



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## MEETING NOTICE

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FOR FURTHER INFORMATION CONTACT:	DATE: January 17, 2019
Grant E. Bauman	TIME: 6:30 p.m.
R2PC Principal Planner	PLACE: 2nd Floor Committee Room
(517) 768-6711	Lenawee County Courthouse
<a href="mailto:gbauman@co.jackson.mi.us">gbauman@co.jackson.mi.us</a>	Adrian, Michigan

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## MEETING AGENDA

- 
1. Call to Order and Pledge of Allegiance
  2. Public Comment *[3-MINUTE LIMIT]*
  3. Approval of Agenda *[ACTION]*
  4. Meeting Minutes
  - Approval of the Minutes of the December 20, 2018, Meeting *[ACTION]* ..... 3
  5. Request(s) for Review, Comment, and Recommendation
    - a. Consideration of Township Zoning Amendment(s)
      - (1) #19-01— Franklin Township *[ACTION]* ..... 5
    - b. Consideration of PA 116 Farmland Agreement(s) — None
    - c. Consideration of Master Plan(s) — None
  6. Other Business
    - a. Old Business — None
    - b. New Business — None
  7. Public Comment *[2 MINUTE LIMIT]*
  8. Commissioner Comment
  9. Adjournment

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## MEETING MINUTES

Thursday, December 20, 2018

Old Lenawee County Courthouse • 2nd Floor Commission Chambers • Adrian, Michigan

Members Present: Mr. Bob Behnke, Education Representative; Mr. Keith Dersham, LCPC Secretary; Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; and Mr. Dale Witt

Members Absent: Ms. Karol (KZ) Bolton, Lenawee County Commission, and Mr. Ralph Tillotson, Lenawee County Commission

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary.

Item 1 **Call to order** — The meeting was called to order at 6:30 p.m. by Chair Liedel. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the 12/20/18 meeting agenda for approval.

A motion was made by Comm. Behnke, and seconded by Comm. Nickel, to approve the December 20, 2018, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the 11/15/18 meeting minutes for approval.

A motion was made by Comm. Dersham, and seconded by Comm. Nickel, to approve the November 15, 2018, meeting minutes as presented. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s)**

Comm. Nickel explained to the Commission that he is the Building Official for 4 Townships, including Cambridge Township. He is also the Zoning Administrator for Franklin Township. He clarified that he is not involved in the Cambridge Township Planning Commission, but does answer zoning questions from time to time, and asked if he should abstain. Given that he will not gain personally from any of the cases, it was the consensus of the Planning Commission that he should vote. However, he should abstain from voting on Franklin Township zoning requests since he serves as its Zoning Administrator.

(1) **#18-14 | Cambridge Township** — Commissioners reviewed proposed text amendments to Chapter 36 (Zoning) of the Cambridge Township Code of Ordinances regarding solar farm facilities. Staff advised recommending disapproval of the text amendments, citing too many issues with the proposed amendments at this time (see the staff report). Commissioners discussed the substantive issues described in the report as well as the format changes suggested by staff.

A motion was made by Comm. Behnke, and seconded by Comm. Liedel, to recommend disapproval with staff comments of the proposed text amendments to the Cambridge Township Board. *The motion passed unanimously.*

- (2) **#18-15 | Cambridge Township** — Commissioners reviewed proposed text amendments to Chapter 36 (Zoning) of the Cambridge Township Code of Ordinances regarding the temporary occupancy of mobile homes, motor homes, and travel trailers during the period of construction of new permanent dwellings. Staff advised recommending disapproval of the text amendments with comments, suggesting that the agricultural district be added to Sec. 36-581 given that dwellings are a permitted use in that district as well (see the staff report). Commissioners also discussed the time and septic requirements.

A motion was made by Comm. Nickel, and seconded by Comm. Witt, to recommend approval with comments of the proposed rezoning to the Cambridge Township Board. *The motion passed unanimously.*

- b. **Consideration of PA 116 Farmland Agreement(s)** — None.
- c. **Consideration of Master Plan(s)** — None.

Item 6 **Other Business**

- a. **Old Business** — None.
- b. **New Business** — None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:00 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## COORDINATED ZONING REPORT | #19-01

**To:** County Planning Commissioners  
**From:** Grant E. Bauman  
**Date:** January 17, 2018

**Proposal:** Partial rezoning of property in Section 6 of Franklin Township

### Purpose

The purpose of the rezoning request is to “conform with current and future use”, according to the applicant (see the background information).<sup>1</sup> The Kings Motel was once located on the property and a building split off from the parcel is now part of the adjacent Evans Lake Resort (see Figure 1b), according to the Zoning Administrator (Bruce Nickel). However, the subject property has been most recently used as a residential duplex.

