP (1 Story) CPP Treated Wood	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: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																								
Building Style: 1 STORY		Trim & Decoration		X			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			Class: C +10 Effec. Age: 22 Floor Area: 1344 Total Base Cost: 124,272 Total Base New : 187,650 Total Depr Cost: 146,367 Estimated T.C.V: 155,003			CntryMult X 1.510 E.C.F. X 1.059			Bsmnt Garage: Carport Area: Roof:													
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Lg			X	Ord		Small	Doors		Solid	X	H.C.								
Condition: Average		(5) Floors		Central Air Wood Furnace			(12) Electric			100 Amps Service																			
Room List		Kitchen: Other: Carpeted Other:		(6) Ceilings			No./Qual. of Fixtures			Stories Exterior			Foundation			Rate			Bsmnt-Adj			Heat-Adj			Size		Cost		
1	Basement	Drywall		Ex.			X	Ord.		Min	1 Story Siding			Basement			70.26			0.00			2.11			1344		97,265	
	1st Floor			No. of Elec. Outlets			Many			X	Ave.		Few	Other Additions/Adjustments			Rate						Size			Cost			
	2nd Floor			(7) Excavation			(13) Plumbing			Walk out Basement Door(s)			775.00						2			1,550							
3	Bedrooms	Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			3 Fixture Bath			2400.00			1			2,400							
(1) Exterior		Basement		Public Water			(14) Water/Sewer			Public Sewer			1162.00			1			1,162										
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Public Sewer			(16) Porches			Well, 200 Feet			4975.00			1			4,975										
(2) Windows		Many Avg. Few		X		Large Avg. Small		(17) Garages			CCP (1 Story), Standard			54.99			24			1,320									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(17) Deck/Balcony			Treated Wood,Standard			6.20			534			3,311											
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall			18.85 -1300.00			600			11,310													
X	Gable Hip Flat	Gambrel Mansard Shed		1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, ECF (4090 METES&BOUNDS 1990 - 1999)			1.059 => TCV of Bldg: 1 =			146,367			155,003													
X	Asphalt Shingle	Chimney: Brick		1			Lump Sum Items:																						

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

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 x 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 Cash Value of Agricultural Improvements / This Card: 24710 / All Cards: 24710				

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KUDRYCKI, EDWIN & JANICE	LEICK, MICHAEL J & ANGELA	174,900	10/10/2000	WD	ARMS-LENGTH	2855P0449		100.0
SHEILDS, DALE		124,000	08/01/1993	WD	ARMS-LENGTH	1728P0271		0.0
SHIELDS, DONN		22,500	04/01/1993	SD	ARMS-LENGTH	1681 0752		0.0
		22,500	02/01/1989	WD	ARMS-LENGTH			0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: SR	Building Permit(s)	Date	Number	Status
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2860 HARTLAND RD	School: HARTLAND					
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	P.R.E. 100% 10/10/2000					
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Owner's Name/Address	SP ASSMT: SAD 2					
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LEICK MICHAEL J & ANGELA R 2860 HARTLAND RD HARTLAND MI 48353	2018 Est TCV 210,382 TCV/TFA: 134.86					
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X Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS				
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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METES & BOUNDS			2.360 Acres		22,034	100		52,000
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	2.36 Total Acres				Total Est. Land Value =			52,000
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Land Improvement Cost Estimates								
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Description	Rate	CountyMult.	Size	%Good	Cash Value
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D/W/P: 4in Concrete	3.61	1.25	16	75	54
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Shed: Wood Frame	12.61	1.25	64	0	0
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Total Estimated Land Improvements True Cash Value =					54
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X Dirt Road								
X Gravel Road								
X Paved Road								
X Storm Sewer								
X Sidewalk								
X Water								
X Sewer								
X Electric								
X Gas								
X Curb								
X Street Lights								
X Standard Utilities								
X Underground Utils.								

Comments/Influences	Topography of Site							
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Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	26,000	79,200	105,200			80,603C
2017	23,000	80,200	103,200			78,946C
2016	23,000	78,900	101,900			78,242C
2015	23,000	68,600	91,600			78,008C

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAMAS TODOR TED & STELUCA	REINWAND DENNIS	326,000	02/19/2018	WD	NOT VERIFIED YET	2018R-005381	DEED	100.0
		25,000	03/01/1989	WD	ARMS-LENGTH			0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: SR	Building Permit(s)	Date	Number	Status
10446 DUNHAM RD	School: HARTLAND					
Owner's Name/Address	P.R.E. 0%					
REINWAND DENNIS 10446 DUNHAM RD HARTLAND MI 48353	SP ASSMT: 2018 Est TCV 303,558 TCV/TFA: 170.73					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 21 T3N R6E COM N 1/4 COR, TH S1*58'49"E 480 FT FOR POB, TH S1*58'49"E 638.91 FT, TH S88*26'25"W 399.94 FT, TH N1*58'49"W 513.74 FT, TH N89*07'56"E 24 FT, TH N69*56'37"E 395.45 FT TO POB 5.03 AC M/L SUB TO PRVT RD ESMT & RESTRICTIONS OF RECORD SPLIT 12-92 FROM 021	X			METES & BOUNDS			5.030 Acres	12,922	100		65,000
	X			* Factors *							
				5.03 Total Acres Total Est. Land Value =					65,000		

Comments/Influences



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	32,500	119,300	151,800			90,042C
		2017	30,000	88,100	118,100			84,371C
		2016	28,500	86,700	115,200			83,619C
		2015	28,500	75,300	103,800			83,369C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	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 Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 56 420	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 462 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 13/4 - 2 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: B Effec. Age: 25 Floor Area: 1778 Total Base Cost: 203,431 Total Base New : 307,181 Total Depr Cost: 225,268 Estimated T.C.V: 238,558			CntyMult X 1.510 E.C.F. X 1.059		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1992	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost	
Condition: Average		Lg	X Ord	Small	Ex.	X Ord.	Min	1 Story Siding			Basement 145.97			0.00 3.51		702 104,935	
Room List	(5) Floors	Kitchen: Ceramic Til Other: Ceramic Tile Other: Carpeted			(12) Electric			1 Story Siding			Basement 94.61			0.00 1.76		315 30,357	
1 Basement 1st Floor 2nd Floor 4 Bedrooms		Other: Carpeted			100 Amps Service			1 Story Siding			Overhang 51.36			0.00 0.00		52 2,671	
(1) Exterior	X Drywall	Basement: 1017 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1 Story Siding			Overhang 51.36			0.00 0.00		7 360	
Wood/Shingle Aluminum/Vinyl Brick		Basement Finish			Average Fixture(s)			Other Additions/Adjustments			Rate			Size Cost			
Insulation		(8) Basement			2 3 Fixture Bath			(1) Exterior			Brick Veneer			9.45 800 7,560			
(2) Windows	Many Avg. X Few	1 2 Fixture Bath			1 2 Fixture Bath			(13) Plumbing			Walk out Basement Door(s)			1125.00 1 1,125			
X	X Avg. X Few Small	Softener, Auto			Softener, Manual			3 Fixture Bath			4650.00 1 4,650						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Softener, Manual			Solar Water Heat			2 Fixture Bath			3100.00 1 3,100						
X	Double Glass Patio Doors Storms & Screens	No Plumbing			Extra Toilet			(14) Water/Sewer			Well, 200 Feet			5700.00 1 5,700			
(3) Roof		Extra Sink			Separate Shower			1000 Gal Septic			3850.00 2 7,700						
X	Gable Hip Flat	Ceramic Tile Floor			Ceramic Tile Floor			(15) Built-Ins & Fireplaces			Fireplace: Prefab 1 Story			4660.00 1 4,660			
X	Gambrel Mansard Shed	Ceramic Tile Wains			Ceramic Tub Alcove			(16) Porches			CCP (1 Story), Standard			42.94 56 2,405			
X	Asphalt Shingle	Vent Fan			(14) Water/Sewer			(16) Deck/Balcony			Treated Wood, Standard			7.51 420 3,154			
Chimney: Brick		(10) Floor Support			Public Water			(17) Garages			Class:B Exterior: Siding Foundation: 42 Inch (Unfinished)						
		Joists: Unsupported Len: Cntr.Sup:			Public Sewer			Base Cost			31.11 462 14,373						
		1 Water Well			2 1000 Gal Septic			Common Wall: 1.5 Wall			-2875.00 1 -2,875						
		2 2000 Gal Septic			Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,			Depr.Cost = 215,032						
								Separately Depreciated Items:									
								(9) Basement Finish			Basement Recreation Finish			15.95 850 13,558			
								County Multiplier = 1.51 =>			Cost New = 20,472						
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORGAN		167,000	09/01/1995	WD	ARMS-LENGTH	1973 0338		0.0
ROWAN		35,000	07/01/1993	WD	ARMS-LENGTH			0.0
TAMAS		35,000	11/01/1992	WD	ARMS-LENGTH	16400738		0.0

