MARION TOWNSHIP
ZONING BOARD OF APPEALS
Monday, September 11, 2017
7:30 p.m.

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIENCE

APPROVAL OF AGENDA *September 11, 2017*

INTRODUCTION OF MEMBERS

CALL TO PUBLIC

APPROVAL OF MINUTES FOR: *August 7, 2017 Regular Meeting*

OLD BUSINESS:

No Old Business

NEW BUSINESS:

1) *ZBA Case # 06-17 – John Spencer for Jennifer Johnson, 273 S. Burkhart Rd., Tax ID# 4710-05-202-001*

CALL TO PUBLIC:

ADJOURNMENT:

DRAFT

Submitted by: S. Longstreet

Approved: _____

MARION TOWNSHIP
2877 W. Coon Lake Rd., Howell MI 48843
ZONING BOARD OF APPEALS
AUGUST 7, 2017

MEMBERS PRESENT: Larry Fillinger, Larry Grunn, Dan Lowe, and Linda Manson-Dempsey

MEMBERS ABSENT: Dan Rossbach

****

CALL TO ORDER

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

APPROVAL OF AGENDA

Linda Manson-Dempsey motioned to approve the agenda as presented. Larry Grunn seconded. **Motion carried.**

MEMBERS PRESENT

The members of the Zoning Board of Appeals introduced themselves.

CALL TO THE PUBLIC

No response.

APPROVAL OF MINUTES

July 10, 2017 Regular Meeting: Larry Grunn motioned to approve the minutes as presented. Linda Manson-Dempsey seconded. **Motion carried.**

OLD BUSINESS

None.

NEW BUSINESS

ZBA Case #05-17—Kimberly A. DeBottis, 2880 W. Coon Lake Rd., Tax ID #4710-22-300-007

Ms. DeBottis was present to request a variance to allow a garage in the front yard that would be closer to the front property line than the principal building on an adjacent parcel; no setback variance is being requested. The property owner would like to use the existing driveway to access the garage; it will have a 6:12 roof pitch, will have siding that matches the house, and will have windows.

The ZBA members discussed other locations for the garage, and felt there are none.

Call to the Public

No response.

Motion

Larry Grunn motioned for ZBA Case #05-17—Kimberly A. DeBottis, 2880 W. Coon Lake Rd., Tax ID #4710-22-300-007, to grant a variance to Section 6.07 #3, with the condition that the applicant have two windows facing the road side, and will plant four to six evergreen trees (six foot) between the garage and the road, considering the following criteria:

1. That the restrictions of the township zoning ordinance would unreasonably prevent the owner from using the property for a permitted use. *The board members agreed that it would be unreasonable to not grant the variance.*

2. That the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give a substantial relief to the owner of the property. *Granting the variance would give relief to the property owner.*

3. That the request is due to the unique circumstances of the property. *The location of the septic and well, as well as wetlands, and the narrow lot are unique circumstances of the property.*

4. That the alleged hardship has not been created by a property owner. *The hardship was not created by the property owner.*

5. That the difficulty shall not be deemed solely economic. *The request is not economic.*

Linda Manson-Dempsey seconded. Roll call vote: Lowe—yes; Grunn—yes; Fillinger—yes; Manson-Dempsey—yes. **Motion carried 4-0.**

Call to the Public

No response.

ADJOURNMENT

Larry Grunn motioned to adjourn at 7:54 pm. Linda Manson-Dempsey seconded. **Motion carried.**

MARION TOWNSHIP
ZONING BOARD OF APPEALS
PUBLIC NOTICE

Marion Township Zoning Board of Appeals will hold a Public Hearing on Monday, September 11, 2017 at 7:30 p.m. The meeting will be held at the Marion Township Hall, 2877 W. Coon Lake Road, Howell, MI 48843, (517) 546-1588. The purpose of the meeting is for regular business and to hear a request for the following appeal, interpretation and/or variance.

ZBA Case # 06-17 – Tax Code 4710-05-202-001

Applicant: John Spencer for Jennifer Johnson
273 S. Burkhart Rd., Howell MI 48843
Request: *The applicant is seeking a variance to Section 8.04 E 3 a 2 to allow a reduction in the side yard variance*

Submittals can be viewed online at www.mariontownship.com under agendas/minutes, click on link to Zoning Board of Appeals.

Interested parties may review the above mentioned proposal at the Marion Township Hall during regular business hours, Monday thru Thursday from 9:00 a.m. to 5:00 p.m.

Those unable to attend the public hearing are invited to submit written comments to the attention of the Zoning Board of Appeals Chair, Marion Township Hall, 2877 W. Coon Lake Road, Howell, MI 48843 by 5:00 p.m. on Monday, September 11, 2017.

Marion Township will provide necessary, reasonable auxiliary aids and services to individuals with disabilities. Anyone requiring auxiliary aids and services should contact the Marion Township Clerk no later than 5:00 p.m., Tuesday, September 5, 2017.

DAN LOWE, SECRETARY
ZONING BOARD OF APPEALS

MARION TOWNSHIP LAND USE PERMIT APPLICATION
2877 W. COON LAKE ROAD, HOWELL, MI 48843
Phone: (517) 546-1588 Fax: (517) 546-6622

TOWNSHIP OF MARION, COUNTY OF LIVINGSTON

PERMIT NO. _____

DATE: _____

FEE: _____

REINSPECT FEE: _____
(if applicable)

Tax Code No.: 4710-05-202-001
Land Division Date: _____
Water District: _____
Sewer District: _____
Individual Septic: _____
Individual Well: _____
Available REUs: _____

The undersigned makes application for a land use permit to construct:
AN ATTACHED GARAGE 18'X34' TO NORTH SIDE OF EXISTING GARAGE

Address: 273 S BURKHART Lot No. 21 Subdivision BERRY MANOR

Lot Size: 200' X 150' ☐ Parcel in flood zone N/A

Roof Pitch: 8/12 Min. 6" overhang on gable ends of roof? ☑ Yes ☐ No

Ground Floor Living Space: N/A Second Floor Living Space: N/A

Tri/Quad Level Sq. Ft. of two lowest levels: N/A

Structure Dimension: 18'X34' Structure Height: 16' 4" +/-

Current Zoning Classification: _____

Location: On the EAST side of S BURKHART Street/Road

Between MASON and _____

MARION TOWNSHIP
DENIED
ZONING ADM.