### Location and Size of the Property

**Location** – The subject property (FR0-520-0020-00) is located at 1245 W. US-12 in Section 6 (T5S-R3E) of Franklin Township. The property is situated between US-12 and the north shore of Evans Lake, adjacent to the Evans Lake Resort (see Figures 1a, 1b, 5a, 5b, and 5c). Lemm Lane and Breyman Highway are located to the east.

**Size** – The subject property has an area of 0.3 acres, according to Lenawee County GIS.

### Land Use and Zoning

**Current Land Use** – Although the subject property was utilized as a motel in the past, it has been most recently utilized as a residential duplex, according to the Zoning Administrator.

**Future Land Use** – Franklin Township’s future land use map places the subject property at the edge of an area recommended for “commercial” uses (see Figure 2).

**Current Zoning** – “R-1 (Single-family Residential)” and “C-1 (General Commercial)” zoning currently split the subject property (see Figure 3).

### Public Facilities and Environmental Constraints

**Public Road/Street Access** – US-12 (a part of the state trunkline system) provides direct access to the subject property (see Figure 1b).

**Public Water and Sewer** – Public sanitary sewer service is available according to the Township’s Zoning Administrator. However, public water service is unavailable.

**Environmental Constraints** – Staff is unaware of any environmental constraints.

<sup>1</sup> Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change, making the proposed use impractical. All of the uses allowed under the proposed zoning are pertinent.

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Franklin Township Planning Commission recommends *approval* of the proposed partial rezoning (see the background information).

**CZC Staff Analysis** – Franklin Township has a zoning plan which includes the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**

**Yes.** The subject property is located on the edge of an area along US-12 recommended for “commercial” uses (see Figure 2).

2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**

**Yes.** A portion of the subject property is already zoned “C-1 (General Commercial)” (see Figure 3). However, although the property was utilized as the Kings Motel in the past, it has most recently been used as a residential duplex, according to the Zoning Administrator. The rezoning will make the duplex a legal nonconformity (i.e., grandfathered). Although the duplex can remain, it cannot be expanded.

3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**

**No.** It is unlikely that public services or facilities will be negatively impacted by the proposed change in zoning.

4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**

**Yes.** The adjacent Evans Lake Resort (Section 12.02.16 of the Zoning Ordinance lists “hotels and motels” as a permitted use in the “C-1” district) is bisected by the property (see Figure 1b).

**CZC Staff Analysis** – A portion of the subject property is already zoned “C-1 (General Commercial)” and the adjacent Evans Lake Resort is bisected by the property. However, the Franklin Township Board should be made aware that the rezoning will make the existing “residential duplexes” a legally nonconforming use (i.e., grandfathered). Although the duplex must be allowed to continue, it cannot be expanded.

**CZC Staff Recommendation** – Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed partial “C-1 (General Commercial)” rezoning to the Franklin Township Board.

**Recommended Actions:**

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS/MODIFICATIONS**
- (4) Take **NO ACTION**

