

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

REGULAR MEETING
September 22, 2020
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF MEMBERS:

APPROVAL OF AGENDA FOR: September 22, 2020 Regular Meeting

APPROVAL OF MINUTES FROM: August 25, 2020 Regular Meeting

CALL TO THE PUBLIC:

PUBLIC HEARING:

- 1) RZN#01-20 Public Hearing to rezoning parcel
4710-02-200-008 from Hwy Service to UR at 725 Mason Road.

New BUSINESS:

- 1) RZN#01-20 review request to rezoning parcel
4710-02-200-008 from Hwy Service to UR at 725 Mason Road.
- 2) Workshop discussion of ZBA cases and variances from September Meeting.

Old BUSINESS:

- 1) TXT#01-19 Short Term Rentals discussion continued

Correspondence and Updates and Discussion:

CALL TO THE PUBLIC:

ADJOURNMENT:

DRAFT

*Approved by: _____
Larry Grunn, Chairperson

Date: _____

**MARION TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 25, 2020 / 7:30PM**

MEMBERS PRESENT: LARRY GRUNN – *CHAIRPERSON*
BOB HANVEY
CHERYL RANGE – *SECRETARY*
BRUCE POWELSON – *VICE CHAIR*
JAMES ANDERSON

OTHERS PRESENT: DAVE HAMANN – ZONING ADMINISTRATOR
JOHN ENOS – CARLISLE WORTMAN

MEMBERS ABSENT:

CALL TO ORDER:

Larry Grunn called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Jim Anderson motioned to approve the agenda for the August 25, 2020 Planning Commission meeting. Bruce Powelson seconded. **MOTION CARRIED**

APPROVAL OF MINUTES:

Approval of the Regular Meeting Minutes for July 28, 2020.

Cheryl Range motioned to approve the minutes with the changes. Larry Grunn seconded. **MOTION CARRIED**
(Bruce Powelson suggested some minor grammar changes, including adding "Jim Anderson seconded" for the motion on page 4, under Zoning Ordinance Spreadsheet.)

CALL TO THE PUBLIC:

NONE

NEW BUSINESS:

1) RZN#01-20 SET PUBLIC HEARING FOR SEPTEMBER 22, 2020 FOR REZONING PARCEL 4710-02-200-008 FROM HWY SERVICE TO UR AT 725 MASON ROAD

Dave Hamann explained that there is a stone house located at 725 Mason Road and it is currently zoned in a Highway Service district. If something were to happen to that house causing the house to be torn down, they would sell property as a commercial property, move the property to the City of Howell or have it re-zoned. They are currently trying to sell the property but are having a hard time doing so because mortgage companies will not finance a mortgage for the house because of the way it is zoned.

Chery Range made a motion to set a public hearing for the next Planning Commission meeting on September 22, 2020, so Dean Killingbeck can start the process for re-zoning his parcel which is located at 725 Mason Road. Bruce Powelson seconded. **MOTION CARRIED**

OLD BUSINESS:

1) SPR#01-20 FINAL SITE PLAN REVIEW FOR DRIVE-IN ESTABLISHMENT SECTION 17.12

Todd Lekander told the Commissioners that he made the suggested changes to his site plan. He changed the traffic behind the drive-thru to ONE-WAY which will address a lot of the issues that the Commissioners had, as well as Phil Westmoreland from Spicers.

Jim Anderson thanked Todd for making the requested changes. Jim asked Todd about putting in another STOP sign on the other side of the ONE-WAY.

Todd said that he will have ONE-WAY arrow signs along with directional indicators painted on the ground.

Bob Hanvey asked about painting something on the pavement for those turning right onto D19, using the south side exit.

Todd requested that we wait for Jim Abraham to decide what he is going to do with his driveway. He believes that Mr. Abraham intends on paving his driveway and is willing to work with him on the signage for both of their driveways. He assured Bob that he would absolutely do what he could to mark that area as best he can.

Bob Hanvey asked Todd if he could get a copy of the schedule involving the grease traps. Todd agreed to provide that to Bob.