Plot Plan Attached? ☑ Yes ☐ No **(see attached requirements)**

****

CONSTRUCTION MUST BE STARTED WITHIN SIX (6) MONTHS OR PERMIT IS VOID. OUTSIDE CONSTRUCTION MUST BE COMPLETED WITHIN TWO (2) YEARS OF ISSUE DATE OF THIS PERMIT. (Sec. 4.03, C-2)

****

I hereby certify that all use for which this application is made will conform with ordinances affecting Marion Township, Livingston County and the State of Michigan.

JOHN SPENCER
Applicant Name (print)

Signature

4030 Coon Lake Rd, Howell 48843
Address

517 404 9996
Phone

INSPECTIONS:

1. Zoning Inspection Approved: _____ Date: _____
2. Foundation Inspection by: _____ Date: _____
** 3. Certification of Zoning Compliance Issued, Date: _____

**** THIS IS A LAND USE PERMIT ONLY. BUILDING PERMITS AND OTHER NECESSARY PERMITS MUST BE OBTAINED FROM LIVINGSTON COUNTY**

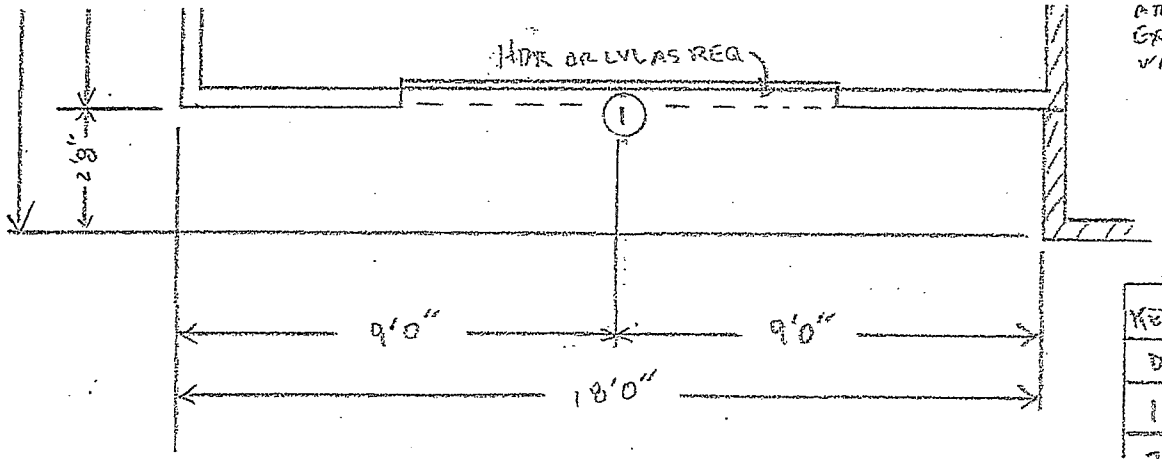
DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of "BERRY MANOR NO. 3" A subdivision of part of the East ½ of the Northeast frl. ¼ Section 5, T2N - R4E, Marion Township, Livingston County, Michigan

is described as follows Commencing at the Northeast corner of said Section 5; thence S 89° 41' W 315.05 feet along the Section line to the centerline of Burkhart Road; thence S 7° 13' W 234.43 feet along the centerline of Burkhart Road for a point of beginning; thence S 7° 13' W 1116 feet along the centerline of Burkhart Road to the Northeast corner of "BERRY MANOR NO. 2" as recorded in Liber 11 of Plats on Page 36 of the Livingston County records; thence S 82° 32' E 250 feet along the North line of said "BERRY MANOR NO. 2"; thence N 7° 13' E 1116 feet; thence N - 82° 32' W 250 feet to the point of beginning.

Containing 7 lots numbered 21 to 27 inclusive and outlot A.

Note: All measurements are in feet and decimals thereof.



ARE EXISTING WALLS

4'4½"

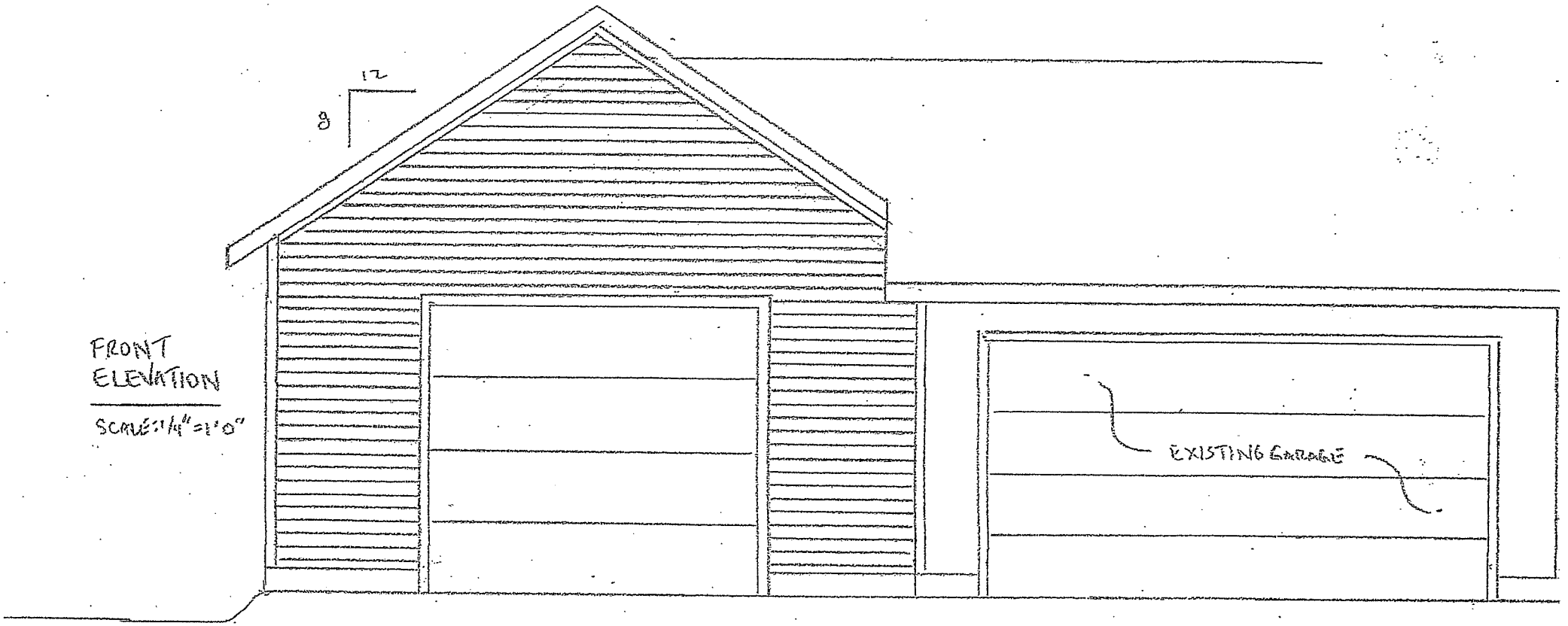
FOUNDATI

SCALE: 1/4"

