

Board of Review Action Report
 Required by State Tax Commission Bulletin 17 of 2007

March Session

State Tax Commission Bulletin 17 of 2007 states that the STC is requiring that all Boards of Review maintain appropriate documentation of their decisions including minutes, a copy of the form 4035 and the 4035a whenever the Board of Review makes a change that causes the Taxable Value to change, and a Board of Review Action Report

The Board of Review Action Report is a report summarizing the actions of the Board of Review. It must include a total assessed and taxable value changed, assessed and taxable value change by classification, total poverty exemption appeals made and number approved, and total number of classification appeals made and number of classification changes made.

MACOMB

TWP OF WASHINGTON

03/14/2019

2019 Board of Review Action Report

Code	Classification	No. of Appeals	No. Granted	Total Assessed Value Change	Total Taxable Value Change
Real Property					
100	Agricultural	1	1	\$-39,600	\$-39,600
200	Commercial	15	15	\$-1,123,200	\$-1,061,200
300	Industrial	0	0	\$0	\$0
400	Residential	94	85	\$-8,490,375	\$-6,706,354
500	Timber-Cutover	0	0	\$0	\$0
600	Developmental	0	0	\$0	\$0
Personal Property					
150	Agricultural	0	0	\$0	\$0
250	Commercial	9	9	\$48,400	\$48,400
350	Industrial	0	0	\$0	\$0
450	Residential	0	0	\$0	\$0
550	Utility	0	0	\$0	\$0
	Total	119	110	\$-9,604,775	\$-7,758,754

No. of Poverty/Vet Exemptions Applied For	No. of Poverty/Vet Exemptions Granted
51	51

Local unit retains original. File report and minutes with local unit clerk (MCL 211.33)
 Copy sent to County Equalization Department by May 1

Board of Review Log

(required by State Tax Commission Bulletin 17 of 2007)

State Tax Commission Bulletin 17 of 2007 states that board of review minutes must include a log: "A log should be kept that identifies the hearing date, the petitioner number, the petitioner's name, the parcel number, the type of appearance, type of appeal and action of the board of review."

Hearing Date	Petition No.	Petitioner	Parcel No.	Appeal (W/P)	Appeal Type	Action Date	BOR Action	Appl. Forms Att.
12/2018	19-103	MASSERANT MATTHEW J	24-04-10-100-023	P	Taxable Value	03/12/2018	COMPS	
1/3/2019	19-057	FRITZ MATTHEW	24-04-10-200-018	W	Poverty Exemption Letter Appeal	03/13/2019	POVERTY, EXEMPT	
1/3/2019	19-004	EDWARDS THOMAS K	24-04-10-300-017	P	Other	03/13/2019	VETARAN, EXEMPT	
1/12/2019	19-095	EUBANK JAMES	24-04-11-400-013	P	Taxable Value	03/12/2019	CHANGE, CLASS	
3/13/2019	19-069	★ TS WASHINGTON BUILDING LLC	24-04-11-400-017	P	Taxable Value	03/13/2019	COMP	
3/13/2019	19-005	KUMEISHA MIROSLAW TRUST	24-04-15-201-018	P	Other	03/13/2019	VETARAN, EXEMPT	
3/13/2019	19-068	PAVES JONATHAN D	24-04-15-252-001	P		03/13/2019	LIMITED, USE	
3/13/2019	19-110	PAVES JONATHAN D	24-04-15-252-002	P		03/13/2019	DENIED	
3/13/2019	19-099	WINCHESTER BRENDA	24-04-15-276-001	P	Poverty Exemption	03/13/2019	POVERTY	

Local unit retains original. File log and minutes with local unit clerk (MCL 211.33)
 Copy sent to County Equalization department by May 1