Larry Grunn stated that Phil Westmoreland from Spicers had mentioned the decorative landscaping along the wall that is directly over the sewer lead. Todd said that all of the trees will be planted by the end of this year.

John Enos said that he is happy with all of the changes and everything that has been addressed.

Chery Range made a motion to recommend approval of the site plan and send it to the Board of Trustees for review. Jim Anderson seconded. **MOTION CARRIED**

2) MASTER PLAN

John passed out a written resolution, requesting permission to distribute to the Board of Trustees as well as the surrounding "neighbors" for review. John stated that he still needs to make some graph changes but he has added some photos and changed some of the numbers.

Jim Anderson stated that he thought that there were quite a few changes that needed to be made and asked if those changes have been updated. John Enos said that these changes were made, along with new language regarding Open Space and Land Preservation. John said that he plans on reviewing things again with Dave Hamann before distributing the updated draft. Today he is just asking that the Master Plan be distributed to the outer communities and the Board of

Trustees for their review. This way we can at least get the 60-day process started, so we can set a public hearing. Changes can still be made, even after distribution.

John said that the public hearing would probably have to be done over a Zoom meeting with the residents.

Bob Hanvey said that we would probably have to wait until December so we are able to use the laptops that are typically reserved for Elections.

Jim Anderson suggested having questions be submitted and asked by precinct for the Zoom public hearing.

Larry Grunn asked if there was any language added about wedding barns. John said that there is some language about Ag Tourism but nothing specific about wedding barns.

Cheryl Range asked if we could mention that wedding barns are allowed in a commercial district but not under Right to Farm.

Larry Grunn asked if we should consider sending a copy of the Master Plan to our attorney for review. John Enos said that that would be very unusual. Typically, Attorneys do not get involved too much when updating the Master Plan.

Cheryl Range made a motion to send the updated Master Plan to the Board of Trustees for their review, along with distributing it to the outside communities, after Dave Hamann, Bruce Powelson and John Enos have had their final review. Larry Grunn seconded. **MOTION CARRIED**

3) TXT#01-19 SHORT TERM RENTALS DISCUSSION CONTINUED (NEED JOHN'S INPUT).

John Enos suggested having the new Attorneys take a look at some of this language and provide some feedback to us.

Bob Hanvey said that we need to be careful not to exclude this use from the Township. We have to allow it in some way and somewhere within the Township.

John Enos suggested only allowing it in certain districts such as commercial.

Bob Hanvey suggested only allowing this use on 10 acre lots.

Jim Anderson suggested allowing this use on certain sized parcels and in specific districts, like commercial districts.

Les Andersen resides at 4500 Jewell Road. Les inquired about the term "Bed and Breakfast", asking if the owner had to reside in the house, along with the guests. John Enos stated that the owner does have to live in the house while it is being rented out, for it to be considered a "Bed and Breakfast", which is currently not allowed in the ESR-1 district.

John Enos said that we should send this language to the new Attorneys for review and input. They may have some better options for us. John suggested sending the following language options for review;

- Allow this use only in commercial districts making this a commercial only use.
- Send in a draft with the change about acreage requirements.
- Ask if they have any further options.
- Ask them for their opinion on adding "short-term rentals" to our "hotel/motel" definition which would then cover any issues related to short term rentals.

CORRESPONDENCE AND UPDATES AND DISCUSSION

STORAGE CONTAINERS:

Bob Hanvey explained that Dan Lowe requested that we come up with something basic and simple and to be careful not to let this language get too wordy and confusing.

Dave Hamann suggested creating a text amendment in section 67 and having it be an extension of "under 200 square foot / item 9".

Cheryl Range said that she has seen other language limiting this use to light industrials or commercial districts. Cheryl spoke with the Township Assessor, Loreen Judson and she stated that something like this would be hard to assess, especially if they don't actually bring any value to the property.

Jim Anderson asked what the size of the smallest container is.

Dave Hamann said 8 x 20, which is under the 200-foot requirement.