FLOOR PLAN

SCALE: 1/4"=1'0"

KEY	SIZE	QTY	DESC.
DOOR SCHEDULE			○
1	9'8"	1	OVERHEAD GARAGE
2	3'6"	1	6 PANEL EXT.
WINDOW SCHEDULE			□
A	3'1"	1	GLIDER



FRONT ELEVATION

SCALE: 1/4"=1'0"

Complete drawing available at the Township Office

MORTGAGE SURVEY

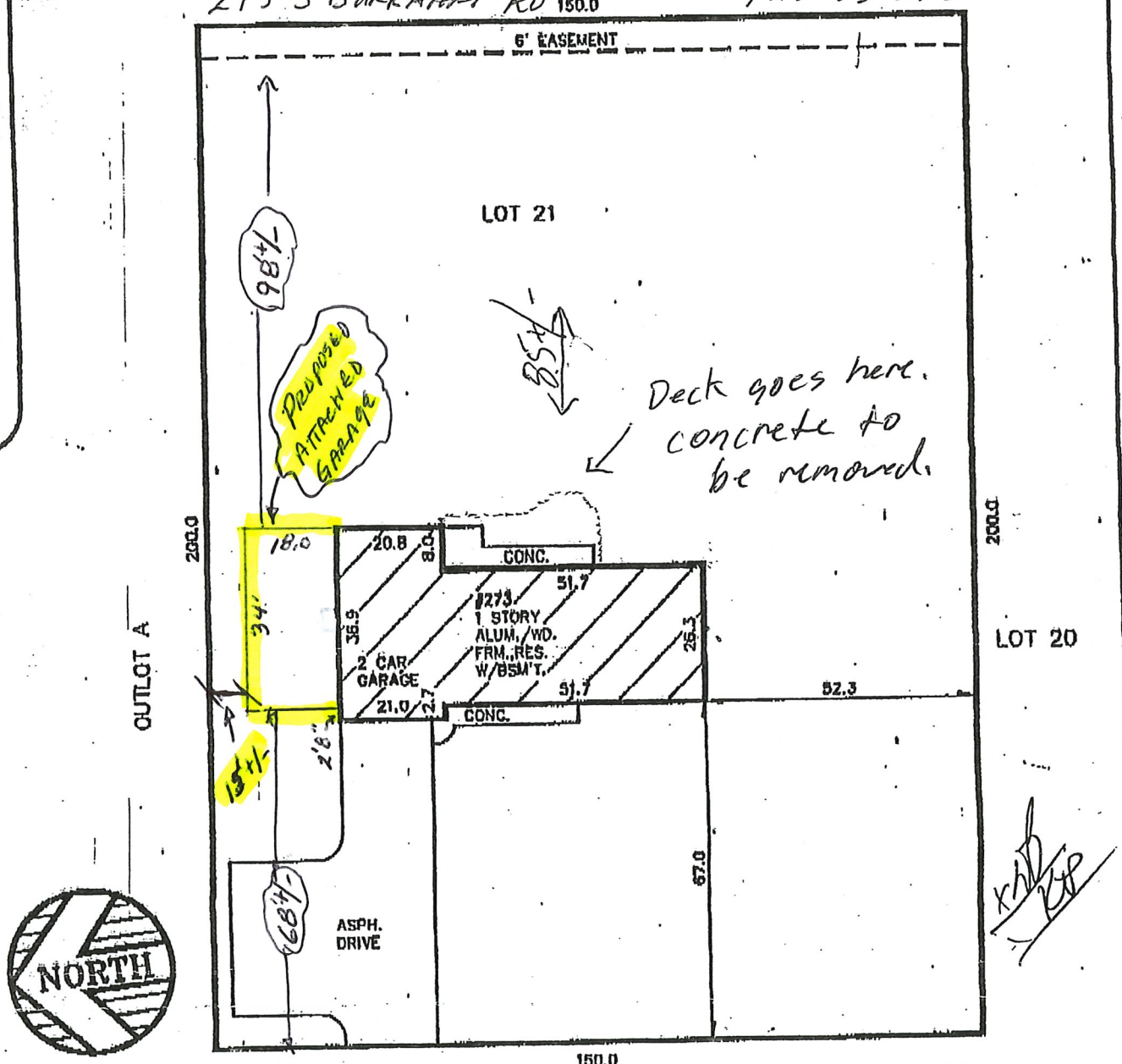
Certified to: PRIME FINANCIAL, INC.

Applicant: DIEDRICK G. AND KELLI J. POLLET

Property Description:
Lot 21; BERRY MANOR NO. 3, a subdivision of part of the E. 1/2 of the N.E. Frl. 1/4 of Section 5, T.2 N., R.4 E., Marion Township, Livingston County, Michigan, as recorded in Liber 12 of Plats, Page 23 of Livingston County Records.

FLOOD PLAIN We have no data for the Township of Marion in our office at this time.