Property Address Class: RESIDENTIAL-IMPRO Zoning: SR Building Permit(s) Date Number Status

10448 DUNHAM RD School: HARTLAND
P.R.E. 100% / /

Owner's Name/Address SP ASSMT:
MORGAN KENNETH & KAREN E
10448 DUNHAM RD
HARTLAND MI 48353 2018 Est TCV 253,769 TCV/TFA: 137.84

X Improved Vacant Land Value Estimates for Land Table M&B.METES & BOUNDS

Tax Description	Public Improvements	* Factors *				Reason	Value
		Description	Frontage	Depth	Front		
SEC 21 T3N R6E COM N 1/4 COR FOR POB, TH S1*58'49"E 480 FT, TH S69*56'37"W 395.45 FT, TH S89*07'56"W 24 FT, TH N1*58'49"W 610 FT, TH N89*07'56"E 400 FT TO POB 5 AC M/L SUB TO PRVT RD ESMT & RESTRICTIONS OF RECORD SPLIT 12-92 FROM 021	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		WETLAND/RECREATIONAL	2.300 Acres		4,870	100	11,200
		ROW	0.300 Acres		0	100	0
			5.00 Total Acres		Total Est. Land Value =		63,200

Comments/Influences X Electric Gas Curb Street Lights Standard Utilities Underground Utils.



Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	31,600	95,300	126,900			85,694C
2017	28,600	96,100	124,700			83,932C
2016	28,600	94,600	123,200			83,184C
2015	28,500	82,100	110,600			82,936C

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCLURE		18,500	08/01/1989	WD	ARMS-LENGTH	1386P0888		0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: SR	Building Permit(s)	Date	Number	Status
10382 DUNHAM RD	School: HARTLAND					
	P.R.E. 100% / /					
Owner's Name/Address	SP ASSMT:					
ANDERSON MITCHELL & ROSA 10382 DUNHAM RD HARTLAND MI 48353	2018 Est TCV 209,650 TCV/TFA: 99.55					

	X Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Value
			METES & BOUNDS		1.700 Acres	28,118 100
				1.70 Total Acres	Total Est. Land Value =	47,800

Tax Description
 SEC 21 T3N R6E COMM 400 FT W FROM N 1/4 COR OF SEC, TH S 1*58'49" E 450 FT, S 89*7'56"W 165 FT, N 1*58'49"W 450 FT, N 89*7'56"E 165 FT TO POB, 1.7AC, FROM 21-100-015

Comments/Influences



- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

- Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	23,900	80,900	104,800			82,767C
LK	06/04/1990	INSPECTED	2017	21,800	82,300	104,100			81,065C
			2016	21,800	81,000	102,800			80,342C
			2015	21,800	70,300	92,100			80,102C

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOCHNOUR PAULETTE A/WISE	BAUER LEAH R	175,000	02/29/2016	WD	ARMS LENGTH	2016R-006981	DEED/PTA	100.0
GOCHNOUR DAVID & PAULETTE	GOCHNOUR PAULETTE A	0	10/14/2015	QC	NOT USED	2015R-033022	DEED	0.0
		14,500	10/01/1988	WD	ARMS-LENGTH			0.0
ENDEBROCK		111,900	01/01/1753	WD	ARMS-LENGTH	1380P0167		0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: SR	Building Permit(s)	Date	Number	Status
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10370 DUNHAM RD	School: HARTLAND					
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	P.R.E. 100% 02/29/2016					
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Owner's Name/Address	SP ASSMT:					
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BAUER LEAH R 10370 DUNHAM RD HARTLAND MI 48353	2018 Est TCV 203,766 TCV/TFA: 134.68					
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	X Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS			
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	Public Improvements		* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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METES & BOUNDS			1.700 Acres	28,118	100		47,800
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	1.70 Total Acres		Total Est. Land Value =				47,800
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	X	Dirt Road					
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		Gravel Road					
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		Paved Road					
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		Storm Sewer					
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		Sidewalk					
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		Water					
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		Sewer					
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	X	Electric					
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		Gas					
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		Curb					
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		Street Lights					
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		Standard Utilities					
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		Underground Utils.					
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		Topography of Site					
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		Level					
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		Rolling					
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		Low					
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		High					
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		Landscaped					
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		Swamp					
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		Wooded					
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		Pond					
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		Waterfront					
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		Ravine					
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		Wetland					
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		Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2018	23,900	78,000	101,900			101,079C
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2017	21,800	77,200	99,000			99,000S
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2016	21,800	76,000	97,800	97,800M		59,241C
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2015	21,800	62,900	84,700			59,064C
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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	Eavestrough Insulation 12 Front Overhang 123 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	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 Security System	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	Area 408 70	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G	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												
Building Style: 1 STORY		Trim & Decoration		X			Central Air Wood Furnace												
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min	(12) Electric												
Condition: Average		Lg	X	Ord		Small	100 Amps Service												
Room List		(5) Floors		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost					
1	Basement	Kitchen:		Ex.	X	Ord.	1	Story Siding	Basement	62.71	0.00	1.92	1513	97,785					
	1st Floor	Other: Carpeted		No. of Elec. Outlets			Other Additions/Adjustments												
	2nd Floor	Other:		Many	X	Ave.													
3	Bedrooms	(6) Ceilings		(13) Plumbing			(13) Plumbing												
(1) Exterior		X	Drywall	Average Fixture(s)			3 Fixture Bath												
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		2			3 Fixture Bath												
Insulation		Basement: 1513 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			2 Fixture Bath												
(2) Windows		(8) Basement		2			Softener, Auto												
X	Many Avg.	X	Large Avg.	2			Softener, Manual												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	8		2			Solar Water Heat												
X	Casement	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		2			No Plumbing												
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		2			Extra Toilet												
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		2			Extra Sink												
X	Gable Hip Flat	Gambrel Mansard Shed		2			Separate Shower												
X	Asphalt Shingle	(10) Floor Support		2			Ceramic Tile Floor												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		2			Ceramic Tile Wains												
				2			Ceramic Tub Alcove												
				2			Vent Fan												
				2			(14) Water/Sewer												
				2			Public Water												
				2			Public Sewer												
				2			Water Well												
				2			1000 Gal Septic												
				2			2000 Gal Septic												
				2			Lump Sum Items:												

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		12,500	05/01/1988	WD	ARMS-LENGTH			0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: SR	Building Permit(s)	Date	Number	Status
2900 HARTLAND RD	School: HARTLAND		ADDITION	11/12/2002	2002-6233	COMPLETE-C
Owner's Name/Address	P.R.E. 100% / /		COMM/IND BLDG(S)	09/30/1998	4483	COMPLETE-C
YOUNG JEFFREY & SUSAN 2900 HARTLAND RD HARTLAND MI 48353	SP ASSMT: SAD 2					
	2018 Est TCV 304,128 TCV/TFA: 99.13					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS								
		Public Improvements		Description	Frontage	Depth	* Factors *	Rate	%Adj.	Reason	Value	
SEC 21 T3N R6E COMM 730 FT W FROM N 1/4 COR OF SEC & S 1*58'49"E 338.19 FT TO POB TH S 1*58'49"E 346.81 FT, S 89*7'56"W 502.77 FT TO ELY R/W OF HARTLAND RD & POINT OF CURVATURE TO THE RIGHT, CHORD BEARING, N 2*48'03"W 36.56 FT, TH N 3*23'W 5.04 FT, S 86* 37'W 35 FT TO C.L. OF HARTLAND RD, TH N 3*23'W 307 FT, N 89*7'56" E 545.93 FT TO POB, 4.28AC, FROM 21-100-015	X	Dirt Road		WETLAND/RECREATIONAL			3.010 Acres	18,289	100		55,050	
		Gravel Road		ROW	0.270 Acres		0	100			5,500	
		Paved Road			4.28 Total Acres							0
		Storm Sewer										60,550

Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value
X	Sewer	D/W/P: 4in Concrete	3.61	1.25	15	73	49
	Electric	D/W/P: 4in Concrete	3.61	1.25	600	73	1,976
	Gas	Pool: Fiberglass	36.35	1.25	504	16	3,664
	Curb	Total Estimated Land Improvements True Cash Value =					5,690

Comments/Influences



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2018	30,300	121,800	152,100			93,489C
	Rolling							
ME	Low	2017	25,800	120,800	146,600			91,567C
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	30,300	121,800	152,100			93,489C
	06/04/1990	INSPECTED	2017	25,800	120,800	146,600			91,567C
			2016	25,800	118,700	144,500			90,751C
			2015	26,700	99,100	125,800			90,480C