Jim Anderson asked if Dave Hamann could put together a text amendment for this. Jim asked if we should cover tractor trailers or just the trailers. Jim said the square footage of the container should be determined by the size of the parcel.

Les Andersen stated that the Planning Commission and John Enos should talk about putting together a training for all of the Board members and other Commissioners. A training that covers things like, easements crossing over parcels, Special Use Permit regulations, mobil home regulations, etc.

John Enos said that they could definitely put on a training regarding these items, but suggested getting a list of questions together and allow them plenty of notice so Carlisle Wortman could properly prepare and prep for something like this. John suggested something after the November election.

CALL TO THE PUBLIC:

NONE

ADJOURNMENT:

Cheryl Range made a motion to adjourn the meeting at 8:50pm. Larry Grunn seconded. ***MOTION CARRIED***

**APPLICATION FOR REZONING
MARION TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

I/we, the undersigned, do hereby make application to and petition the Marion Township Board to amend the township zoning ordinance and change the zoning map of Marion Township as hereinafter requested. In support of this application, the following facts are shown:

Name of Applicant DEAN KILLINGBECK
Address 4341 MARWOOD
City/State/Zip HOWELL, MI 48855
Phone/Fax 517-202-6985

If applicant is not the owner, please provide the following, along with a letter of authorization signed by the owner:

Name of Owner _____
Address _____
City/State/Zip _____
Phone/Fax _____

Property Information

Address/Location 725 MASON, HOWELL, MI 48843
Parcel ID # 4710-02-200-008
Parcel Size 99 x 297
If multiple lots, are they contiguous? _____

Legal description and certificate of survey for land proposed to be rezoned **(please attach)**

Present zoning classification HWY COMMERCIAL
Requested zoning classification UR

FEE SCHEDULE
\$500 fee
\$3,000 escrow

I hereby attest that the information on this application is, to the best of my knowledge, true and accurate.
Dean Killingbeck 8/17/20
Signature of Applicant Date

| Office Use Only | | |
|---|----------------------|-----------------------------|
| Date Received: <u>8-17-2020</u> | Fee Paid: <u>500</u> | Legal Description: _____ |
| Materials Received: <u>APPROVAL</u> | Site Plans: _____ | Application #: <u>01-20</u> |
| Application accepted by: <u>[Signature]</u> | ESCROW <u>3000</u> | |

SEC 2 T2N R4E BEG N LINE OF SEC, 1639 FT W FROM NE COR OF SEC, TH W 99 FT, TH S 297 FT, TH E 99 FT, TH N 297 FT TO POB, .67AC M/L

September 14, 2020

Marion Township Planning Commission:

Marion Township Board of Trustees:

Please be advised that I am the owner of the property at 725 Mason Road, Marion Township, Michigan. I agree that my agent, Gary McCririe, may speak on my behalf and represent me at any and all rezoning hearings and meetings.

Sincerely,

Authentisign
Dean Killingbeck

9/14/2020 3:16:49 PM EDT
Dean Killingbeck

MARION MARCH 2019



September 12, 2020

Honorable Planning Commission Members:

We are seeking a rezoning of the property located at 725 Mason Road. The property is currently zoned Highway SE. We are requesting a rezoning to UR.

Following is the information supporting our request;

a) What, if any, identifiable conditions related to the application have changed which justify the proposed rezoning?

The area surrounding our parcel on three sides is a residential manufactured home park. The use is residential. We wish to be residential as well. Our lot size does not conform to the Highway SE district and there isn't any reasonable expectation that additional parcels contiguous to ours will become available to make our parcel conforming.

b) What is the impact of the rezoning on the ability of the Township and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed rezoning is approved?

We believe that the rezoning we are requesting is actually less of a burden on the Township or other governmental agencies to provide public services.

c) Does the requested rezoning adversely affect environmental conditions, or the value of the surrounding property?

We do not believe so. We believe a residential use would be more harmonious to the surrounding and adjoining properties.

d) Does the petitioned district change generally comply with the adopted Township Master Plan?

No. We believe that a change to the future land use map for this property is warranted.

e) Can the property in question be put to a reasonable economic use in the zoning district in which it is presently located?