273 S BURKHART RD Howell 4710-05-202-001

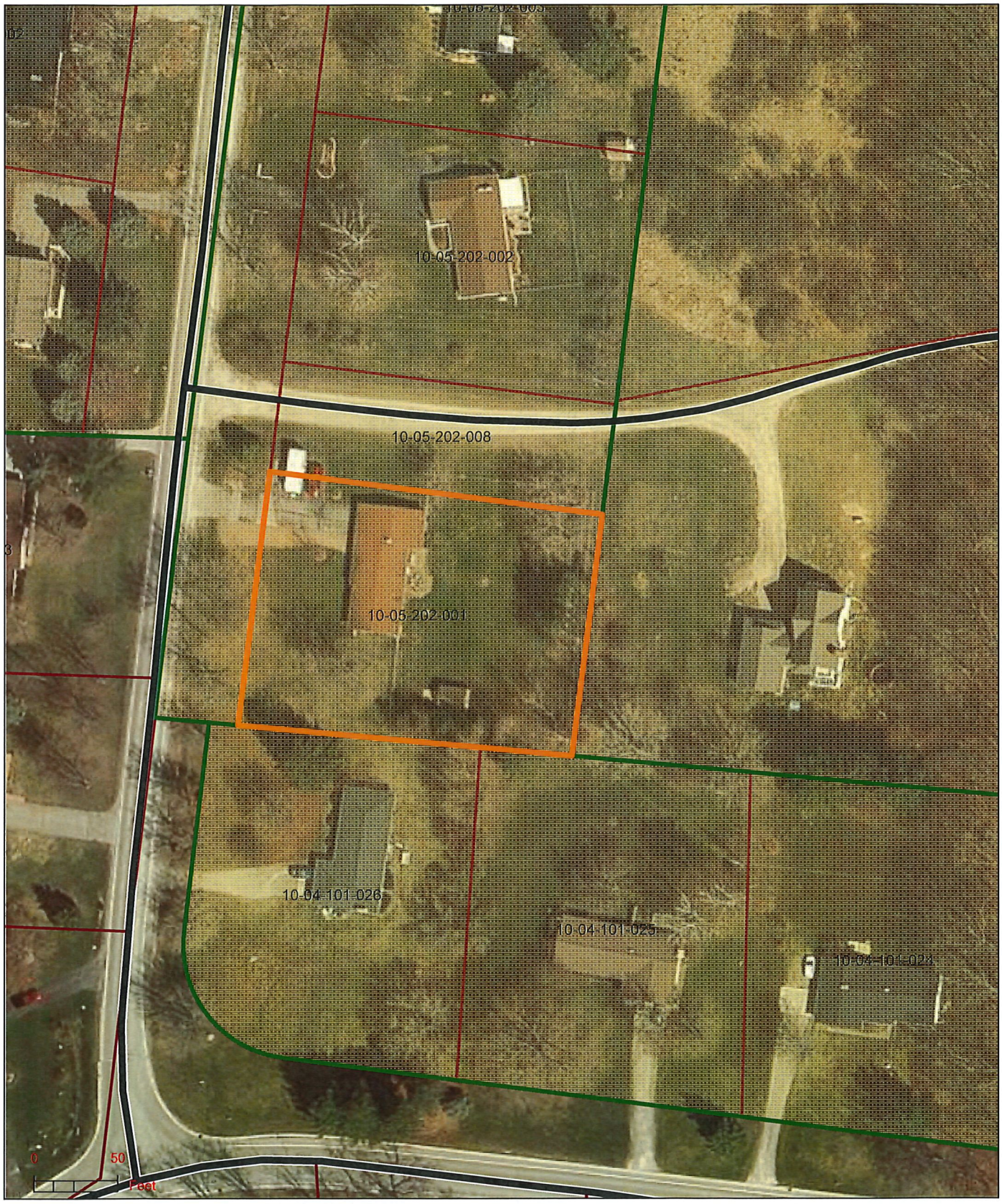


CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants,

STATE OF MICHIGAN

JOHN O.

MARION PARCELS 2017



APPLICATION TO ZONING BOARD OF APPEALS

ZBA Case # 06-17
Tax Code H710-05-202-001
Current Zoning ERS-1
Fee Paid $400
Date Received 8/10/17
Received by S. Longstreet

Applicant JOHN SPENCER FOR JENNIFER JOHNSON
Address 4038 CROOKED LK RD 273 S BURKHART RD
Telephone 517-404-9996 517 545 8107
(~~Home~~) (~~Work~~)

Applicant is (check one): ☐ Owner ☐ Purchaser ☑ Representative

Purchaser or Representative needs a letter of permission from owner

Nature of Request (check applicable one)

- ☐ Administrative Review (per Section 5.05 A)
- ☐ Interpretation of Ordinance (per Section 5.05 B 1, 2, 3 or 4)
- ☑ Variance Request (see below)

1. Zoning Ordinance Section 8.04 E3a2
2. Letter stating reason request should be granted (per Section 5.05 C)
3. Requirement per Section 4.03 D
4. Required Livingston County Health Department evaluation

Office Use Only

Meeting Date 9/11/17 **Action Taken** _____

Conditions (if applicable)

_____

_____

Signed _____

John Spencer
Spencer & Sons Construction
4030 Crooked Lake Road
Howell, MI 48843
8/10/2017

Marion Township ZBA Members
Zoning Board of Appeals

Dear Marion Township ZBA Members:

John Spencer, on behalf of Jennifer Johnson - 273 S Burkhart Road, Howell, MI is requesting a variance to the North Side set back of existing property of 3' +/-.

The variance requested is due to the unique circumstances of the existing property and house location on the property. Granting of the 3' +/- variance would allow reasonable growth to the homeowner(s) of the property. The location of home on the lot, septic and septic field location, along with current zoning ordinance restrictions does not allow for reasonable and practical use of the property for a permitted structure. None of the existing conditions of the property have been created by the homeowner.

Additionally, there have been changes in the makeup of the property boarding directly to the North (i.e. easement or shared driveway) which deems the area along the shared footage of the property bordering the North side of 273 S. Burkhart Road as unbuildable.

Sincerely,

John Spencer
Spencer & Sons Construction

August 9, 2017

Dear Marion Township Zoning Board of Appeals:

I grant my permission to John Spencer of Spencer & Sons Construction at 4030 Crooked Lake Rd., Howell, MI to represent me regarding a Variance Request at my home address.

Sincerely,

Jennifer L. Johnson

273 S. Burkhart Rd.

Howell, MI 48843

MORTGAGE SURVEY

Certified to: PRIME FINANCIAL, INC.