Parcel Number	Name/Property Address	Class	School	Petition #	Assessed	Taxable	Trans%
4-10-300-017	EDWARDS THOMAS K 65440 CAMPGROUND VETARAN, EXEMPT	403	50190	19-004	143,100 0	117,250 0	0.000 0.000
change							
04-11-400-013	EUBANK JAMES 65265 POWELL ROAD CHANGE, CLASS	403	50190	19-095	173,100 159,700 -13,400	112,642 112,642 0	0.000 0.000 0.000
DR							
change							
-04-11-400-017	TS WASHINGTON BUILDING LLC 65665 POWELL ROAD COMP	201	50190	19-069	2,696,900 1,775,000 -921,900	2,696,900 1,775,000 -921,900	0.000 0.000 0.000
OR							
change							
1-04-15-201-018	KUMERSHA MIROSLAW TRUST 11250 30 MILE VETARAN, EXEMPT	401	50190	19-005	162,400 0 -162,400	123,567 0 -123,567	0.000 0.000 0.000
BOR							
change							
4-04-15-252-001	PAVES JONATHAN D LIMERICK LANE LIMITED, USE	402	50190	19-068	42,500 23,800 -18,700	42,500 23,800 -18,700	100.000 100.000 0.000
BOR							
change							
4-04-15-252-002	PAVES JONATHAN D 64230 LIMERICK LANE DENIED	401	50190	19-110	138,200 138,200 0	138,200 138,200 0	100.000 100.000 0.000
BOR							
change							
14-04-15-276-001	WINCHESTER BRENDA 64642 WINDSOR POVERTY	401	50190	19-099	94,400 40,000 -54,400	76,352 40,000 -36,352	0.000 0.000 0.000
BOR							
change							
24-04-15-326-026	DAHL ARTHUR IV 8717 PRESTWICK LANE VETARAN, EXEMPT	414	50190	19-006	241,200 0 -241,200	205,200 0 -205,200	0.000 0.000 0.000
4BOR							
change							
24-04-15-326-052	SCHOENHERR DAVID C 63767 INVERNESS DRIVE DENIED	414	50190	19-087	221,800 221,800 0	189,539 189,539 0	0.000 0.000 0.000
MBOR							
change							
24-04-15-351-033	ROMANSKI VINCENT 8284 PRESTWICK LANE PER, COMPS	414	50190	19-062	181,300 170,000 -11,300	119,458 119,458 0	0.000 0.000 0.000
MBOR							
change							
24-04-15-351-037	VERELLEN LAWRENCE J 63284 ASHBURY DRIVE COMPS	414	50190	19-105	188,500 163,500 -25,000	188,500 163,500 -25,000	100.000 100.000 0.000
MBOR							
change							

MACOMB County

March Board of Review / Assessment Roll Corrections

2019 March Board of Review Summary - Grand Recap

TWP OF WASHINGTON

2019 Corrections

2019 Original Value

2019 Corrected Value

2019 Change in Value

	SEV	Capped	TV	SEV	Capped	TV	SEV	TV
Ad Valorem - Real								
Agricultural Real	186,300	204,518	186,300	146,700	204,518	146,700	-39,600	-39,600
Commercial Real	3,133,200	3,006,625	3,063,902	2,010,000	2,987,425	2,002,702	-1,123,200	-1,061,200
Industrial Real	0	0	0	0	0	0	0	0
Developmental Real	0	0	0	0	0	0	0	0
Timber Cutover	0	0	0	0	0	0	0	0
Residential Real	15,908,800	13,063,194	13,781,997	7,418,425	7,322,095	7,075,643	-8,490,375	-6,706,354
Total Real	19,228,300	16,274,337	17,032,199	9,575,125	10,514,038	9,225,045	-9,653,175	-7,807,154

	SEV	Capped	TV	SEV	Capped	TV	SEV	TV
Ad Valorem - Personal								
Agricultural Personal	0	0	0	0	0	0	0	0
Commercial Personal	46,300	46,300	46,300	94,700	94,700	94,700	48,400	48,400
Industrial Personal	0	0	0	0	0	0	0	0
Utility Personal	0	0	0	0	0	0	0	0
Residential Personal	0	0	0	0	0	0	0	0
Total Personal	46,300	46,300	46,300	94,700	94,700	94,700	48,400	48,400

	SEV	Capped	TV	SEV	Capped	TV	SEV	TV
Special Acts - Real								
CFT Real	0	0	0	0	0	0	0	0
CFAC/CFR	0	0	0	0	0	0	0	0
IFT Real	0	0	0	0	0	0	0	0
NEZ Real	0	0	0	0	0	0	0	0
Total Special Acts Real	0	0	0	0	0	0	0	0