No. We have been actively marketing the property on and off for several years. The character of the building is residential and has been historically used as a residential home. All interest so far has been for a residential use but financing isn't available because of the zoning.



Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: September 8, 2020

Land Use and Zoning Analysis For Marion Township, Michigan

| | |
|------------------------------|--|
| Applicant: | Dean Killingbeck |
| Location: | 725 Mason Road |
| Parcel ID: | 4710-02-200-008 (.67 acres) |
| Zoning: | HS Highway Service |
| Action Requested: | UR Urban Residential |
| Required Information: | Article XX of the Marion Township Zoning Ordinance requires a variety of information be submitted. This information allows for a thorough and fair decision by the Planning Commission and Township Board. |

SITE/PROJECT DESCRIPTION

The applicant is requesting approval to rezone a small parcel zoned Highway Service (HS) to Urban Residential (UR). Adjacent to the City of Howell, the property contains a home and outbuilding and is surrounded by mature trees. The property is surrounded on three sides by a manufactured home park and to the north is a large Pepsi distributor. The applicant is seeking the rezoning so that the home can be used as a residence.

The parcel is one of the many small Township islands surrounded by the City of Howell that at one time was part of the Township.

Figure 1 – Aerial View of Site

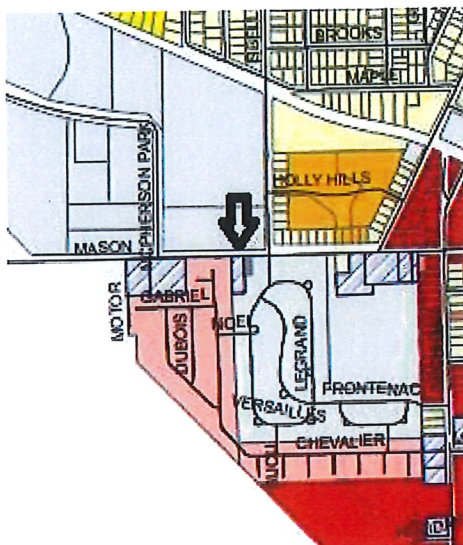


Figure 2 - Mason Road View of Site



NEIGHBORING ZONING AND LAND USE

The adjacent zoning and land uses are as follows:



| Direction | Zoning | Use |
|-----------|---|--------------------|
| North | I-1 Light Industrial | Pepsi Distributor |
| South | I-1 Light Industrial | Manufactured Homes |
| East | I-2 Heavy Industrial & I-1 Light Industrial | Manufactured Homes |
| West | TC Trailer Court | Manufactured Homes |

Items to be Addressed: None.

MASTER PLAN

The current Master Plan currently being revised, designated the future land use for this location to be commercial. We are of the opinion that plan currently being drafted should designate this property as residential.

Items to be Addressed: None.

NATURAL RESOURCES

- Topography:** Existing home and vegetation on site. Slight grade to road.
- Woodlands:** Mature Trees are present on the property.
- Wetlands:** No wetlands appear to be present on the subject site.

Items to be Addressed: None.

DEVELOPMENT POTENTIAL

Currently zoned for highway commercial uses, the property could be developed into a variety intense commercial uses that could negatively impact the adjacent manufactured homes. Under the proposed Urban Residential zoning only homes or other typically non-objectionable uses could be developed. Because the parcel size is legally non-conforming (.67 acres in size, .75 acres required) we would think that the current single-family home will remain on the parcel.

Items to be Addressed: None.

TRAFFIC IMPACT AND SITE ACCESS

There is a circular drive on site accessing Mason Road at two locations. If the existing single-family home remains, we do not expect any major traffic issues from this location.

Items to be Addressed: None.

ESSENTIAL FACILITIES AND SERVICES

Essential facilities and services related to the proposed development will be evaluate during the site plan review process. If used for additional parking stormwater will have to be addressed.

Items to be Addressed: None.