Figure 1a and 1b  
Location

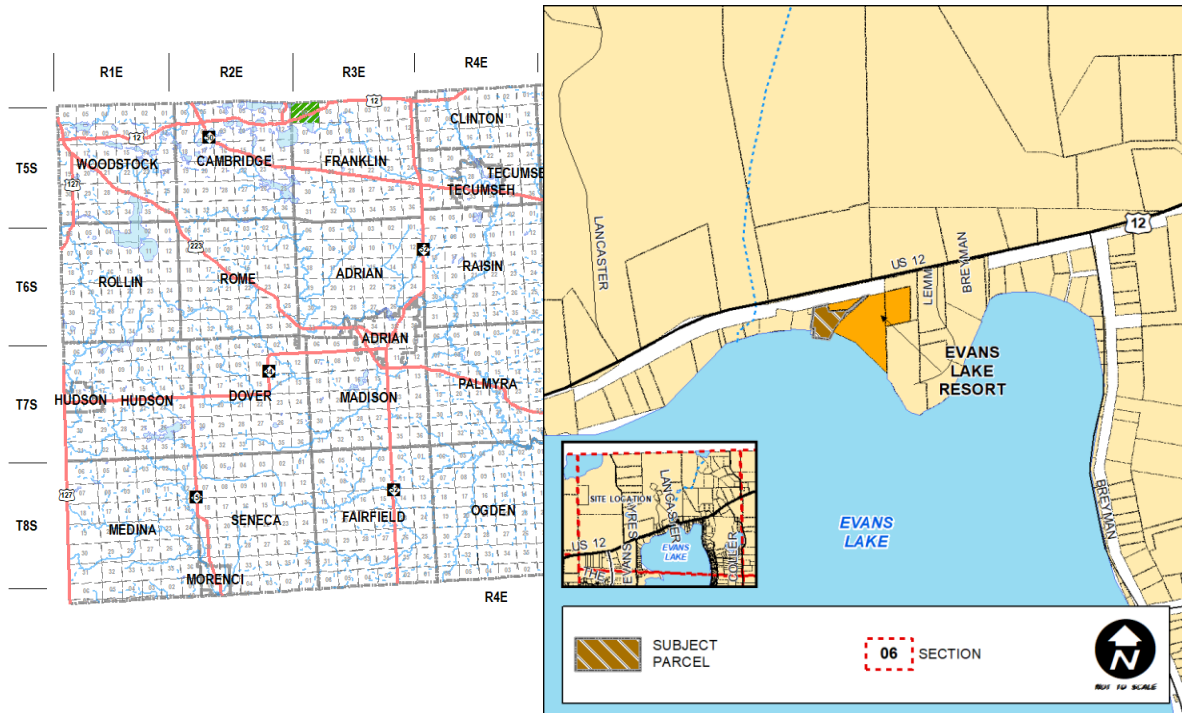
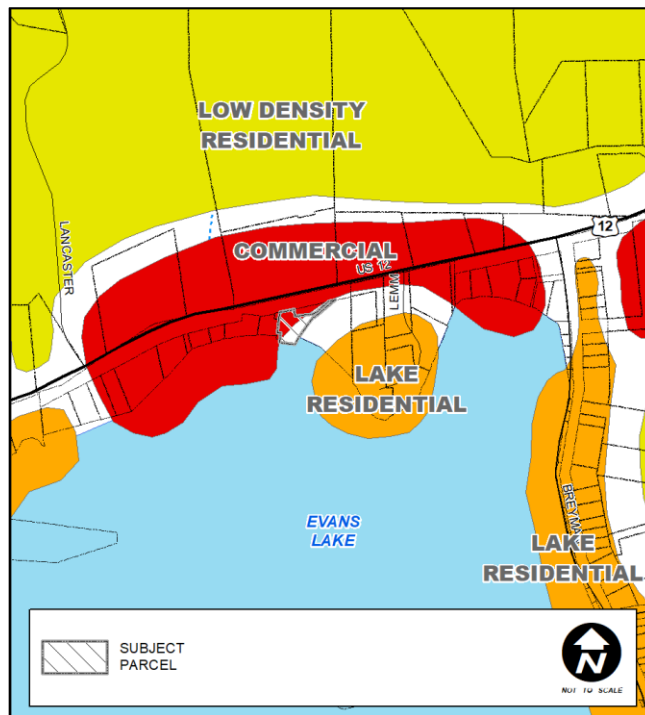
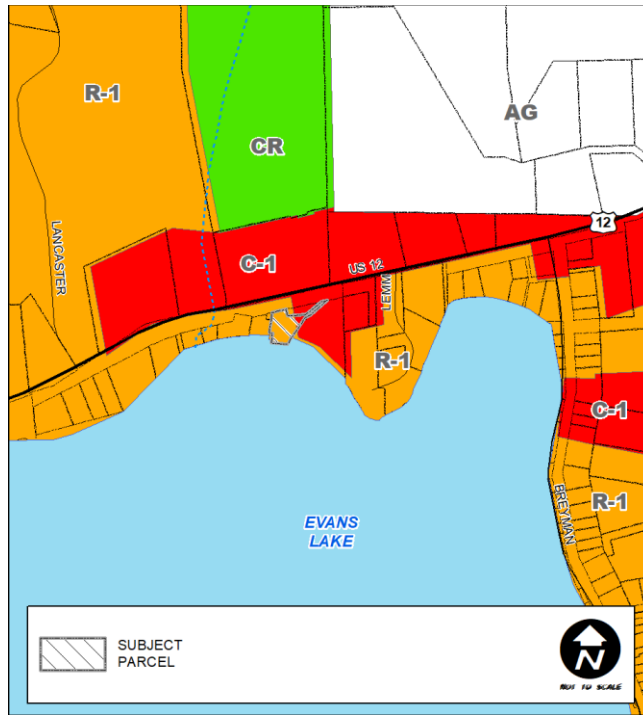