	SEV	Capped	TV	SEV	Capped	TV	SEV	TV
Special Acts - Personal								
CFT Personal	0	0	0	0	0	0	0	0
IFT Personal	0	0	0	0	0	0	0	0
Total Special Acts Personal	0	0	0	0	0	0	0	0

Grand Totals:	19,274,600	16,320,637	17,078,499	9,669,825	10,608,738	9,319,745	-9,604,775	-7,758,754
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Sch. 50190 Parcel Number 24-04-05-276-009 Cts. 403 Orig. SEV 526,800< Orig. Capped 498,970< Orig. TV 498,970< Rev. SEV 489,300< Rev. Capped 498,970 Rev. TV 489,300< Pov./Net. NO Trans. Adjusted? NO 0.000%
 Petition Number: 19-064 MAURO SIMONE Reason to Change: PER COMP
 Appeal Date: 03/13/19 WASHINGTON, MI 48095
 Comments: PER COMPARABLES

Sch. 50190 Parcel Number 24-04-10-100-023 Cts. 403 Orig. SEV 137,500< Orig. Capped 103,410 Orig. TV 137,500< Rev. SEV 130,000< Rev. Capped 103,410 Rev. TV 130,000< Pov./Net. NO Trans. Adjusted? NO 100.000%
 Petition Number: 19-103 MASSERANT MATTHEW J Reason to Change: COMPS
 Appeal Date: 03/12/18 WASHINGTON, MI 48095
 Comments: PER COMPARABLES

Sch. 50190 Parcel Number 24-04-10-200-018 Cts. 403 Orig. SEV 122,900< Orig. Capped 90,170 Orig. TV 90,170< Rev. SEV 40,000< Rev. Capped 90,170 Rev. TV 40,000< Pov./Net. YES Trans. Adjusted? NO 0.000%
 Petition Number: 19-057 FRITZ MATHEW Reason to Change: POVERTY EXE
 Appeal Date: 03/13/19 WASHINGTON, MI 48095
 Comments: POVERTY EXEMPTION GRANTED

Sch. 50190 Parcel Number 24-04-10-300-017 Cts. 403 Orig. SEV 143,100< Orig. Capped 117,250< Orig. TV 117,250< Rev. SEV 0< Rev. Capped 0< Rev. TV 0< Pov./Net. YES Trans. Adjusted? NO 0.000%
 Petition Number: 19-004 EDWARDS THOMAS K Reason to Change: VETARAN EXE
 Appeal Date: 03/13/19 WASHINGTON, MI 48095
 Comments: VETARAN EXEMPTION GRANTED

Sch. 50190 Parcel Number 24-04-11-400-013 Cts. 403 Orig. SEV 173,100< Orig. Capped 112,642 Orig. TV 112,642 Rev. SEV 159,700< Rev. Capped 112,642 Rev. TV 112,642 Pov./Net. NO Trans. Adjusted? NO 0.000%
 Petition Number: 19-095 EUBANK JAMES Reason to Change: CHANGE CLAS
 Appeal Date: 03/12/19 WASHINGTON, MI 48095
 Comments: CLASS CHANGE OF HOME

Sch. 50190 Parcel Number 24-04-11-400-017 Cts. 201 Orig. SEV 2,696,900< Orig. Capped 2,717,426 Orig. TV 2,696,900< Rev. SEV 1,775,000< Rev. Capped 2,717,426 Rev. TV 1,775,000< Pov./Net. NO Trans. Adjusted? NO 0.000%
 Petition Number: 19-069 TS WASHINGTON BUILDING LLC Reason to Change: COMP
 Appeal Date: 03/13/19 MACOMB, MI 48044
 Comments: PER COMPARABLES

Sch. 50190 Parcel Number 24-04-15-201-018 Cts. 401 Orig. SEV 162,400< Orig. Capped 123,567< Orig. TV 123,567< Rev. SEV 0< Rev. Capped 0< Rev. TV 0< Pov./Net. YES Trans. Adjusted? NO 0.000%
 Petition Number: 19-005 KUMEISHA MIROSLAW TRUST Reason to Change: VETARAN EXE
 Appeal Date: 03/13/19 WASHINGTON, MI 48095
 Comments: VETARAN EXEMPTION GRANTED