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

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 Cash Value of Agricultural Improvements / This Card: 3011 / All Cards: 3011				

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OAKLAND REALTY & DEV & D.	ROSE VALLEY LLC	115,000	03/21/2013	WD	ARMS LENGTH		DEED	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	DEED	0.0
MIKA, PAUL E. & KATHERINE	POISSON, DAVID A. & DEBOR	115,000	07/14/2000	WD	ARMS-LENGTH	2815P708		100.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: NSC	Building Permit(s)	Date	Number	Status
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HARTLAND RD	School: HARTLAND					
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	P.R.E. 0%					
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Owner's Name/Address	SP ASSMT: SAD 2					
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ROSE VALLEY LLC PO BOX 535 MILFORD MI 48381	2018 Est TCV 152,713					
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	Improved	X	Vacant	Land Value Estimates for Land Table 20116.COMMERCIAL SF 2016		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		COMMERCIAL ROW			11550	SqFt	0.00000	100		0
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		COMMERCIAL GEN COMMERCIAL	55532	SqFt	2.75000		100			152,713
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		1.54 Total Acres			Total Est. Land Value =					152,713
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Tax Description	Dirt Road									
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	Gravel Road									
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	Paved Road									
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	Storm Sewer									
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	Sidewalk									
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	Water									
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	Sewer									
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	Electric									
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	Gas									
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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	Level									
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	Rolling									
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	Low									
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	High									
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	Landscaped									
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	Swamp									
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	Wooded									
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	Pond									
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*** Information herein deemed reliable but not guaranteed***

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITE, ROBERT H.	ROYCE PROPERTIES II, L.L.	600	12/03/1999	WD	ARMS-LENGTH	2706P0563		100.0
WHITE, MAVIS A	WHITE, ROBERT H.	0	08/28/1997	QC	RELATIVES	2231P0475		100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: CA	Building Permit(s)	Date	Number	Status
HARTLAND RD	School: HARTLAND					
Owner's Name/Address	P.R.E. 0%					
ROYCE PROPERTIES II LLC 10800 OAK HL DR PO BOX 1 HARTLAND MI 48353	SP ASSMT: SAD 2					
	2018 Est TCV 720					

Improved	X	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS							
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
	X		METES & BOUNDS			0.360 Acres	40,000	5	SIZE & SHAPE	720
			0.36 Total Acres			Total Est. Land Value =			720	

Tax Description	X	Description
SEC 21 T3N R6E ALL THAT PT OF N 400 FT OF S 3/4 OF W 1/2 OF NW 1/4 WHICH LIES E'LY OF LN WHICH LIES 103 FT E'LY OF CENTER MEDIAN LN US 23 & W OF HARTLAND RD	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

Comments/Influences	X	Description
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	400	0	400			308C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Taxable Value
LKH	06/04/1990	INSPECTED	2017	400	0	400		302C
			2016	300	0	300		300S
			2015	300	0	300		300S

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GROVER, ETHEL M	BULLOCH, ROBERT A TRUST	35,000	10/01/1996	WD	ARMS-LENGTH	2102/0497	DEED	100.0

Property Address	Class: AG-IMPROVED	Zoning: CA	Building Permit(s)	Date	Number	Status
2255 CLARK RD	School: HARTLAND		OUTBUILDING	12/07/2001	2001-5853	COMPLETE-C

Owner's Name/Address	SP ASSMT:
BULLOCH ROBERT A TRUST CLYDE BULLOCH PO BOX 533 HARTLAND MI 48353	2018 Est TCV 223,970 TCV/TFA: 194.42

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 00101.AGRICULTURAL								
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 21 T3N R6E NE 1/4 OF SE 1/4 SEC 21, COMM SE COR SEC 21, TH ALG E LINE SEC 21, N 02°53'30" W 1341.42 FT TO POB; TH ALG S LINE OF N 1/2 SE 1/4 SEC 21 S 88°50'36" W 943.13 FT; TH N 34°19'18" W 247.80 FT; TH N 19°29'17" W 215.48 FT; TH N 02°45'03" W 219.15 FT; TH N 42°14'57" E 473.50 FT TO S LINE OF N 363 FT OF NE 1/4 OF SE 1/4 OF SEC 21; TH ALG S LINE N 88°38'34" E 797.57 FT TO E LINE SEC 21; TH S 02°53'30" E 978.29 FT TO POB, CONT 23.33 AC ML SUBJ TO ESMTS & ROW OF RECORD PARCEL A2 SPLIT ON 1/15/08 WITH	Dirt Road			AG	HOMESITE		2.00 Acres		23000	100		46,000
	Gravel Road			AG	ROW		1.52 Acres		0	100		0
	Paved Road			AG	WOODS		1.02 Acres		1500	100		1,530
	Storm Sewer			AG	SWAMP/WET WOODS		10.30 Acres		250	100		2,575
	Sidewalk			AG	POND		0.20 Acres		0	100		0
	Water			AG	TILLABLE #3		2.11 Acres		7020	100		14,812
	Sewer			AG	TILLABLE #4		0.05 Acres		6240	100		312
	Electric			AG	TILLABLE #5		0.49 Acres		5850	100		2,867
	Gas			AG	TILLABLE #7		5.64 Acres		4290	100		24,196
	Curb						23.33 Total Acres		Total Est. Land Value =			92,291

Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		D/W/P: 4in Concrete	3.61	1.25	330	80	1,191	
		Total Estimated Land Improvements True Cash Value =						1,191

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level								
Rolling								
Low								
High								
Landsaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

Who	When	What	2018	2017	2016	2015
			46,100	45,600	39,800	34,000
			65,900	64,000	40,800	29,500
			112,000	109,600	80,600	63,500
			61,499C	60,235C	59,698C	59,520C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		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 Security System		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	Area 150 60 256	Type CCP (1 Story) WCP (1 Story) Treated Wood	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																																																																																																																																						
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G						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																																																																																																																																											
Building Style: 1.25 -1.5 STY		Trim & Decoration																																																																																																																																																				
Yr Built 1900	Remodeled 1960	Ex	Ord	X	Min	Size of Closets																																																																																																																																																
Condition: Average		Lg	X	Ord		Small																																																																																																																																																
Room List		(5) Floors		Central Air Wood Furnace																																																																																																																																																		
1	Basement	Kitchen:		(12) Electric																																																																																																																																																		
	1st Floor	Other: Carpeted		100			Amps Service																																																																																																																																															
	2nd Floor	Other:																																																																																																																																																				
3	Bedrooms	(6) Ceilings		No./Qual. of Fixtures																																																																																																																																																		
(1)	Exterior	X	Plaster		Ex.	X	Ord.		Min																																																																																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		Many			X	Ave.		Few																																																																																																																																												
	Insulation	(7) Excavation		(13) Plumbing																																																																																																																																																		
(2)	Windows	Basement: 984 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement																																																																																																																																																		
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																																																																				
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X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:		1 1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																															
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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 Cash Value of Agricultural Improvements / This Card: 23077 / All Cards: 23077				

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HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FAIRWAY GOLF LLC	HSLG LLC	1,200,000	01/22/2018	WD	ARMS LENGTH	2018R-003483	DEED/PTA	100.0
ELOVA MARKETING HIGHLAND	FAIRWAY GOLF LLC	0	10/31/2016	QC	COMMON ENTITIES	2018R-003482	DEED	0.0
HARTLAND LLC	HELOVA MARKETING HIGHLAND	800,000	08/31/2011	LC	LAND CONTRACT		PTA	100.0
FIRST EQUITY REALTY CORP	HARTLAND LLC	0	06/10/2010	QC	COMMON ENTITIES	2010R-017986	DEED/PTA	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: GC	Building Permit(s)	Date	Number	Status
11579 HIGHLAND RD	School: HARTLAND		MISC/SIGN	05/24/2012	8218	COMPLETE-C
	P.R.E. 0%		MISC/SIGN	10/18/2011	1120	COMPLETE-C

Owner's Name/Address	SP ASSMT:	2018 Est TC	TCV	TCV/TFA:	331.88
HSLG LLC 10751 S SAGINAW ST STE K GRAND BLANC MI 48439					

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 22 T3N R6E W 1/2 OF SE 1/4 OF SEC LYING N OF M-59, EXC E 843 FT, ALSO E 1/2 OF E 1/2 OF SW 1/4 OF SEC LYING N OF M-59 EXC W 553 FT, ALSO EXC ALL THAT PART WHICH LIES SLY OF A LINE 160 FT NLY OF MEASURED AT RIGHT ANGLES & PARALLEL TO SURVEY LINE M-59, SPLIT FROM 22-400-006 "SEWER HOOK-UP MANDATORY AT SEPTIC FAILURE"	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	OUTLYING		18.56	Total Acres		25,205	100		467,800
									Total Est. Land Value =	467,800