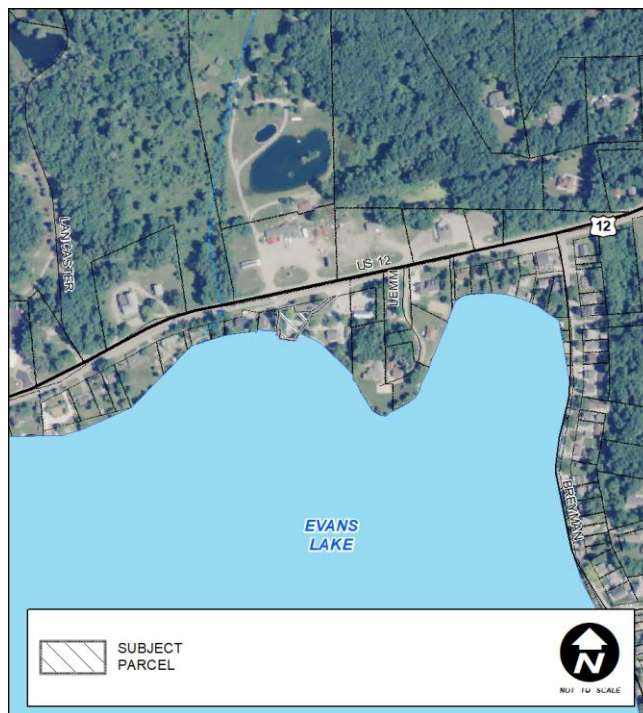
Figure 2  
Township Future Land Use



**Figure 3  
Township Zoning**



**Figure 5a  
Aerial Photo**





Figures 5b & 5c  
Google Photos



**ZONING AMENDMENT FORM**

DEC 31 2018



**LENAWEE COUNTY PLANNING COMMISSION  
(COORDINATING ZONING)**

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE Franklin TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

**(ANSWER EITHER A or B)**

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

FRO-510-0020-00      1245 US-12 Evans Lake, Tipton, MI. 49287

1. The above described property has a proposed zoning change FROM R-1 Residential ZONE TO C-1 General Commercial ZONE.
2. PURPOSE OF PROPOSED CHANGE: Conform to current and future use

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE \_\_\_\_\_ SECTION \_\_\_\_\_  
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) \_\_\_\_\_

- PUBLIC HEARING** on the above amendment was held on: month December day 18 year 2018
- NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month Nov. day 28 year 2018  
(Notice must be provided at least fifteen days prior to the public hearing.)
- THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: The Adrian Daily Telegram  
The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to  APPROVE or ( ) DISAPPROVE.  
Dan Van Valkenburg ( ) Chair or (  ) Secretary 12 / 27 / 2018 (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:  
( ) Recommends APPROVAL of the zoning change  
( ) Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.  
( ) Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.  
( ) Takes NO ACTION.

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
2. The \_\_\_\_\_ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ( ) PASSED, ( ) DID NOT PASS, or was ( ) REFERRED ANEW to the Township Planning Commission.

\_\_\_\_\_  
Township Clerk

10/28/18

Franklin Township Office

3922 W. Monroe Road

P.O. Box 101

Tipton, MI 49287

Supervisor - Robert Platt

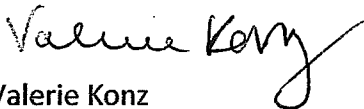
Zoning Officer - Bruce Nickel

Planning Commission: Greg Wise–Chairman, Doug Sherman - Vice Chairman, Dan VanValkenburg - Secretary Bryan Perry, Jane Murphy, Jeff Fineske John Krueger, Larry Shea, Joel Whelan

Zoning Board of Appeals: John Krueger-Chairman, Mike Kelley, Bill Spycher, Todd Wolf, John Ost, Sue Whitehead – Secretary

I am sending this letter to request the property at 1245 US 12, Evans Lake, Tipton, MI 49287 Tax ID: FR0-510-0020-00, be zoned commercial, as this is how it has been utilized since the 1950's and before. This property has been a motel for many years and the building on the property rented as a motel. I have supplied some articles and pictures showing its name of Lorna Doone Motel Rooms then it became Kings Motel and then the Evans Lake Motel and Resort. My family had owned this place since 1976 and sold part of the property in 1989. The tax bills continued to come in as 201 COMMERCIAL-REAL, leading our family to believe this property was still commercial. The zoning line divides this parcel in half from west to east. I am requesting that the remainder of the property zoned back to commercial. See the attached copy of description and survey.

Thank you,



Valerie Konz

517-902-7556

12775 Mull Hwy

Tipton, MI 49287

FRANKLIN TOWNSHIP PLANNING COMMISSION  
3922 Monroe Rd.  
Tipton, MI. 49287

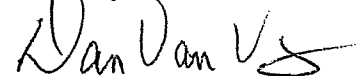
NOTICE OF PUBLIC HEARING

The Franklin Township Planning Commission will meet Tuesday December 18, 2018 at 7:30 PM at the Township Hall in Tipton, Mi. to consider a rezoning request submitted by Valerie Konz of 12775 Mull Hwy. Tipton, Mi. 49287.