Applicant: DIEDRICK G. AND KELLI J. POLLET

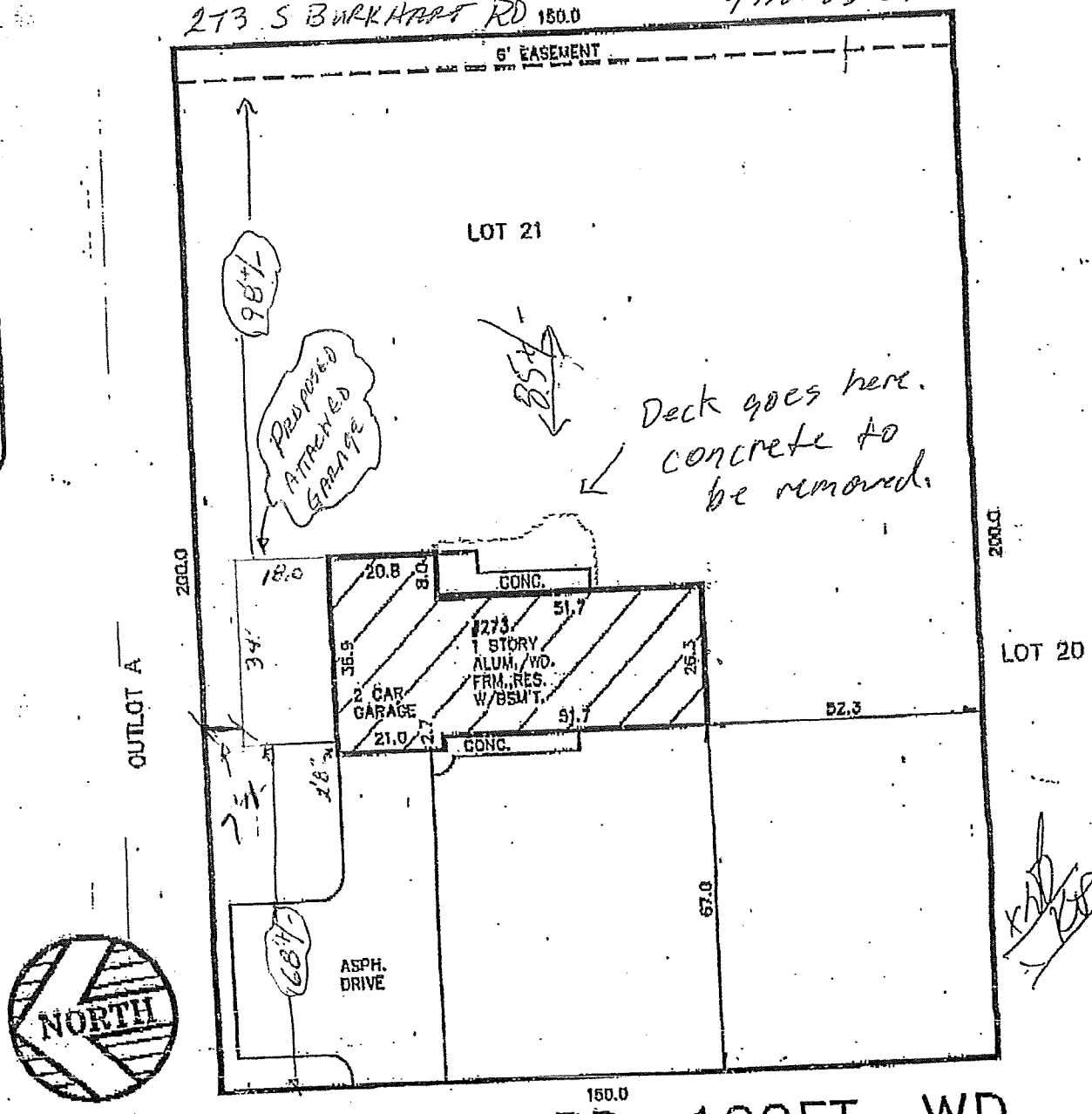
Property Description:
Lot 21; BERRY MANOR NO. 3, a subdivision of part of the E. 1/2 of the N.E. Frl. 1/4 of Section 5, T.2 N., R.4 E., Marion Township, Livingston County, Michigan, as recorded in Liber 12 of Plats, Page 23 of Livingston County Records.

FLOOD PLAIN We have no data for the Township of Marion in our office at this time.

Howell

273 S BURKHART RD

4710-05-202-001



BURKHART RD. 100FT. WD.

21' ASPHALT PAVEMENT

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants,

STATE OF MICHIGAN

JOHN O.

Livingston County Health Department—Environmental Health Division
204 S. Highlander Way, Howell, Michigan 48843
(517) 546-9850

HOMEOWNER INFORMATION SHEET FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL FACILITIES

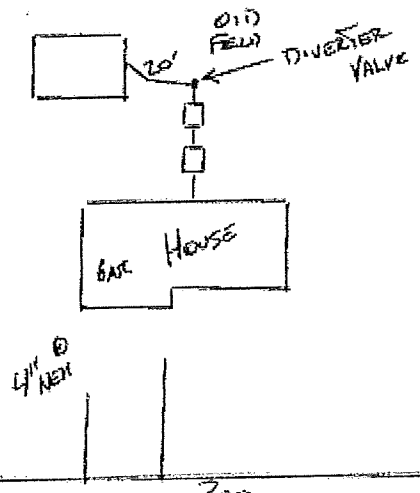
The following sketch represents the location of the on-site sewage disposal system and/or water well supply for the dwelling located at

Address 273 S. BURKHART Township MARION Section No. 5

City HOWELL State MI Zip 48843

Septic Tank Size 1000 + 800 EXISTING Dimensions of System 20 x 50

Absorption Bed/Trench 1000 FT² No. of Lines 4



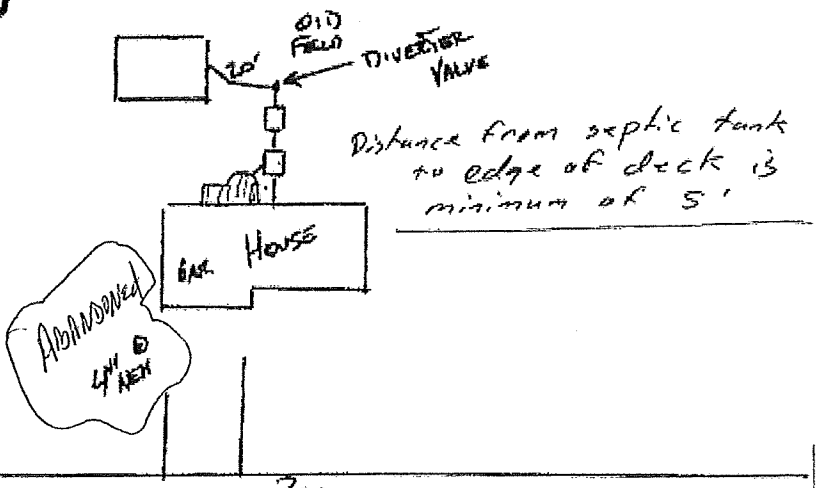
Well Driller _____ Sewage Disposal Contractor L. WEIMAN