Comments/Influences



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2018	233,900	41,600	275,500			269,135C
			2017	221,400	42,200	263,600			263,600S
			2016	221,400	42,500	263,900			263,900S
			2015	221,400	42,200	263,600			263,600S

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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	Eavestrough Insulation 1 Front Overhang 1 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		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 Security System	1	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	Area 150	Type CPP	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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G													
Building Style: 1 STORY		Trim & Decoration																		
Yr Built 1960	Remodeled 0	Ex	X	Ord		Min	Size of Closets													
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.								
Room List		(5) Floors																		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Carpeted Other:					(12) Electric													
		100		Amps Service																
		(6) Ceilings					No./Qual. of Fixtures													
(1) Exterior	X	Drywall					Ex.	X	Ord.		Min									
		No. of Elec. Outlets																		
X	Wood/Shingle Aluminum/Vinyl Brick	Many	X	Avg.		Few	(7) Excavation													
X	Insulation	Basement: 0 S.F. Crawl: 1140 S.F. Slab: 0 S.F. Height to Joists: 0.0					(13) Plumbing													
X	(2) Windows		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass	(8) Basement					(14) Water/Sewer													
X	Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF																		
X	(3) Roof	(10) Floor Support																		
X	Gable Hip Flat	Joists: 8 Unsupported Len: Cntr.Sup:																		
X	Asphalt Shingle	1 1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
Chimney: Brick		Lump Sum Items:																		

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Desc. of Bldg/Section: DRIVING RANGE SHOPPE Calculator Occupancy: Store, Retail				<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Base Rate for Upper Floors = 40.20 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: -1.80 100% Adjusted Square Foot Cost for Upper Floors = 38.40 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 0.960 Ave. Floor Area: 520 Perimeter: 106 Perim. Multiplier: 1.562 Refined Square Foot Cost for Upper Floors: 57.58 County Multiplier: 1.54, Final Square Foot Cost for Upper Floors = 88.676 Total Floor Area: 520 Base Cost New of Upper Floors = 46,111 Reproduction/Replacement Cost = 46,111 Eff.Age:53 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 18,445 ECF (201RS RETAIL/SERVICE) 0.700 => TCV of Bldg: 1 = 12,911 Replacement Cost/Floor Area= 88.68 Est. TCV/Floor Area= 24.83								
Class: C Floor Area: 520 Gross Bldg Area: 520 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost										
		High	Above Ave.	X	Ave.		Low					
Depr. Table : 2% Effective Age : 53 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 520 Ave. Perimeter: 106 Has Elevators:										
Year Built Remodeled		*** Basement Info ***										
Overall Bldg Height		Area: Perimeter: Type: Finished/Office Heat: Forced Air Furnace										
Comments:		* Mezzanine Info *										
		Area #1: Type #1: Office Area #2: Type #2: Office										
		* Sprinkler Info *										
		Area: Type: Low										
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				
(2) Foundation:				(8) Plumbing:				(39) Miscellaneous:				
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Outlets:		Fixtures:			
(3) Frame:				Total Fixtures	Urinals	X	Few Average	X	Few Average			
				3-Piece Baths	Wash Bowls		Many Unfinished Typical		Many Unfinished Typical			
				2-Piece Baths	Water Heaters							
				Shower Stalls	Wash Fountains							
				Toilets	Water Softeners							
(4) Floor Structure:				(9) Sprinklers:				Flex Conduit		Incandescent		
								Rigid Conduit		Fluorescent		
								Armored Cable		Mercury		(40) Exterior Wall:
								Non-Metalic		Sodium Vapor		Thickness
								Bus Duct		Transformer		Bsmnt Insul.
(5) Floor Cover:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0				
				X	Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:				
(6) Ceiling:												

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HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ESTATE OF DANIELS	HARTLAND 5929 LLC	150,000	04/22/2014	QC	ESTATE	2014R-015493	DEED/PTA	100.0
BULLARD LAKE INVESTMENT L	DFL PARTNERSHIP	0	02/01/2009	QC	INVALID		PTA	0.0
HUG JAMES M RUDD CYNTHIA	BULLARD LAKE INVESTMENT L	675,000	02/26/2004	LC	COMMON ENTITIES	L4366/P0434	DEED/PTA	100.0
HUG DONALD H TRUST	HUG JAMES M, RUDD CYNTHIA	66,000	08/22/2001	WD	RELATIVES	3117/0129	DEED	100.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: CA	Building Permit(s)	Date	Number	Status
HIGHLAND RD	School: HARTLAND					
Owner's Name/Address	P.R.E. 0%					
HARTLAND 5929 LLC 30180 ORCHARD LAKE STE 150 FARMINGTON HILLS MI 48334	SP ASSMT: SAD 4 SUP 4					
	2018 Est TCV 613,000					

Improved	X	Vacant	Land Value Estimates for Land Table 201.COMMERCIAL CLASS-ACREAGE				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Front Depth Rate %Adj. Reason	Value

Tax Description	X	Dirt Road					613,000
SEC 22 T3N R6E E 843 FT OF W 1/2 OF SE 1/4, LYING N OF NLY LINE OF M-59, EXC THE SLY 200 FT MEAS AT RIGHT ANGLES & PARALLEL TO M-59 SURVEY LINE, 30.52AC M/L FROM 22-400-005		Gravel Road					0
Comments/Influences	X	Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	306,500	0	306,500			150,754C
2017	290,100	0	290,100			147,654C
2016	290,100	0	290,100			146,337C
2015	145,900	0	145,900			145,900S

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HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MEYER TRUST, HARVEY & ROS	HARTLAND SPORTS CENTER, L	420,000	06/30/2003	WD	COMMON ENTITIES	L4195/P0520	DEED/PTA	100.0				
Property Address		Class: COMMERCIAL-IMPROV	Zoning: GC	Building Permit(s)		Date	Number	Status				
2755 ARENA DR		School: HARTLAND		Sign		01/12/2015	831	COMPLETE-C				
Owner's Name/Address		P.R.E. 0%		MISC/SIGN		09/11/2013	PLU WVR 8483	COMPLETE-C				
HARTLAND SPORTS CENTER LLC JONATHON CONRAD 10540 CITATION DR BRIGHTON MI 48116		SP ASSMT: SAD 1		COMM/IND BLDG(S)		07/18/2012	1189	EXPIRED				
		2018 Est TCV 2,796,913 TCV/TFA: 32.90				05/05/2003	2003-6360	COMPLETE-C				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 20116.COMMERCIAL SF 2016								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		COMMERCIAL GEN	COMMERCIAL	351094	SqFt	2.75	000	75	ACCESS	724,131
		Paved Road		8.06 Total Acres Total Est. Land Value = 724,131								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate CountyMult. Size %Good Cash Value								
		Water		Commercial/Industrial Local Cost Land Improvements								
		Sewer		Description Rate CountyMult. Size %Good %Arch.Mult Cash Value								
		Electric		PARKING LOT LIGHTS	3400.00	1.00	4.0	46	100			6,256
		Gas		PAVING - ASPHALT	2.50	1.00	108675.0	46	100			124,976
		Curb		PAVING - CONCRETE	7.00	1.00	8062.0	46	100			25,960
		Street Lights		NON-POTABLE WELL	2000.00	1.00	1.0	88	100			1,760
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 158,952								
		Underground Utils.										
Comments/Influences		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		KD	03/14/2013	RECORD REV	2018	362,100	1,036,400	1,398,500			1,314,914C	
		JH	01/28/2012	INSPECTED	2017	348,900	946,100	1,295,000			1,287,869C	
					2016	315,000	1,051,500	1,366,500			1,276,382C	
					2015	329,500	1,434,400	1,763,900		1,300,000T	1,272,565C	



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

Desc. of Bldg/Section:
 Calculator Occupancy: Skating Rink

Class: S
 Floor Area: 63,220
 Gross Bldg Area: 85,020
 Stories Above Grd: 1
 Average Sty Hght : 24
 Bsmnt Wall Hght

Depr. Table : 3%
 Effective Age : 15
 Physical %Good: 63
 Func. %Good : 50
 Economic %Good: 70