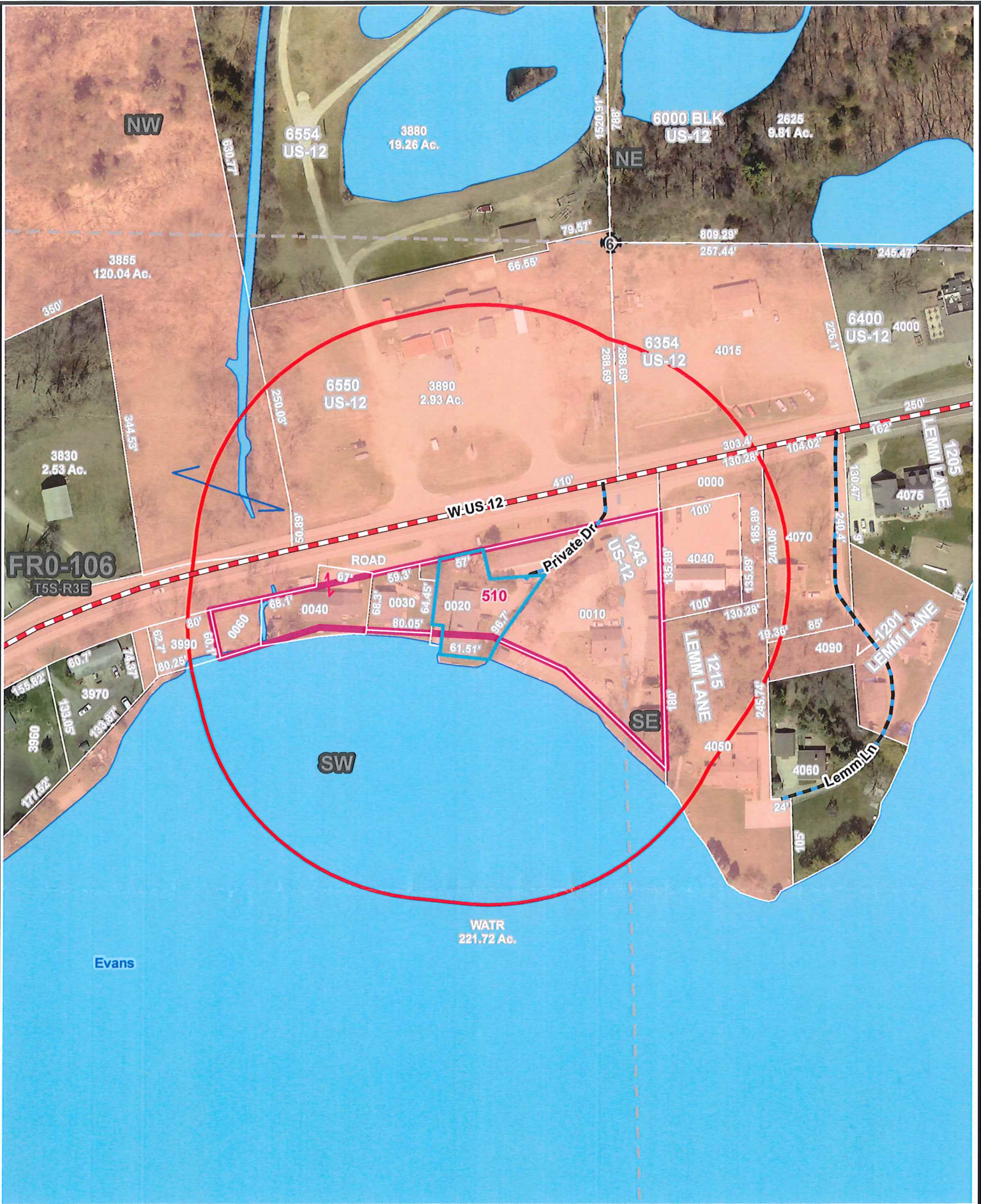
Ms. Konz is requesting that her property at 1245 US-12, Evans Lake, Tipton, MI. 49287 be rezoned to C-1 General Commercial from the existing R-1 Residential zoning. The property ID. # is FRO-510-0020-00.

All interested parties are encouraged to attend and all will be heard. The Township Zoning Map showing the property and the rezoning application can be viewed at the Township Hall during regular business hours or by appointment. Written comments will also be considered if submitted prior to the meeting to the Township Hall or to the Secretary at 7720 N. Adrian Hwy. Tecumseh, MI. 49286.