OTHER

Following the public hearing, the Planning Commission shall identify and evaluate all factors relevant to the application, and shall report its findings in full along with its recommendations for disposition of the application, to the Township Board within a period of sixty (60) days. The matters to be considered by the Planning Commission shall include, but shall not be limited to the following:

1. What, if any, identifiable conditions related to the application have changed which justify the proposed rezoning?

The property is almost totally surrounded by manufactured homes. While this has been in existence for some time, to develop the parcel commercially would be difficult as the screening requirements would close in the already small buildable area.

2. What is the impact of the rezoning on the ability of the Township and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed rezoning is approved?

Remaining a single-family home does not require significant public service and facilities.

3. Does the requested rezoning adversely affect environmental conditions, or the value of the surrounding property?

The home and mature trees are expected to remain and will not create any negative environmental impacts.

4. Does the petitioned district change generally comply with the adopted Township Master Plan?

Although the proposed rezoning is in conflict with the current Master Plan Future Land Use Map the plan currently being drafted should revise as designate as residential.

5. Can the property in question be put to a reasonable economic use in the zoning district in which it is presently located?

As indicated due to the size attempting to develop a commercial use as allowed under current zoning would be difficult.

RECOMMENDATIONS

Based upon the comments of this analysis, we recommend approval of the proposed rezoning from HS Highways Service to UR Urban Residential.

LARA Corporations Online Filing System

Department of Licensing and Regulatory Affairs

Business Entity Results

Number of Records: 19

[Print Results](#)

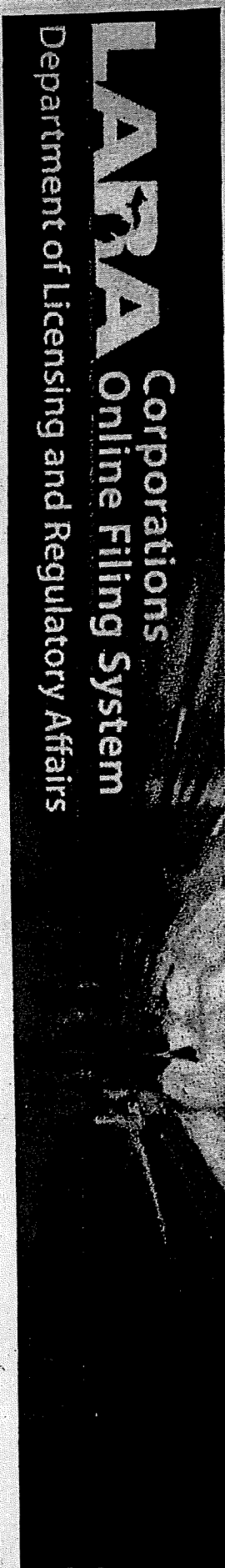
| Name | Position | Individual's Address | Entity Name | ID No. | Old ID No. |
|------------------|----------------|-------------------------------------|---------------------------------------|-----------|------------|
| DEAN KILLINGBECK | RESIDENT AGENT | 725 MASON ROAD HOWELL, MI 48843 | 16885 LAHSER ROAD LLC | 802037483 | F0045V |
| DEAN KILLINGBECK | RESIDENT AGENT | 4341 MARWOOD DR HOWELL, MI 48855 | 725 MASON ROAD LLC | 802077881 | F1356V |
| DEAN KILLINGBECK | RESIDENT AGENT | 4341 MARWOOD DR HOWELL, MI 48855 | 725 MASON ROAD LLC | 802078995 | F13931 |
| DEAN KILLINGBECK | RESIDENT AGENT | 4341 MARWOOD DR HOWELL, MI 48855 | 725 MASON ROAD LLC | 802079238 | F14011 |
| DEAN KILLINGBECK | RESIDENT AGENT | 725 MASON RD HOWELL, MI 48843 | CD BROOKLYN LLC | 801473756 | E11545 |
| DEAN KILLINGBECK | RESIDENT AGENT | 725 MASON RD HOWELL, MI 48843 | CD HOWELL 997 LLC | 801464029 | E1154E |
| DEAN KILLINGBECK | RESIDENT AGENT | 725 MASON RD HOWELL, MI 48843 | CD MORRICE 13 LLC | 801464030 | E1154F |
| DEAN KILLINGBECK | RESIDENT AGENT | 725 MASON RD HOWELL, MI 48843 | CD PERRY 11 LLC | 801473755 | E11544 |
| DEAN KILLINGBECK | RESIDENT AGENT | 725 MASON RD HOWELL, MI 48843 | CD PINCKNEY 14 LLC | 801473752 | E11541 |
| DEAN KILLINGBECK | RESIDENT AGENT | 725 MASON RD HOWELL, MI 48843 | CD PINCKNEY 14A LLC | 801471572 | E1155C |
| DEAN KILLINGBECK | RESIDENT AGENT | 725 MASON RD HOWELL, MI 48843 | CD PINCKNEY 14B LLC | 801473757 | E11546 |
| DEAN KILLINGBECK | RESIDENT AGENT | 725 MASON ROAD HOWELL, MI 48843 | DEAN'S LEASING LLC | 801125629 | B49170 |
| DEAN KILLINGBECK | RESIDENT AGENT | 4341 MARWOOD HOWELL, MI 48855 | DEANS SWEET TREATS LLC | 802297076 | |
| DEAN KILLINGBECK | RESIDENT AGENT | 725 MASON ROAD HOWELL, MI 48843 | DK NURSERY, LLC | 801347507 | B6255Y |
| DEAN KILLINGBECK | RESIDENT AGENT | 725 MASON RD HOWELL, MI 48843 | GREEN GROWTH MARKETING SOLUTIONS, LLC | 801195813 | B0563E |
| DEAN KILLINGBECK | RESIDENT AGENT | 4341 MARWOOD RD HOWELL, MI 48855 | NEW CUSTOMERS NOW MARKETING L.L.C. | 801455556 | E08927 |
| DEAN KILLINGBECK | RESIDENT AGENT | 725 MASON RD HOWELL, MI 48843 | NEW CUSTOMERS NOW, LLC | 801406327 | D16489 |
| DEAN KILLINGBECK | RESIDENT AGENT | 4341 MARWOOD DRIVE HOWELL, MI 48855 | PETS STRONG LLC | 802278530 | |
| DEAN KILLINGBECK | RESIDENT AGENT | 4341 MARWOOD DR HOWELL, MI 48855 | RELIEF STRONG LLC | 802345764 | |