Water Supply Approved _____ Sewage Disposal Facilities Approved 10/28/94

Septic Tank Size 1000 + 800 EXISTING Dimensions of System 20 x 50

Absorption Bed/Trench 1000 FT² No. of Lines 4

APPROVED
Livingston County Health Department
10/27/04



ROAD

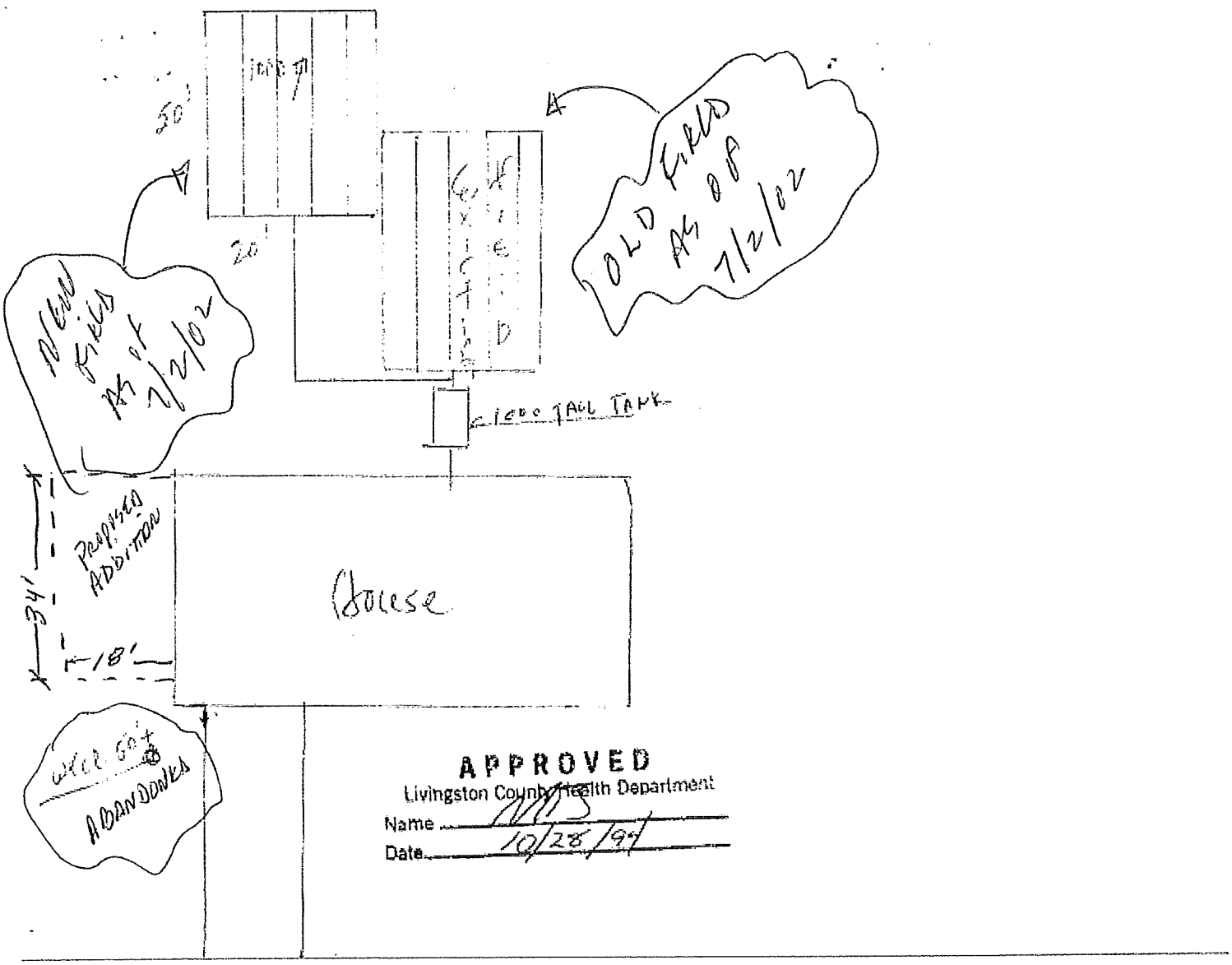
Well Driller _____ Sewage Disposal Contractor L. WENMAN

Water Supply Approved _____ Date Sewage Disposal Facilities Approved 10/26/04 Date

Inspecting Sanitarian M.I.S.

Please read the attached information regarding maintenance and care of the on-site sewage disposal facilities. The on-site sewage disposal system was inspected and approved in accordance with the Livingston County Sanitary Code. The water supply system was approved after reviewing the well log submitted by the well driller and receiving acceptable water quality analysis If you did not receive a copy of your well log from the driller, please contact the Environmental Health Division of the Livingston County Health Department

Since many interrelating factors contribute to the failure of a sewage disposal system and/or changes in water quality, approval cannot be considered as a guarantee by the Environmental Health Division that successful operation or quality of drinking water is assured On-site sewage disposal systems under the best of installation conditions and practices are in no way the equivalent of municipal sewer collection and treatment facilities


50'
20'
OLD FIELD AS OF 7/2/02
NEW FIELD AS OF 7/2/02
1000 TAIL TANK
PROPOSED ADDITION
34'
18'
House
WELL 50' ABANDONED
APPROVED
Livingston County Health Department
Name
Date 10/28/94

N/C
Receipt No.

Livingston County Health Department
204 S. Highlander Way, Howell, Michigan 48843
(517) 546-9850

S23558
I.D. No.

Prop. Description No.

SOILS EVALUATION FOR SUB-SURFACE SEWAGE DISPOSAL SYSTEMS

Location and Directions 273 S. BURKHART

D. PAZK
Requestor

NICHOLS
Owner

273 S. BURKHART
Location

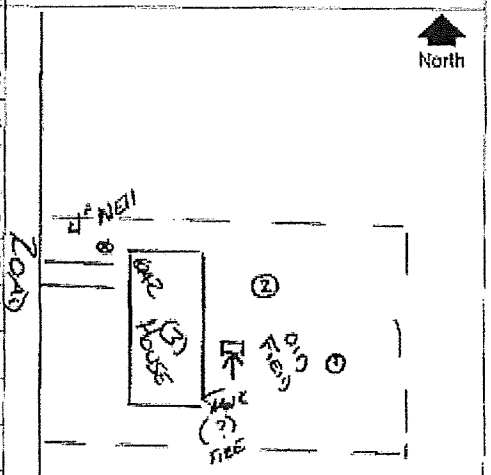
WILSON
Township

5
Section No.

BRIGHTON
Subdivision/Acreage

SOIL DESCRIPTION			
Ft.	(1)	(2)	(3)
1	Top Soil	Top Soil	
2	Loam Sand)		
3	FINE	MED.	
4			
5	SAND	SAND	
6	GRAVEL		
7			
8	(DRY)		
9			
10			
11			
12			

SKETCH



- [X] Suitable
- [ ] Unsuitable
- [ ] Suitable with Special Restrictions
- [ ] Further Info. Needed (Refer to Comments)

Comments INSTALL 1000 FT² DRAINFIELD
* INSTALL A DIVERTER VALVE
(VERIFY TANK SIZE)
* TANK 1000 GAL. MINIMAL

Abandoned Well Plugging Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.