Secretary, Franklin Township Planning Commission

  
Dan Van Valkenburg





**Lenawee County G.I.S**  
 301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR  
 ADRIAN, MI. 49221  
 PHONE: (517) 264-4522  
 FAX: (517) 264-4529

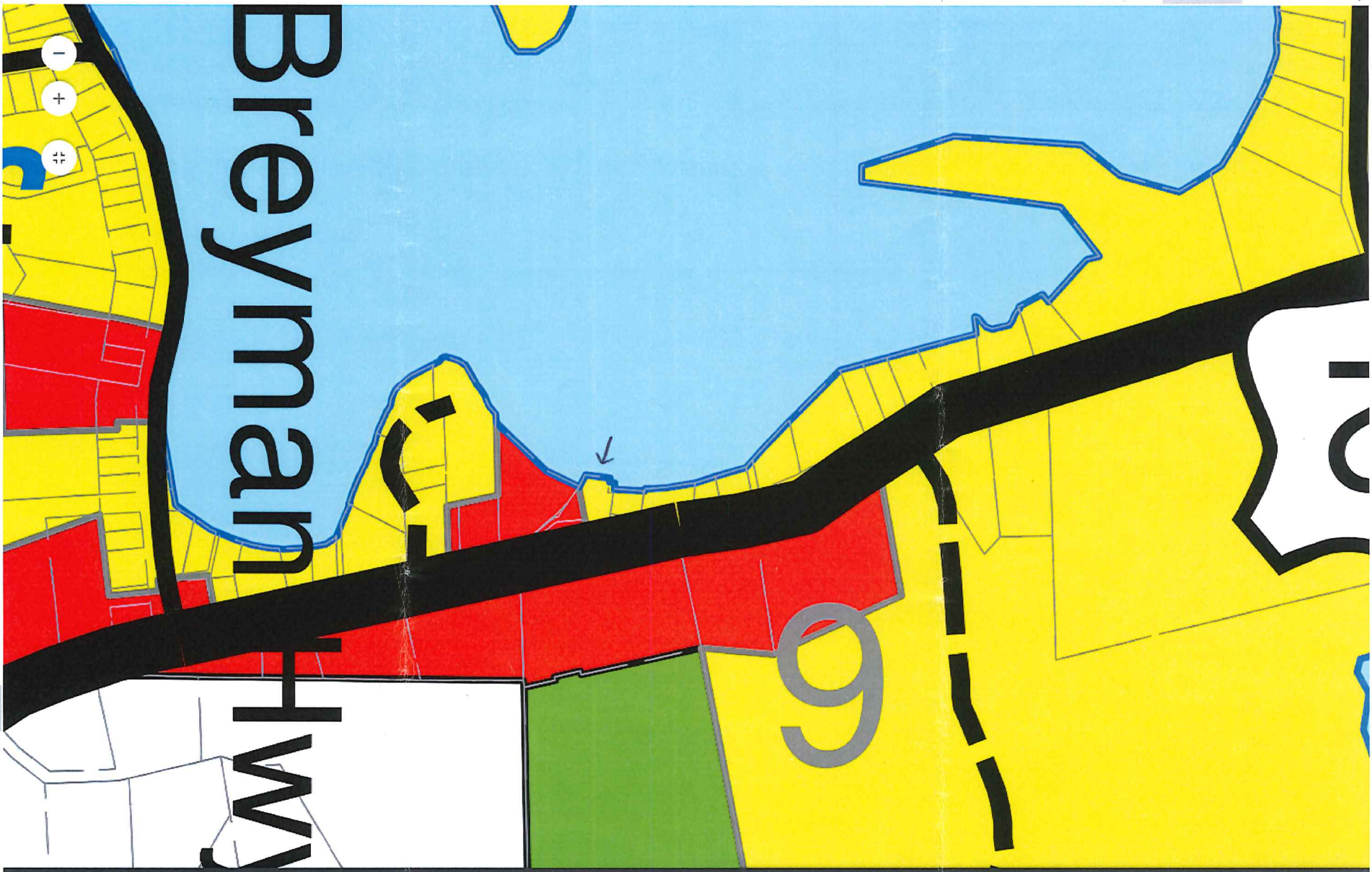
**FR0-510-0020-00 with 300'**  
**Selection**



1 inch = 150 feet

NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION/REFERENCE ONLY. LENAWEE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND IT IS NOT INTENDED AS A REPLACEMENT FOR A SURVEY.