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 [Transparency](#)
 [Office of Regulatory Reinvention](#)
 [State Web Sites](#)
[Michigan.gov Home](#)
 [ADA](#)
 [Michigan News](#)
 [Policies](#)

8/18/2020

Corporations Division - Search for a business entity



Business Entity Results

Number of Records: 1

[Print Results](#)

| Entity Name | ID Number | Old ID Number | Address |
|------------------|-----------|---------------|---|
| 725 MASON RD LLC | 802078995 | F13931 | 4341 MARWOOD DR HOWELL, MI 48855 USA |

[New Search](#)

- [LARA FOIA Process](#)
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- [Michigan.gov Home](#)
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Parcel Number: 4710-02-200-008

Jurisdiction: MARION TOWNSHIP

County: LIVINGSTON

Printed on

09/14/2020

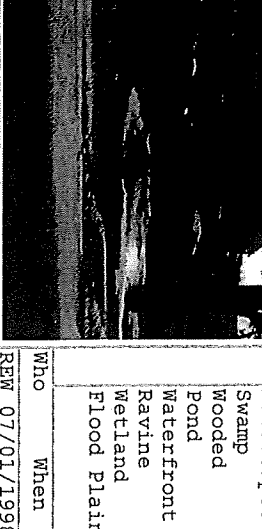
| | |
|---|---------------------------|
| Grantor | Grantee |
| KILLINGBECK DEAN & FOSTER | 725 MASON ROAD LLC |
| KILLINGBECK DEAN E | KILLINGBECK DEAN & FOSTER |
| WEITZEL DAVID & JANET R | KILLINGBECK DEAN E |
| WEITZEL JANET R | WEITZEL, DAVID & JANET R |
| Property Address | |
| 725 MASON RD | |
| Owner's Name/Address | |
| 725 MASON ROAD LLC | |
| 4341 MARWOOD DR | |
| HOWELL MT 48855 | |
| Tax Description | |
| SEC 2 T2N R4E BRG N LINE OF SEC, 1639 FT | |
| W FROM NE COR OF SEC, TH W 99 FT, TH S | |
| 297 FT, TH E 99 FT, TH N 297 FT TO POB, | |
| .67AC M/L | |
| Comments/Influences | |
| 2018 ROLL: CHANGED LAND VALUE TO FF BASIS | |
| / WAS METES & BOUNDS. | |