Wellogic

Import ID:

Tax No: 010-05-202-001	Permit No:	County: Livingston		Township: Marion	
		Town/Range: 02N 04E	Section: 5	WSSN:	Source ID/Well No:

Well ID: 47000032802

Elevation:

Latitude: 42.5962209127

Longitude: -83.9931821808

Measurement Method: GPS Std Positioning Svc SA Off

Distance and Direction from Road Intersection:
south of mason north of norton

Well Owner: darin johnson

Well Address:	Owner Address:
273 s burkhart rd howell, MI 48843	273 s burkhart rd howell, MI 48843

Date of Well Plugging:	Well Use:
8/4/2017	Household
Well Construction Type:	**Date Well Constructed:**
Sand/Gravel Well	

Casing Status after Plugging: 2.00 ft. below grade
Reason for Abandoning Well: Public water connection
Abandonment Method: Poured through grout pipe
Drilling Record:

Casing Type: Steel - unknown
Diameter:

Measured Well Depth: 118 ft. Well Diameter: 4 in.

Pumping Equipment Removed: No
Equipment Removed:

Note: Cutting casing off 4 feet below grade is recommended.

Plugging Material	From (ft)	To (ft)	Quantity	Quantity Unit
Neat cement	0.00	118.00	15.00	Bags

Plugging Remarks: pump stuck in well

Note: Plugging from well bottom up to ground surface is required.

Certification: Water Well Drilling Contractor
Registration No: 47-1924
Registered Contractor: Dave Keller

Business Name: Keller Well Drilling Inc
Address: 5615 Chilson
Howell, MI 48843

Remarks:

Water Well Contractor's Certification

This well plugging was performed under my registration.

Signature of Registered Contractor Date

"BERRY MANOR" LIBER 11 PAGE 35 NO. 2
S82° 32'E 250
200
50
150
150
21
OUTLOT A
66
99
22
150
150
23
24
25
26
6 FT. PRIVATE EASEMENT FOR PUBLIC UTILITIES
N 7° 13' E
S 7° 13' W
UNPLATTED LAND
℄ BURKHART ROAD
1116
SCALE: 1" = 100'
0 50 100 200 300

Livingston County Health Department-Environmental Health Division

2300 E. Grand River, Suite 102
Howell, MI 48843
517.546.9858 * 517.546.9853 FAX
http://co.livingston.mi.us/health

Review #: REV2017-00507
APPLIED: 8/10/2017
ISSUED:

Building Review

SITE ADDRESS: 273 S BURKHART RD HOWELL 48843-9620
PARCEL NO.: 10-05-202-001
TOWNSHIP: Marion Township

REV

DIRECTIONS TO SITE
MARION TWP SEC 05. EAST SIDE OF BURKHART BETWEEN MASON AND NORTON

OWNER
JENNIFER JOHNSON
273 S BURKHART RD
HOWELL MI 48843-9620

PRIMARY :517-545-8101

BUILDER
SPENCER & SONS CONSTRUCTION INC
4030 CROOKED LAKE RD
HOWELL MI 48843

PRIMARY :517-404-9996

Environmental Sanitarian:

Issued Date:

PROJECT DESCRIPTION
18' X 34' ATTACHED GARAGE

Review Type: Septic

Information:

Use: Residential
Type Sewage Disposal: On-site
Water Supply: Municipal

Demolition: No
Accessory Structure: Yes
Structure Type: Garage

Number of Bedrooms: to
Amount of Fixtures:
Type of Fixtures:

Comments:

Complete 08/11/2017 Approved as per site plan.