Sch. 50190 Parcel Number 24-04-15-252-001 Cts. 402 Orig. SEV 42,500< Orig. Capped 21,568 Orig. TV 42,500< Rev. SEV 23,800< Rev. Capped 21,568 Rev. TV 23,800< Pov./Net. NO Trans. Adjusted? NO 100.000%
 Petition Number: 19-068 PAVES JONATHAN D Reason to Change: LIMITED USE
 Appeal Date: 03/13/19 WASHINGTON, MI 48095
 Comments: LIMITED USE

Sch. 50190 Parcel Number 24-04-15-252-002 Cts. 401 Orig. SEV 138,200 Orig. Capped 109,693 Orig. TV 138,200 Rev. SEV 138,200 Rev. Capped 109,693 Rev. TV 138,200 Pov./Net. NO Trans. Adjusted? NO 100.000%
 Petition Number: 19-110 PAVES JONATHAN D Reason to Change: DENIED
 Appeal Date: 03/13/19 WASHINGTON, MI 48095
 Comments: DENIED

2019 B.O.R. SCHEDULE

03/11/2019

Parcel Number 24-04-11-400-017

Owner TS WASHINGTON BUILDING LLC

Address 65665 POWELL ROAD

Date 03/11/2019
Time 11:15 AM

Petition # Estimated True Cash Value \$ 5,393,721.00

Sale Date 05/02/2014

Sale Price \$ 594,766.00

Class 201

Neighborhood 00301 GENERAL COMMERCIAL

School District 501 Homestead % 0.00

This will change their taxes by approximately:

\$ 5,625.88

	Prior Amount Year 2018	Current Amount Year 2019	Change
Taxable Value	2,579,811	2,696,900	117,089
Assessed Value	2,621,200	2,696,900	75,700
State Equalized Value	2,621,200	2,696,900	75,700

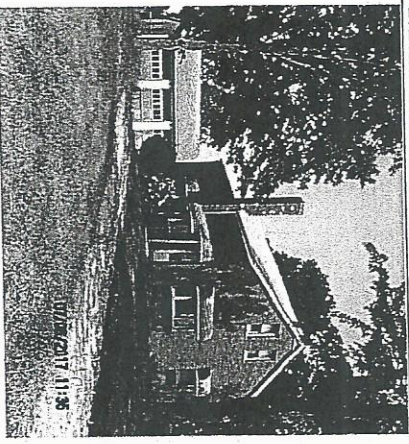
YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASON(S): 0, MARKET ADJUSTMENTS

Comments:

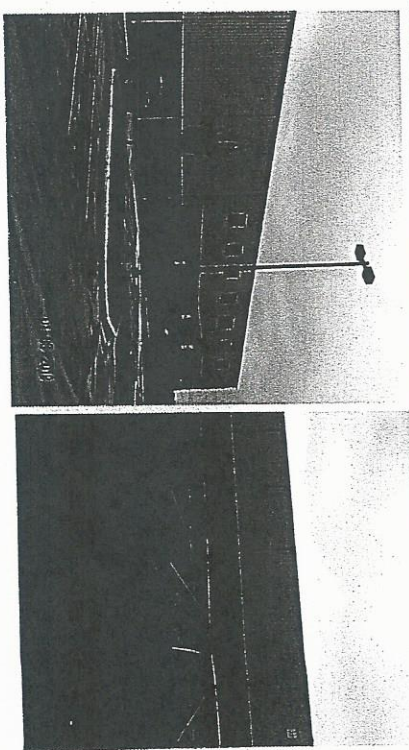
TOTAL SOCCER/BLDG TO BE TORN DOWN

was uncapped for this year? WAS NOT

Phone if available



Decision = 1,775,000



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/06/2019 11:43 AM

Parcel: 24-04-11-400-017
Owner's Name: TS WASHINGTON BUILDING LLC
Property Address: 65665 POWELL ROAD
WASHINGTON, MI 48095