# CERTIFICATE OF SURVEY

WALTER E. FRAZIER & ASSOCIATES INC., LAND SURVEYORS

(517) 265-6887

313 N. BROAD STREET ADRIAN, MICHIGAN 49221

DESCRIPTION

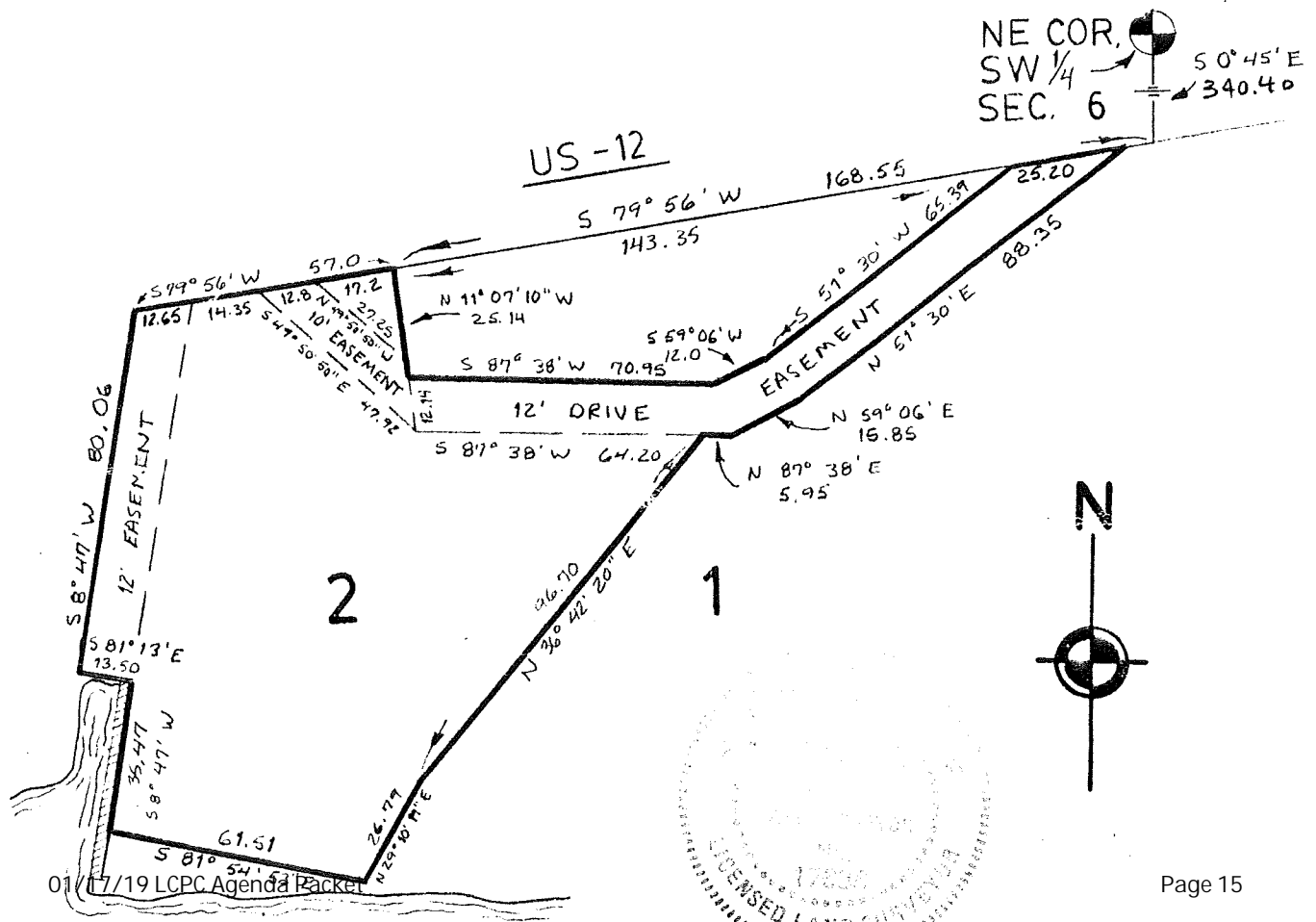
REMAINING PARCEL

All that part of Lots 1 & 2, Supervisor's Plat No. 3, Franklin Township, according to the plat thereof as recorded in Liber 7 of Plats, Page 3, Lenawee County Records, described as commencing in the South line of US-12 at a point 340.40 feet South 0° 45' East and 168.55 feet South 79° 56' West from the Northeast corner of the Southwest 1/4 of Section 6, Town 5 South, Range 3 East, and running thence South 79° 56' West along said line 57.0 feet; thence South 8° 47' West 80.06 feet; thence South 81° 13' East 13.50 feet; thence South 8° 47' West 35.47 feet; thence South 81° 54' 53" East 61.51 feet; thence North 29° 10' 19" East 26.79 feet; thence North 36° 42' 20" East 96.70 feet; thence North 87° 38' East 5.95 feet; thence North 59° 06' East 15.85 feet; thence North 51° 30' East 88.35 feet; thence South 79° 56' West along the South line of Highway US-12 25.20 feet; thence South 51° 30' West 65.39 feet; thence South 59° 06' West 12.00 feet; thence South 87° 38' West 70.95 feet; thence North 11° 07' 10" West 25.14 feet to the place of beginning.