2003 Year Built
 Remodeled

Overall Bldg
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average Adj: %+0 \$/SqFt:0.00					
Heat#1: Heaters, Vented 36%					
Heat#2: Heaters, Vented 15%					
Ave. SqFt/Story: 63220					
Ave. Perimeter: 1015					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1: 5720					
Type #1: Open					
Area #2:					
Type #2: Open					
* Sprinkler Info *					
Area: 63111					
Type: Average					

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

Class: S Quality: Average

Base Rate for Upper Floors = 57.55
 Mezzanine 1 Open Base Rate = 16.60

(10) Heating system: Heaters, Vented Cost/SqFt: -5.80 36%
 (10) Heating system: Heaters, Vented Cost/SqFt: -5.80 15%
 Combined Heating System adjustment: -2.96 100%

Adjusted Square Foot Cost for Upper Floors = 54.59

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 24 Height per Story Multiplier: 1.210
 Ave. Floor Area: 63,220 Perimeter: 1015 Perim. Multiplier: 0.940
 Refined Square Foot Cost for Upper Floors: 62.09

County Multiplier: 1.48, Final Square Foot Cost for Upper Floors = 91.898
 for Mezzanine 1 = 24.568

Total Floor Area: 63,220 Base Cost New of Upper Floors = 5,809,763
 Mezzanine 1 Area: 5,720 Base Cost New of Mezzanine = 140,529

63,111 Sq.Ft. of Sprinklers @ 2.08, County Mult.:1.48 Cost New = 194,281

Reproduction/Replacement Cost = 6,144,573
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/50 /70 /22.1
 Total Depreciated Cost = 1,354,878

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

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical					
(3) Frame:				Total Fixtures				Flex Conduit				Incandescent			
				3-Piece Baths				Rigid Conduit				Fluorescent			
				2-Piece Baths				Armored Cable				Mercury			
				Shower Stalls				Non-Metalic				Sodium Vapor			
				Toilets				Bus Duct				Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
												Thickness			
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Bsmnt Insul.			
				Gas Oil											
				Coal Stoker											
(6) Ceiling:				Hand Fired Boiler											

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

Desc. of Bldg/Section: GYMNASIUM Calculator Occupancy: Health Club				<<<< Calculator Cost Computations >>>> Class: S Quality: Average					
Class: S Floor Area: 21,800 Gross Bldg Area: 85,020 Stories Above Grd: 1 Average Sty Hght : 24 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 73.10		(10) Heating system: Package Heating & Cooling Cost/SqFt: -0.95 100% Adjusted Square Foot Cost for Upper Floors = 72.15			
Depr. Table : 3% Effective Age : 15 Physical %Good: 63 Func. %Good : 50 Economic %Good: 70		** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Package Heating & Cooling 100 Heat#2: Heat Pump System 0% Ave. SqFt/Story: 21800 Ave. Perimeter: 436 Has Elevators:		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 24 Height per Story Multiplier: 1.310 Ave. Floor Area: 21,800 Perimeter: 436 Perim. Multiplier: 0.860 Refined Square Foot Cost for Upper Floors: 81.28		County Multiplier: 1.48, Final Square Foot Cost for Upper Floors = 120.301			
2003 Year Built Remodeled Overall Bldg Height		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 21,800 Base Cost New of Upper Floors = 2,622,553 21,800 Sq.Ft. of Sprinklers @ 2.29, County Mult.:1.48 Cost New = 73,885		Reproduction/Replacement Cost = 2,696,438 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/50 /70 /22.1 Total Depreciated Cost = 594,565			
Comments:		* Mezzanine Info * Area #1: Type #1: Open (No Rates) Area #2: Type #2: Office (No Rates)		ECF (201CG COMMERCIAL GENERAL) 0.750 => TCV of Bldg: 2 = 445,923 Replacement Cost/Floor Area= 123.69 Est. TCV/Floor Area= 20.46		* Sprinkler Info * Area: 21800 Type: Average			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:		(40) Exterior Wall:			
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Few Average Many Unfinished Typical Incandescent Fluorescent Mercury Sodium Vapor Transformer					
(3) Frame:		Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners		(13) Roof Structure: Slope=0		Thickness Bsmnt Insul.			
(4) Floor Structure:		(9) Sprinklers:		(14) Roof Cover:					
(5) Floor Cover:		(10) Heating and Cooling:							
(6) Ceiling:		Gas Coal Hand Fired Oil Stoker Boiler							

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEYER TRUST ROSALYN	ROVEY REAL ESTATE&INVESTM	1	11/09/2007	QC	QUIT CLAIM	2007R-040603	DEED/PTA	0.0
ROVEY REAL ESTATE&INVESTM	ROVEY HARTLAND III LLC	1	11/09/2007	QC	QUIT CLAIM	2007R-040604	DEED/PTA	0.0

Property Address: ARENA DR
 Class: COMMERCIAL-VACANT Zoning: GC Building Permit(s): Date: Number: Status:

School: HARTLAND
 P.R.E. 0%
 SP ASSMT: SAD 1

Owner's Name/Address: ROVEY HARTLAND III LLC
 6340 BROOKVIEW LN
 WEST BLOOMFIELD MI 48322

2018 Est TCV 413,276
 Improved X Vacant Land Value Estimates for Land Table 2016.COMMERCIAL SF 2016

Public Improvements: * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

COMMERCIAL GEN COMMERCIAL 200376 SqFt 2.75000 75 ACCESS 413,276
 4.60 Total Acres Total Est. Land Value = 413,276

Tax Description: SEC 22 T3N R6E COMM AT W 1/4 COR, TH S88*15'20" E 1969.87 FT, TH S01'35'18" W 634.02 FT TO POB, TH S88*15'20" E 277.43 FT, TH ALG W LN OF PRIV ESMT S01*35'18" W 637.49 FT, TH N88*24'42" W 277.42 FT, TH N01*35'18" E 638.24 FT TO POB. 4.07 AC M/L SUBJ TO ESMTS, REST & ROW OF REC M&B#661 SPLIT FROM 014 & 016 5/03 INTO 043 & 044

Comments/Influences: Topography of Site



Level: Rolling, Low, High, Landscaped, Swamp, Wooded, Pond, Waterfront, Ravine, Wetland, Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	206,600	0	206,600			203,281C
2017	199,100	0	199,100			199,100S
2016	200,900	0	200,900			200,900S
2015	200,900	0	200,900			200,900S

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HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEYER TRUST ROSALYN	ROVEY REAL ESTATE&INVESTM	1	11/09/2007	WD	COMMON ENTITIES	2007R-040634	DEED/PTA	0.0
ROVEY REAL ESTATE&INVESTM	ROVEY HARTLAND I LLC	1	11/09/2007	QC	QUIT CLAIM	2007R-040635	DEED/PTA	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning: GC	Building Permit(s)	Date	Number	Status
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ARENA DR	School: HARTLAND	P.R.E. 0%	SP ASSMT: SAD 1			
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Owner's Name/Address	ROVEY HARTLAND I LLC	2018 Est TCV 267,731				
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6340 BROOKVIEW LN						
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WEST BLOOMFIELD MI 48322						
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	Improved	X	Vacant	Land Value Estimates for Land Table 20116.COMMERCIAL SF 2016		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		COMMERCIAL GEN	COMMERCIAL	129809	SqFt	2.75	000	75	ACCESS	267,731
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		2.98 Total Acres		Total Est. Land Value =		267,731
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*** Information herein deemed reliable but not guaranteed***

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEVENS KIMBERLY D & KOPE	STEVENS KIMBERLY D & J&K	0	10/05/2009	QC	QUIT CLAIM	2009R-028096	DEED	0.0
FREDERICK, WALLACE & CLAI	STEVENS KIMBERLY D & KOPE	240,000	04/02/2002	WD	ARMS-LENGTH	L3390/P0285	DEED	100.0
		85,700	10/01/1989	WD	ARMS-LENGTH			0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning: CA	Building Permit(s)	Date	Number	Status
13140 HIGHLAND RD	School: HARTLAND		Res, Miscellaneous	10/25/2017	PLU 17-221	COMPLETE-C
	P.R.E. 0%		OUTBUILDING	11/22/2016	9270	COMPLETE-C

Owner's Name/Address	SP ASSMT:	2018 Est TCV 262,214 TCV/TFA: 124.86
STEVENS KIMBERLY D & J&K LAND DEV 3600 KINGSWAY DR HIGHLAND MI 48356		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS																																													
SEC 25 T3N R6E COM AT NW COR S88*11'31" E 670.66 FT FOR POB, TH S88*11'31"E 272.5 FT, TH S1*4'38"W 799.5 FT, TH N88*11'31"W 272.5 FT, TH N1*4'38"E 799.5 FT TO BEG 5AC M/L	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>METES & BOUNDS</td> <td></td> <td></td> <td>5.000</td> <td>Acres</td> <td>13,000</td> <td>150</td> <td>M59</td> <td>97,500</td> </tr> <tr> <td colspan="8">5.00 Total Acres Total Est. Land Value =</td> <td>97,500</td> </tr> </tbody> </table> <p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Concrete</td> <td>3.61</td> <td>1.54</td> <td>250</td> <td>79</td> <td>1,098</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>1,098</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	METES & BOUNDS			5.000	Acres	13,000	150	M59	97,500	5.00 Total Acres Total Est. Land Value =								97,500	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 4in Concrete	3.61	1.54	250	79	1,098	Total Estimated Land Improvements True Cash Value =					1,098
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																								
METES & BOUNDS			5.000	Acres	13,000	150	M59	97,500																																								
5.00 Total Acres Total Est. Land Value =								97,500																																								
Description	Rate	CountyMult.	Size	%Good	Cash Value																																											
D/W/P: 4in Concrete	3.61	1.54	250	79	1,098																																											
Total Estimated Land Improvements True Cash Value =					1,098																																											

Comments/Influences	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.



Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
RM	11/28/2017	INSPECTED	2018	48,800	82,300	131,100			103,754C
KD	03/14/2013	RECORD REV	2017	45,000	65,200	110,200			83,795C
KD	01/08/2013	INSPECTED	2016	42,800	63,500	106,300			83,048C
			2015	42,800	51,500	94,300			82,800C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		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 Security System		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	Area 132 400	Type CCP (1 Story) Treated Wood	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:			
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G														
Building Style: 13/4 - 2 STORY		Trim & Decoration																	
Yr Built 1857	Remodeled 1960	Ex	X	Ord		Min	Size of Closets												
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.						
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Stories Exterior			Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost		
1	Basement	Kitchen:					100			2	Story Siding	Crawl Space	102.47	-9.26	0.00	308	28,709		
	1st Floor	Other: Carpeted								1	Story Siding	Mich Bsmnt.	64.82	-4.63	0.00	350	21,067		
	2nd Floor	Other:								2	Story Siding	Crawl Space	102.47	-9.26	0.00	567	52,850		
4	Bedrooms	(6) Ceilings		No./Qual. of Fixtures						Other Additions/Adjustments			Rate		Size Cost				
(1) Exterior		X	Drywall	Ex.	X	Ord.		Min	Average Fixture(s)			2400.00		1		2,400			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			2			3 Fixture Bath			4975.00		1		4,975		
Insulation		Basement: 350 S.F. Crawl: 875 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	2 Fixture Bath			3085.00		1		3,085	
(2) Windows		(8) Basement		Softener, Auto						Softener, Manual			4650.00		1		4,650		
X	Many Avg.	X	Large Avg.	Solar Water Heat						No Plumbing			26.04		132		3,437		
X	Few	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet						Extra Sink			6.45		400		2,580		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Separate Shower						Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost =		84,090				
X	Double Hung Horiz. Slide Casement	Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Floor						ECF (4040 METES&BOUNDS 1940-1960'S)			1.386 => TCV of Bldg: 1 =		116,549				
X	Storms & Screens	(10) Floor Support		Ceramic Tile Wains															
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tub Alcove															
X	Gable Hip Flat	Public Water Public Sewer Water Well		Vent Fan															
X	Asphalt Shingle	Lump Sum Items:																	
Chimney: Brick																			

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

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		
# of Walls, Perimeter	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 Cash Value of Agricultural Improvements / This Card: 47067 / All Cards: 47067				

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FNMA	WESTENBERG TIMOTHY	220,000	07/19/2011	CD	ARMS LENGTH	2013R-006909	DEED/PTA	100.0
LAW, MORRIS S.	DAVID DARRYL A & SHARON M	360,000	06/30/2006	WD	ARMS-LENGTH	L2006/P0	DEED/PTA	100.0

Property Address Class: RESIDENTIAL-IMPRO Zoning: CA Building Permit(s) Date Number Status

1788 DOROTHY'S WAY School: HARTLAND
P.R.E. 100% 07/19/2011

Owner's Name/Address SP ASSMT:
WESTENBERG TIMOTHY & STEPHANIE RAE 2018 Est TCV 313,253 TCV/TFA: 187.80
1788 DOROTHY'S WAY
HARTLAND MI 48353

X Improved Vacant Land Value Estimates for Land Table M&B.METES & BOUNDS

Tax Description	Public Improvements	* Factors *				Value
		Description	Frontage	Depth	Rate %Adj. Reason	
SEC 25 T3N R6E COM NW COR TH S88*11'31"E 943.16 FT, TH S01*04'38"W 733.43 FT TO POB, TH S88*55'22"E 387.52 FT, TH S01*04'38"W 259.84 FT, TH N88*55'22"W 387.54 FT, TH N01*04'38"E 256.43 FT TO POB. 2.296 AC M/L 4/05 M&B #724 25-100-009 SPLIT TO 017, 018, 019 & 020	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.	METES & BOUNDS	2.290 Acres	22,707	100	52,000
		2.29 Total Acres Total Est. Land Value =			52,000	

Comments/Influences
M&B #724 25-100-009 SPLIT TO 017, 018, 019 & 020



Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	26,000	130,600	156,600			121,805C
2017	23,000	133,300	156,300			119,300C
2016	23,000	135,900	158,900			118,236C
2015	23,000	120,300	143,300			117,883C

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

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		
# of Walls, Perimeter	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 Cash Value of Agricultural Improvements / This Card: 26851 / All Cards: 26851				

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAW MORRIS S & LINDA K	J & K LAND DEVELOPMENT IN	300,000	09/21/2005	LC	MULTI SALE REF	L4929/P0635	DEED/PTA	100.0

Property Address: DOROTHY'S WAY
 Class: RESIDENTIAL-VACAN Zoning: CA Building Permit(s): Date: Number: Status:

School: HARTLAND
 P.R.E. 0% Qual. Ag.

Owner's Name/Address: J & K LAND DEVELOPMENT INC
 PO BOX 47
 HIGHLAND MI 48357
 SP ASSMT:

2018 Est TCV 39,000

Improved X Vacant Land Value Estimates for Land Table M&B.METES & BOUNDS

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

METES & BOUNDS 2.000 Acres 26,000 75 HIGHWAY 39,000
 2.00 Total Acres Total Est. Land Value = 39,000

Tax Description: SEC 25 T3N R6E COM NW COR TH S88*11'31"E 943.16 FT, TH S01*04'38"W 508.43 FT TO POB, TH S88*55'22"E 387.52 FT, TH 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
 4/05 M&B #724 25-100-009 SPLIT TO 017, 018, 019 & 020

Comments/Influences: M&B #724 25-100-009 SPLIT TO 017, 018, 019 & 020

Topography of Site:
 Level: Rolling, Low, High, Landscaped, Swamp, Wooded, Pond, Waterfront, Ravine, Wetland, Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	19,500	0	19,500			13,331C
2017	17,300	0	17,300			13,057C
2016	17,300	0	17,300			12,941C
2015	17,300	0	17,300	17,300D		12,903C

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAW MORRIS S & LINDA K	J & K LAND DEVELOPMENT IN	300,000	09/21/2005	LC	MULTI SALE REF	L4929/P0635	DEED/PTA	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: CA	Building Permit(s)	Date	Number	Status
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DOROTHY'S WAY	School: HARTLAND					
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	P.R.E. 100% 06/29/2007 Qual. Ag.					
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Owner's Name/Address	SP ASSMT:					
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J & K LAND DEVELOPMENT INC PO BOX 47 HIGHLAND MI 48357	2018 Est TCV 36,400					
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Improved	X	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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METES & BOUNDS			2.000	Acres	26,000	70	HIGHWAY	36,400
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			2.00	Total Acres			Total Est. Land Value =	36,400
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Tax Description	Dirt Road							
	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							

Comments/Influences	Topography of Site							
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M&B#724 25-100-009 SPLIT TO 017, 018, 019 & 020	Level							
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	Rolling							
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	Low							
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	High							
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	Landscaped							
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	Swamp							
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	Wooded							
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	Pond							
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	Waterfront							
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	Ravine							
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	Wetland							
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	Flood Plain							
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2018	18,200	0	18,200			13,331C
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CY	04/14/2016	PRE/AG AUD	2017	16,100	0	16,100			13,057C
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KD	03/14/2013	RECORD REV	2016	16,100	0	16,100			12,941C
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			2015	16,100	0	16,100			12,903C
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*** Information herein deemed reliable but not guaranteed***