| | | |
|--------------------------------------|--------------------------------------|------------|
| 2021 Est TCV 172,081 TCV/TRA: 145.34 | 2021 Est TCV 172,081 TCV/TRA: 145.34 | |
| X Improved | Vacant | |
| Public Improvements | | |
| Dirt Road | | |
| Gravel Road | | |
| Paved Road | | |
| Storm Sewer | | |
| Sidewalk | | |
| Water Sewer | | |
| Electric Gas | | |
| Curb | | |
| Street Lights | | |
| Standard Utilities | | |
| Underground Utils. | | |
| Topography of Site | | |
| Level | | |
| Rolling | | |
| Low | | |
| High | | |
| Landscaped | | |
| Swamp | | |
| Wooded | | |
| Pond | | |
| Waterfront | | |
| Ravine | | |
| Wetland | | |
| Flood Plain | | |
| Who | When | What |
| REW | 07/01/1998 | REAPPRAISE |
| LOU | 08/23/1996 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2021 | 48,500 | 37,500 | 86,000 | | | 72,450C |
| 2020 | 48,500 | 38,300 | 86,800 | | | 72,450C |
| 2019 | 51,300 | 39,000 | 90,300 | | | 71,100C |
| 2018 | 49,800 | 40,900 | 90,700 | | | 69,434C |

| | | | | | | |
|------|--------|--------|--------|--|--|---------|
| 2021 | 48,500 | 37,500 | 86,000 | | | 72,450C |
| 2020 | 48,500 | 38,300 | 86,800 | | | 72,450C |
| 2019 | 51,300 | 39,000 | 90,300 | | | 71,100C |
| 2018 | 49,800 | 40,900 | 90,700 | | | 69,434C |

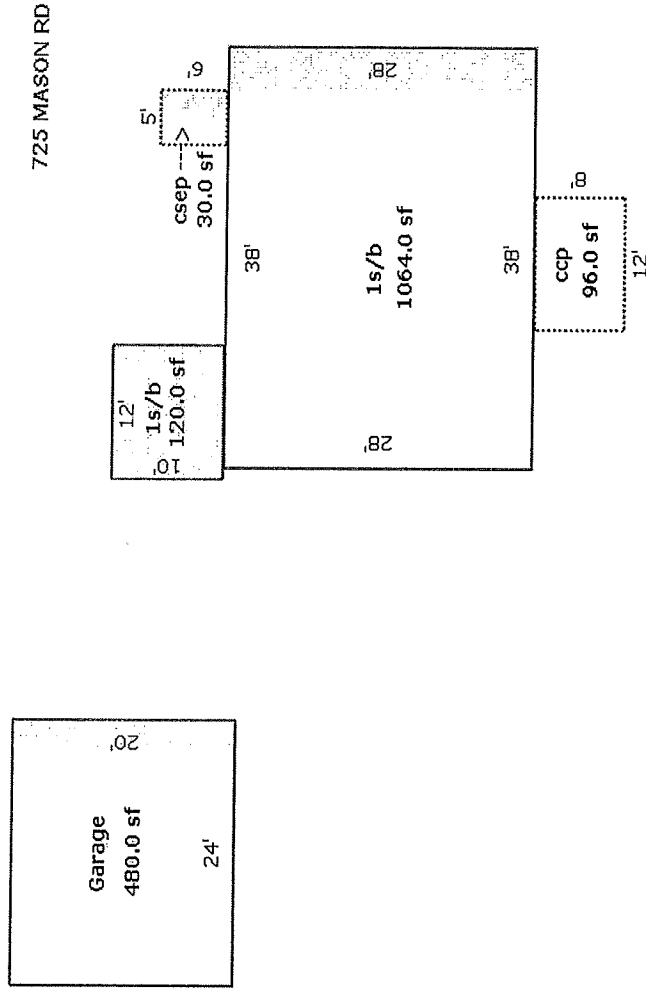
*** Information herein deemed reliable but not guaranteed***