FRANKLIN TOWNSHIP

LENAAWEE COUNTY

MICHIGAN



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.													
KONZ, VALERIE	KONZ, JEFFREY L JR & VALE	0	09/28/2018	QC	QUIT CLAIM	2569-972	EQUALIZATION	0.0													
BALL, FLORENCE LOUISE, DE		0	09/09/2017	CRT	DEATH CERTIFICATE	2569-971	EQUALIZATION	0.0													
BALL, FLORENCE L	BALL, FLORENCE L	0	05/25/2017	QC	JOINT TENANCY	2546-20	EQUALIZATION	0.0													
BALL/LORETTA//	BALL/FLORENCE L//	1	05/01/1995	QC	QUIT CLAIM DEED	1358-0701	EQUALIZATION	0.0													
Property Address		Class: 401 Residential		Zoning:		Building Permit(s)		Date	Number	Status											
1245 W US-12		School: 46060 CLINTON		P.R.E. 100% / /																	
Owner's Name/Address		:		2019 Est TCV 157,400 (Value Overridden)																	
KONZ, VALERIE A 1245 US-12 TIPTON MI 49287		X Improved		Vacant		Land Value Estimates for Land Table 401LK.LAKE LOTS															
Tax Description		Public Improvements		* Factors *																	
PT OF LOTS 1 & 2 SUPERVISOR'S PLAT NO 3 DES AS COMM IN THE S LI OF OF US-12 AT A PT 340.40 FT S0^45'E & 168.55 FT S79^56'W FROM THE NE COR OF THE SW1/4 OF SEC 6 T5S R3E & RUNN TH S79^56'W ALG SD LI 57 FT TH S8^47'W 80.06 FT TH S81^13'E 13.50 FT TH S8^47'W 35.47 FT TH S81^54'53"E 61.51 FT TH N29^10'19"E 26.79 FT TH N36^42'20"E 96.70 FT TH N87^38'E 5.95 FT TH N59^06'E 15.85 FT TH N51^30'E 88.35 FT TH S79^56'W ALG THE S LI OF HWY US-12, 25.20 FT TH S51^30'W 65.39 FT TH S59^06'W 12 FT TH S87^38'W 70.95 FT TH N11^07'10"W 25.14 FT		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
				EVANS LAKE		67.70		0.00		1.0000		1.0000		1250		100				84,625	
				68 Actual Front Feet, 0.30 Total Acres										0		100		SITE SCHEDULE		0	
				Total Est. Land Value =																84,625	
				Land Improvement Cost Estimates																	
				Description		Rate		Size		% Good		Cash Value									
				D/W/P: 4in Concrete		5.68		64		50		182									
				D/W/P: 4in Concrete		5.68		50		50		142									
				Wood Frame		28.61		64		50		915									
				Total Estimated Land Improvements True Cash Value =																1,239	
		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		2019		42,300		36,400		78,700								56,690C	
						2018		78,700		0		78,700								56,690C	
						2017		76,600		0		76,600								55,524C	
						2016		73,400		0		73,400								55,029C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Lenawee, Michigan																					



\*\*\* 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 80 64 50 60 171 171	Type CCP (1 Story) Treated Wood Treated Wood Treated Wood Wood Balcony	Year Built: 1960 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																													
X	Wood Frame		Drywall Paneled																																																																																																																						
Building Style: TWO STORY		Trim & Decoration																																																																																																																							
Yr Built 1960	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																																																																																																																					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service						Bsmnt Garage: Carport Area: Roof:																																																																																																												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family TWO STORY		Cls CD		Blt 1960																																																																																																														
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord		Min	No. of Elec. Outlets																																																																																																																		
	Insulation	Many	X	Ave.		Few	(13) Plumbing																																																																																																																		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1765 S.F. Height to Joists: 0.0		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			Other Additions/Adjustments Plumbing 3 Fixture Bath Porches CCP (1 Story) Deck Treated Wood Treated Wood Treated Wood Treated Wood		Stories 2 Story 1 Story 1 Story 1 Story 1 Story		Exterior Siding Siding Siding Siding		Foundation Slab Overhang Overhang Overhang Overhang		Size 1,765 240 16 12 16		Cost New 276,992		Depr. Cost 144,036																																																																																																						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer																																																																																																																			
	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 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																																																																																																																		
(3) Roof		(9) Basement Finish																																																																																																																							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF																																																																																																																						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																																																																																																					
Chimney: Brick																																																																																																																									
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*