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAW MORRIS S & LINDA K	J & K LAND DEVELOPMENT IN	300,000	09/21/2005	LC	COMMON ENTITIES	L4929/P0635	DEED/PTA	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: CA	Building Permit(s)	Date	Number	Status
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DOROTHY'S WAY	School: HARTLAND					
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	P.R.E. 100% 06/29/2007 Qual. Ag.					
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Owner's Name/Address	SP ASSMT:					
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J & K LAND DEVELOPMENT INC PO BOX 47 HIGHLAND MI 48357	2018 Est TCV 33,800					
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	Improved	X	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		METES & BOUNDS			2.500 Acres	20,800	65		HIGHWAY	33,800
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				2.50 Total Acres					Total Est. Land Value =	33,800
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Tax Description	Dirt Road									
	Gravel Road									
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
	Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									

Comments/Influences	Topography of Site									
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M&B#724 25-100-0090 SPLIT TO 017, 018, 019 & 020	Level									
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	Rolling									
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	Low									
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	High									
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	Landscaped									
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	Swamp									
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	Wooded									
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	Pond									
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	Waterfront									
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	Ravine									
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	Wetland									
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	Flood Plain									
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2018	16,900	0	16,900	13,331C
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CY	04/14/2016	PRE/AG AUD	2017	15,000	0	15,000	13,057C
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KD	03/14/2013	RECORD REV	2016	15,000	0	15,000	12,941C
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			2015	15,000	0	15,000	12,903C
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GARNICK, MICHAEL SR.	SOPHABMISAY KHAMPHOU MERE	177,500	07/25/2001	WD	ARMS-LENGTH	3090P0235		100.0

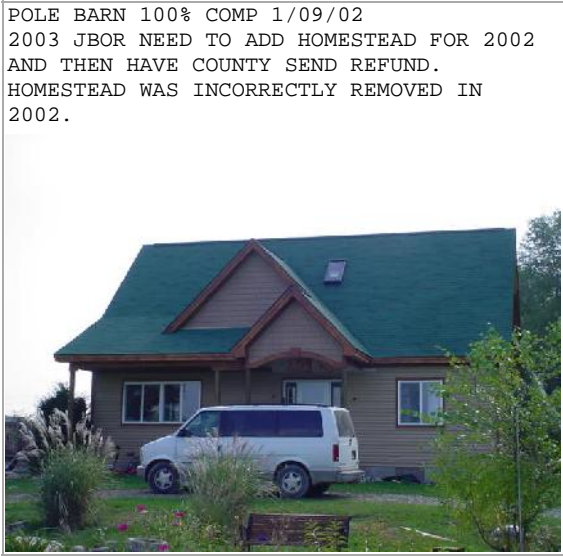
Property Address	Class: RESIDENTIAL-IMPRO	Zoning: CA	Building Permit(s)	Date	Number	Status
1700 DOROTHY'S WAY	School: HARTLAND		ADDITION	06/24/2005	07286	COMPLETE-C
Owner's Name/Address	P.R.E. 100% 07/25/2001		PORCHES	10/09/2001	2001-5814	COMPLETE-C
SOPHABMISAY KHAMPHOU MEREDITH M 1700 DOROTHY'S WAY HARTLAND MI 48353	SP ASSMT:					
	2018 Est TCV 186,631 TCV/TFA: 111.09					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS										
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value				
SEC 25 T3N R6E PART OF W 1/2 OF NW 1/4 COM NW COR, TH S88*E 670.66 FT, TH S1*W 1390.93 FT TO POB, TH S1*W 330 FT, TH S88*E 660.03 FT, TH N1*E 330 FT, TH N88*W 660.3 FT TO POB 5 AC M/L SUBJ TO ESMT & ROW OF RECORD COMB 3/91 FROM 014 & 015	X	Dirt Road		METES & BOUNDS										
	X	Gravel Road												
	X	Paved Road												
	X	Storm Sewer												
	X	Sidewalk												
	X	Water Sewer												
	X	Electric												
	X	Gas												
	X	Curb												
	X	Street Lights												
	X	Standard Utilities												
	X	Underground Utils.												
		Topography of Site												
		Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												

Comments/Influences

POLE BARN 100% COMP 1/09/02

2003 JBOR NEED TO ADD HOMESTEAD FOR 2002 AND THEN HAVE COUNTY SEND REFUND. HOMESTEAD WAS INCORRECTLY REMOVED IN 2002.



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	29,300	64,000	93,300			64,328C
2017	30,000	55,000	85,000			63,005C
2016	28,600	53,200	81,800			62,444C
2015	28,600	45,000	73,600			62,258C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		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 Security System		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	Area 210 596	Type WCP (1 Story) Treated Wood	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:								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			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			Class: C +5 Effec. Age: 45 Floor Area: 1680 Total Base Cost: 117,913 Total Base New : 178,048 Total Depr Cost: 97,926 Estimated T.C.V: 116,239			CntyMult X 1.510 E.C.F. X 1.187		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1.25 -1.5 STY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior 1.5 Story Siding			Foundation Basement		Rate 88.04		Bsmnt-Adj 0.00		Heat-Adj 0.00		Size 1120		Cost 98,605	
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Other Additions/Adjustments			Rate 775.00		Size 1		Cost 775							
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Walk out Basement Door(s)			Rate 765.00		Size 1		Cost 765							
Room List		(5) Floors		Kitchen: Other: Ceramic Tile Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing			Extra Toilet Separate Shower Ceramic Tile Floor Ceramic Tub Alcove			Rate 775.00		Size 1		Cost 775							
1	Basement	(6) Ceilings		No./Qual. of Fixtures			1			Ceramic Tub Alcove			Rate 515.00		Size 1		Cost 515							
1st Floor		X	Drywall	Ex.	X	Ord.		Min	14) Water/Sewer			Rate 290.00		Size 1		Cost 290								
2nd Floor		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1			Well, 200 Feet 1000 Gal Septic			Rate 4975.00		Size 1		Cost 4,975							
2	Bedrooms	(8) Basement		Basement			1			Solar Water Heat No Plumbing			Rate 3085.00		Size 1		Cost 3,085							
(1) Exterior		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		8			1			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate 21.25		Size 210		Cost 4,463							
(2) Windows		Many Avg. Few	X	Large Avg. Small	9) Basement Finish			1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (4070 METES&BOUNDS 1970-80'S)			Rate 6.15		Size 596		Cost 3,665		Depr.Cost = 97,926		1.187 => TCV of Bldg: 1 = 116,239		
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		10) Floor Support			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate 6.15		Size 596		Cost 3,665		Depr.Cost = 97,926			
Chimney: Brick		Lump Sum Items:		1			1			1000 Gal Septic 2000 Gal Septic			Rate 6.15		Size 596		Cost 3,665		Depr.Cost = 97,926		1.187 => TCV of Bldg: 1 = 116,239			

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

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 -> Items ->				
E.C.F.	X 1.21			
% Good	66			
Est. True Cash Value	\$ 11,892			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 11892 / All Cards: 11892				

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIEGLER, DANIEL L.	PORATH KEITH & KIMBERLLY	0	01/03/2007	WD	ARMS-LENGTH	2007-944/2014R	PTA	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning: CA	Building Permit(s)	Date	Number	Status
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HIGHLAND RD	School: HARTLAND					
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	P.R.E. 100% / / Qual. Ag.					
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Owner's Name/Address	SP ASSMT:					
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PORATH K&K & GLASCO G&L	2018 Est TCV 238,500					
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DANIEL GIEGLER	Improved	X	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS		
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13320 HIBNER RD	Public Improvements	* Factors *				
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HARTLAND MI 48353	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Tax Description	METES & BOUNDS	28.000 Acres	5,679	150	M59	238,500
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SEC 25 T3N R6E BEG AT THE NW COR, E 671 FT, S 800 FT, E 273 FT, S 590 FT, W 273 FT, S 330 FT, W 671 FT, N 252 FT, E 160 FT, N 132 FT, W 156 FT, N 1282 FT TO BEG, EXC LAND ACQUIRED BY STATE HWY DEPT FOR CLEAR VISION COR, FROM 25-100-005	X	Dirt Road	28.00	Total Acres	Total Est. Land Value =	238,500
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Comments/Influences	X	Gravel Road				
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	X	Paved Road				
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		Storm Sewer				
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		Sidewalk				
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		Water				
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		Sewer				
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	X	Electric				
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		Gas				
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		Curb				
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		Street Lights				
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		Standard Utilities				
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		Underground Utils.				
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		Topography of Site				
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		Level				
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		Rolling				
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		Low				
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		High				
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		Landscaped				
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		Swamp				
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		Wooded				
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		Pond				
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		Waterfront				
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		Ravine				
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		Wetland				
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		Flood Plain				
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2018	119,300	0	119,300	37,153C
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CY	04/14/2016	PRE/AG AUD	2017	116,300	0	116,300	36,389C
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LKH	06/25/1990	INSPECTED	2016	116,300	0	116,300	36,065C
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			2015	116,300	0	116,300	35,958C
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*** Information herein deemed reliable but not guaranteed***