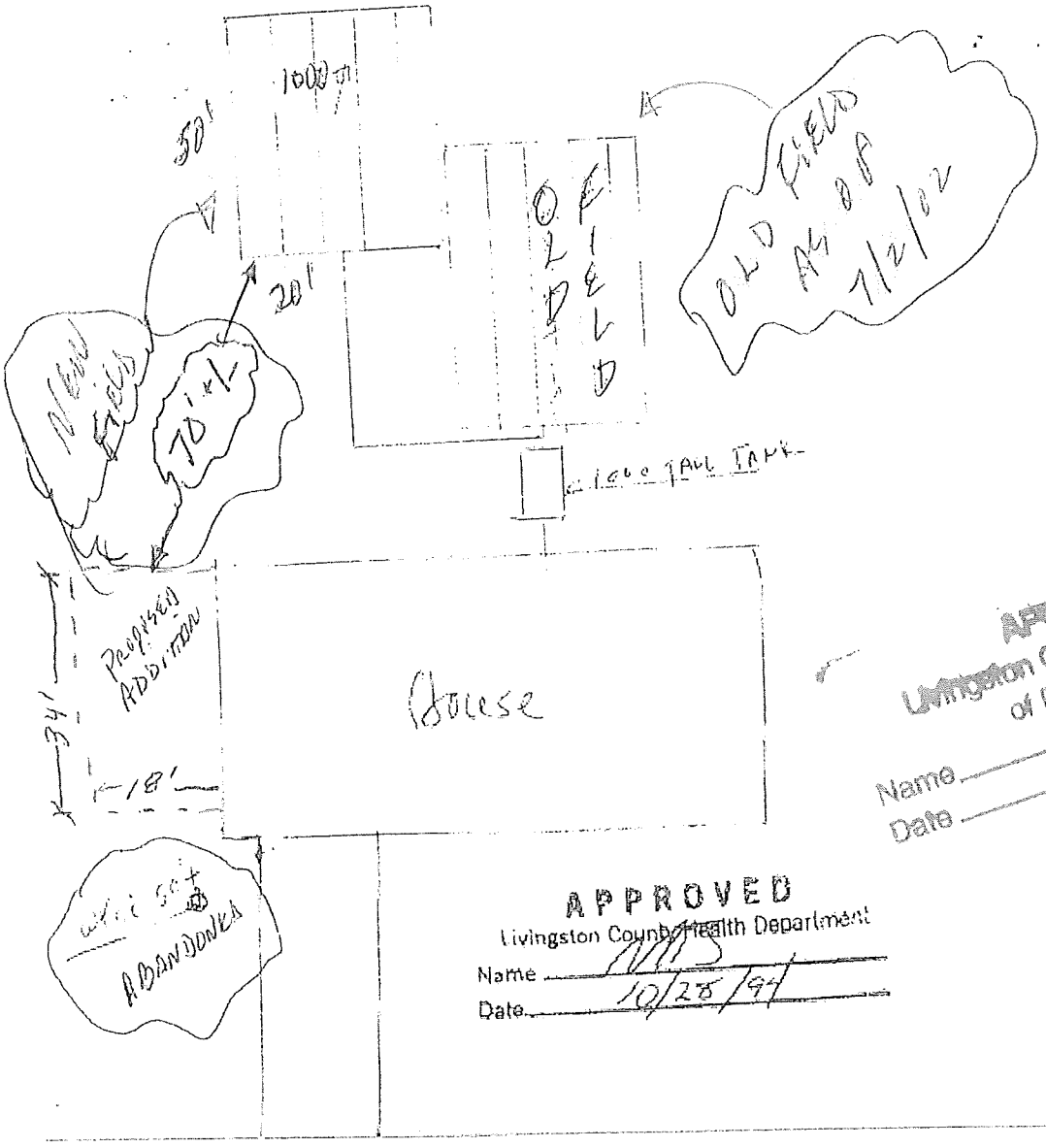
APPROVED

Environmental Sanitarian: Aaron S. Aumock AA

Finaled Date: August 11, 2017

K:\Frev\PRMT2.rpt

MARION
S
273 S Burkhart Rd
REV2017-00507



APPROVED
Livingston County Department of Public Health
Name
Date

APPROVED
Livingston County Health Department
Name
Date 10/28/94

Parcel Number: 4710-05-202-001 Jurisdiction: MARION TOWNSHIP County: LIVINGSTON Printed on 08/16/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POLLET DIEDRIK & KELLI	GRIFFIN JENNIFER L	174,000	07/09/2004	WD	ARMS-LENGTH	4528/0366	PTA	100.0

Property Address
273 S BURKHART RD

Owner's Name/Address
JOHNSON JENNIFER L
273 S BURKHART RD
HOWELL MI 48843-9620

Taxpayer's Name/Address
JOHNSON JENNIFER L
273 S BURKHART RD
HOWELL MI 48843-9620

Tax Description
SEC. 5 T2N, R4E BERRY MANOR NO. 3 LOT 21

Comments/Influences
NAME CHANGED FROM GRIFFIN TO JOHNSON PER MARRIAGE LICENSE
***5/27/09 SJL
50' ESMT FOR WATER LEAD PER TWP 6/12/00

Class: RESIDENTIAL - IMP | Zoning: ERS-1
School: HOWELL
P.R.E. 100% 07/09/2004
MAP #:
2018 Est TCV Tentative

Building Permit(s)	Date	Number	Status
RE-ROOF	09/19/2016	2016-02571	FINISHED
DECK	07/03/2002	02-01914	FINISHED
RE-ROOF	08/01/1997	80390	FINISHED

X Improved | Vacant

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

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

Who	When	What
REW	03/24/1998	REAPPRAISE
LOU	08/30/1996	DATA ENTER

Land Value Estimates for Land Table 04101.BERRY MANOR

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> BERRY MANOR #3				30000	100			30,000
150 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	30,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2018	Tentative	Tentative	Tentative			Tentative
2017	15,000	67,400	82,400			60,693C
2016	15,000	63,100	78,100			60,152C
2015	15,000	59,900	74,900			59,973C

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

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

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1967	1998

Condition: Average

Room List

Basement
1st Floor
2nd Floor
3 Bedrooms

(1) Exterior

X Wood/Shingle
Aluminum/Vinyl
Brick

X Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X Wood Sash
Metal Sash
Vinyl Sash
Double Hung
X Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

X	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1352 S.F.
Crawl: 0 S.F.
Slab: 320 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors
No Floor SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas Wood		Oil Coal	X	Elec. Steam

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

Central Air
Wood Furnace

(12) Electric

100 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

Average Fixture(s)
1 3 Fixture Bath
1 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
2 Vent Fan

(14) Water/Sewer

1 Public Water
Public Sewer
Water Well
1 1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

1 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

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: C +10
Effec. Age: 28
Floor Area: 1672
Total Base Cost: 127,488
Total Base New : 193,781
Total Depr Cost: 140,015
Estimated T.C.V: 133,014

CntyMult X 1.520
E.C.F. X 0.950

(16) Porches/Decks

Area	Type
329	Treated Wood

(17) Garage

Year Built: 1967
Car Capacity: 2
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

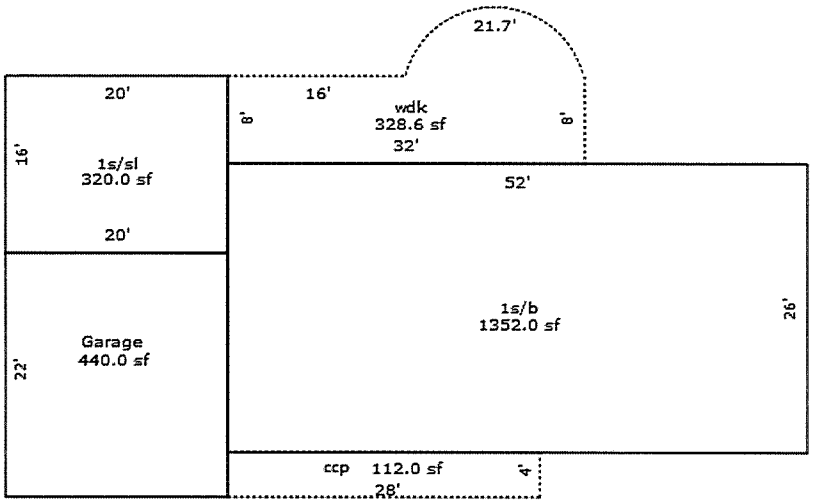
Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.97	0.00	0.00	1352	91,895
1	Story Siding	Slab	67.97	-11.62	0.00	320	18,032

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
2 Fixture Bath	1600.00	1	1,600
Vent Fan	135.00	2	270
(14) Water/Sewer			
Public Water	1162.00	1	1,162
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	21.75	440	9,570
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375
Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,		Depr.Cost =	137,161
Separately Depreciated Items:			
(16) Deck/Balcony			
Treated Wood,Standard	6.56	329	2,158
County Multiplier = 1.52 =>		Cost New =	3,281
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,		Depr.Cost =	2,854
	Total Depreciated Cost =		140,015
ECF (BERRY MANOR/ WOODCREEK/ GROVELAND) 0.950 => TCV of Bldg: 1 =			133,014

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



Sketch by Apex Sketch

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