The Equalizer. Copyright (c) 1999 - 2009.
 Licensed To: Township of Marion, County of
 Livingston, Michigan

| 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 | (3) Roof (cont.) Eavestrough Insulation 0 Front Overhang 0 Other Overhang | X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Cell. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace | Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range 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 Type 96 CCP (1 Story) 30 CSEP (1 Story) | Year Built: Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ? Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof: | |
| X Wood Frame | (4) Interior Drywall Paneled Plaster Wood T&G | Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C. | (12) Electric 100 Amps Service | Class: C Effec. Age: 52 Floor Area: 1,184 Total Base New : 203,417 Total Depr Cost: 97,640 Estimated T.C.V: 75,085 | | | |
| Building Style: 1 STORY | Trim & Decoration Ex X Ord Min | Size of Closets Lg X Ord Small | | | | | |
| Yr Built 0 UNK 1998 | Remodeled 1998 | Condition: Average | | | | | |
| Room List | (5) Floors Kitchen: Other: Other: | (6) Ceilings | No./Qual. of Fixtures Ex. X Ord. Min | | | | |
| Basement 1st Floor 2nd Floor 4 Bedrooms | (7) Excavation Basement: 1184 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 | (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor | (13) Plumbing Average Fixture(s) 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tub Alcove Vent Fan | Other Additions/Adjustments Plumbing 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 200 Feet Porches CCP (1 Story) CSEP (1 Story) Garages Class: C Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost Fireplaces Interior 1 Story | Size 1,064 120 Total: 159,092 | Cost New 3,855 4,036 8,914 2,247 1,726 19,118 | Depr. Cost 1,850 1,937 4,279 1,079 828 9,177 |
| (1) Exterior Wood/Shingle Aluminum/Vinyl Brick Stone Insulation | (9) Basement Finish Recreation Living Walkout Doors No Floor SF SF | (10) Floor Support Joists: Unsupported Len: Cntr. Sup: | (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic | Notes: ECF (COMMERCIAL) 0.769 => TCV: | Totals: 1 203,417 | 75,085 | |
| (2) Windows Many Avg. Large Few Avg. Small | (10) Floor Support Joists: Unsupported Len: Cntr. Sup: | (11) Heating/Cooling Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Cell. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace | (12) Electric 100 Amps Service | Notes: ECF (COMMERCIAL) 0.769 => TCV: | Totals: 1 203,417 | 75,085 | |
| Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens | (10) Floor Support Joists: Unsupported Len: Cntr. Sup: | (11) Heating/Cooling Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Cell. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace | (12) Electric 100 Amps Service | Notes: ECF (COMMERCIAL) 0.769 => TCV: | Totals: 1 203,417 | 75,085 | |
| (3) Roof Gable Hip Flat Asphalt Shingle | (10) Floor Support Joists: Unsupported Len: Cntr. Sup: | (11) Heating/Cooling Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Cell. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace | (12) Electric 100 Amps Service | Notes: ECF (COMMERCIAL) 0.769 => TCV: | Totals: 1 203,417 | 75,085 | |
| Chimney: Brick | (10) Floor Support Joists: Unsupported Len: Cntr. Sup: | (11) Heating/Cooling Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Cell. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace | (12) Electric 100 Amps Service | Notes: ECF (COMMERCIAL) 0.769 => TCV: | Totals: 1 203,417 | 75,085 | |

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



Sketch by Apex Sketch

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