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHILDS, GARY	SOPHABMISAY, MICHAEL &MAR	170,000	01/20/2003	WD	ARMS-LENGTH	L3717/P0844	DEED/PTA	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: CA	Building Permit(s)	Date	Number	Status
1754 DOROTHY'S WAY	School: HARTLAND		ROOF / WINDOWS	04/07/2015	8854	COMPLETE-C

Owner's Name/Address	SP ASSMT:
SOPHABMISAY MICHAEL &MARLENE 1754 DOROTHY'S WAY HARTLAND MI 48353	2018 Est TCV 180,432 TCV/TFA: 147.41

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS																											
SEC 25 T3N R6E COMM AT NW COR, S 88*11'31"E 943.16 FT, S 1*04'38" W 989.86 FT TO POB, TH S 1*04'38"W 400 FT, S 88*25'03"E 387.54 FT N 1*04'38"E 400 FT, N 88*25'03"W 387.54 FT TO POB & SUBJECT TO A PRIVATE RD EASEMENT OVER THE W 40 FT	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>METES & BOUNDS</td> <td></td> <td></td> <td>3.600</td> <td>Acres</td> <td>16,111</td> <td>90</td> <td>BKS MFG HOME PK</td> <td>52,200</td> </tr> <tr> <td colspan="8">3.60 Total Acres Total Est. Land Value =</td> <td>52,200</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	METES & BOUNDS			3.600	Acres	16,111	90	BKS MFG HOME PK	52,200	3.60 Total Acres Total Est. Land Value =								52,200
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Tax Description	X	Public Improvements	Land Improvement Cost Estimates																		
SEC 25 T3N R6E COMM AT NW COR, S 88*11'31"E 943.16 FT, S 1*04'38" W 989.86 FT TO POB, TH S 1*04'38"W 400 FT, S 88*25'03"E 387.54 FT N 1*04'38"E 400 FT, N 88*25'03"W 387.54 FT TO POB & SUBJECT TO A PRIVATE RD EASEMENT OVER THE W 40 FT	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Concrete</td> <td>3.61</td> <td>1.25</td> <td>120</td> <td>62</td> <td>336</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>336</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 4in Concrete	3.61	1.25	120	62	336	Total Estimated Land Improvements True Cash Value =					336
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D/W/P: 4in Concrete	3.61	1.25	120	62	336																
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Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.
	X	



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Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	26,100	64,100	90,200			57,314C
		2017	25,700	54,200	79,900			56,136C
		2016	24,800	53,400	78,200			55,636C
		2015	24,800	48,800	73,600			55,470C

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

HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address Class: AG-VACANT Zoning: CA Building Permit(s) Date Number Status

PLEASANT VALLEY School: HARTLAND

Owner's Name/Address P.R.E. 100% 10/29/2003 Qual. Ag.

GIEGLER KIM & LISA SP ASSMT:

13320 HIBNER RD 2018 Est TCV 58,320

HARTLAND MI 48353 Improved X Vacant Land Value Estimates for Land Table 00101.AGRICULTURAL

Tax Description	Public Improvements	* Factors *						Value
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	
SEC 25 T3N R6E COMM AT THE W 1/4 POST, TH N 56 RODS & 2.75 FT, E 80 RODS, S 56 RODS & 2.75 FT, W 80 RODS TO POB, 29AC	X Dirt Road	AG	ROW	0.93 Acres		0	100	0
	Gravel Road	AG	WOODS	11.28 Acres		1500	100	16,920
	Paved Road	AG	POND	0.23 Acres		0	100	0
	Storm Sewer	AG	MUCK	16.56 Acres		2500	100	41,400
	Sidewalk			29.00 Total Acres				Total Est. Land Value = 58,320

Comments/Influences

Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	29,200	0	29,200			25,443C
2017	29,200	0	29,200			24,920C
2016	29,200	0	29,200			24,698C
2015	53,400	0	53,400			24,625C

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HARTLAND TWP



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EHGOTZ, OLIVE	ULMAN, BENJAMIN G.	83,000	04/30/1998	WD	ARMS-LENGTH	2365P0051		100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: CA	Building Permit(s)	Date	Number	Status
1750 PLEASANT VALLEY	School: HARTLAND					
Owner's Name/Address	P.R.E. 100% 04/30/1998					
ULMAN BENJAMIN G 1750 PLEASANT VALLEY HARTLAND MI 48353	SP ASSMT: 2018 Est TCV 86,500 TCV/TFA: 113.22					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table M&B.METES & BOUNDS								
		Public Improvements		* Factors *								
SEC. 25 T3N, R6E, BEG. 1282 FT. S OF NW COR. OF SEC. 25., TH E. 156 FT., S. 132 FT., W. 160 FT., N. 132 FT. TO BEG. .40A	X	Dirt Road		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
Comments/Influences		Gravel Road		METES & BOUNDS				0.400 Acres	40,000	150	MIN SITE VALUE	24,000
		Paved Road		0.40 Total Acres Total Est. Land Value = 24,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 4in Concrete	3.61	1.25	96	46	199			
		Sewer		Shed: Wood Frame	10.85	1.25	132	0	0			
	X	Electric		Total Estimated Land Improvements True Cash Value = 199								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										



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Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
Who	When	What	2018	12,000	31,300	43,300						34,184C
KW	06/25/1990	INSPECTED	2017	12,000	31,500	43,500						33,481C
			2016	11,400	27,500	38,900						33,183C
			2015	11,400	23,900	35,300						33,084C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	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 Security System	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	Area 40 120	Type WGEP (1 Story) CPP	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 400 % Good: 38 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																								
Building Style: 13/4 - 2 STORY		Trim & Decoration		X			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			Class: C +5 Effec. Age: 45 Floor Area: 764 Total Base Cost: 70,612 Total Base New : 106,625 Total Depr Cost: 56,432 Estimated T.C.V: 62,301			CntyMult X 1.510 E.C.F. X 1.104		Bsmnt Garage: Carport Area: Roof:														
Yr Built 1800	Remodeled 1970	Ex	X	Ord		Min	Size of Closets			Lg			X	Ord		Small													
Condition: Average		Doors			Solid	X	H.C.		Central Air Wood Furnace			(12) Electric 100 Amps Service																	
Room List		(5) Floors		Kitchen: Other: Carpeted Other:			(12) Electric			Stories Exterior			Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost						
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Carpeted Other:		(12) Electric			100 Amps Service			1 Story Siding			Crawl Space		74.71		-11.02		0.00		620		39,488						
(1) Exterior		X	Tile		Ex.	X	Ord.		Min	1 Story Siding			Slab		74.71		-13.12		0.00		144		8,869						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets		Many			X	Ave.		Few	Other Additions/Adjustments			Rate			Size		Cost										
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			(14) Water/Sewer			Ceramic Tile Wains			875.00		1		875									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 620 S.F. Slab: 144 S.F. Height to Joists: 0.0			1			Ceramic Tub Alcove			Ceramic Tub Alcove			290.00			1		290								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			Average Fixture(s)			(14) Water/Sewer			Well, 200 Feet			4975.00			1		4,975								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Average Fixture(s)			(14) Water/Sewer			1000 Gal Septic			3085.00			1		3,085								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			Average Fixture(s)			(14) Water/Sewer			(16) Porches			WGEP (1 Story), Standard			68.09			40		2,724					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		1			Average Fixture(s)			(14) Water/Sewer			CPP, Standard			14.10			120		1,692								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Basement Finish		1			Average Fixture(s)			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			Depr.Cost =			51,489										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Average Fixture(s)			(14) Water/Sewer			Separately Depreciated Items:																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			Average Fixture(s)			(14) Water/Sewer			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			20.60		400		8,240						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		1			Average Fixture(s)			(14) Water/Sewer			Automatic Doors			375.00			1		375								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Basement Finish		1			Average Fixture(s)			(14) Water/Sewer			County Multiplier = 1.51 =>			Cost New =			13,009										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		1			Average Fixture(s)			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 38/100/100/100/38.0,			Depr.Cost =			4,943										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Basement Finish		1			Average Fixture(s)			(14) Water/Sewer			Total Depreciated Cost =			56,432													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		1			Average Fixture(s)			(14) Water/Sewer			ECF (4005 OLDER FARM HOMES)			1.104 => TCV of Bldg: 1 =			62,301										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Basement Finish		1			Average Fixture(s)			(14) Water/Sewer																			
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