Current Class: 201.201 COMMERCIAL IMPROVED
Previous Class: 201.201 COMMERCIAL IMPROVED
Gov. Unit: 24 TWP OF WASHINGTON
MAP #
School: 50190 ROMEO
Neighborhood: 00301 00301 GENERAL COMMERCIAL

Liber/Page: Created: 07/07/2014
Split: 06/06/2014 Active: Active
Public Impr.: Gravel Road, Water, Electric, Gas, Standard Utilities
Topography: Level

Mailing Address:

TS WASHINGTON BUILDING LLC
19498 MIDDLE BRANCH DRIVE
MACOMB MI 48044

Description:

T4N R12E, SEC 11 & 12; COMM AT SE COR SEC 11; TH S88*14'40" W 372.60 FT; TH N28*00'11" E 815.49 FT; TH N24*57'45" E 665.39 FT; TH N24*47'42" E 163.75 FT TO THE POB; TH N65*12'18" W 1233.52 FT; TH 152.13 FT ALG A CURVE TO NW; R=330, CB N78*24'41" W 150.78 FT; TH S88*22'55" W 1174.61 FT; TH N01*37'05" W 503.76 FT; TH S89*00'43" W 471.96 FT; TH N00*59'17" W 453.50 FT; TH N89*00'43" E 393.04 FT; TH N 00*09'39" W 987.60 FT; TH N89*00'05" E 1206.31 FT; TH S33*17'59" E 1083.16 FT; TH S 60*09'30" E 386.30 FT; TH S29*50'42" W 556.97 FT; TH S24*47'42" W 527.27 FT TO THE POB. 80.00 ACRE

Most Recent Sale Information

Sold on 05/02/2014 for 594,766 by CHARTER TOWNSHIP OF WASHINGTON.

Terms of Sale: (GOOD) ARMS LENGTH **Liber/Page:**

Most Recent Permit Information

Permit B17-0336 on 08/16/2017 for \$6,370,391 category COMMERCIAL BUILDING.

Physical Property Characteristics

2019 S.E.V.:	2,696,900	2019 Taxable:	2,696,900	Lot Dimensions:	
2018 S.E.V.:	2,621,200	2018 Taxable:	2,579,811	Acreage:	80.00
Zoning:	A1	Land Value:	432,000	Frontage:	1,084.2
PRE:	0.000	Land Impr. Value:	574,637	Average Depth:	2,300.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C
Style: 1.50 STORY
Exterior: Wood Siding
% Good (Physical): 0
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,934
Ground Area: 1,323
Garage Area: 864
Basement Area: 1,221
Basement Walls:
Estimated TCV: 0

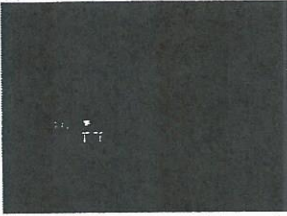
of Agricultural Buildings: 11
Estimated TCV: 0
Cmts: 0
of Commercial Buildings: 1
Type: Warehouses - Storage
Desc:
Class: S
Quality: Low Cost
Built: 2017 Remodeled: 0
Overall Building Height: 32
Floor Area: 117,700
Sale Price/Floor Area: 5.05
Estimated TCV: 4,387,084
Cmts:

Image



54755 BROUGHTON RD MACOMB, MI 48042 (Property Address)

Parcel Number: 20-08-09-200-017 Account Number: 149504



Item 1 of 6 4 Images / 2 Sketches

Property Owner: SUBURBAN PROPERTIES - MACOMB LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 2005
 - # of Buildings: 1
 - Total Sq.Ft: 69,900
- > Assessed Value: \$1,398,530 | Taxable Value: \$1,370,760
- > Utility Billing information found
- > Property Tax information found

Owner and Taxpayer Information

Owner	SUBURBAN PROPERTIES - MACOMB LLC 23995 FREEWAY PARK FARMINGTON HILLS, MI 48335	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2017

Property Class	Commercial - Improved	Unit	08 Macomb Township
School District	New Haven	Assessed Value	\$1,398,530
Map #	Not Available	Taxable Value	\$1,370,760
User Num Idx	Not Available	State Equalized Value	\$1,398,530
VERIFY P.R.E.	Not Available	Date of Last Name Change	Not Available
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
VERIFY C.R.	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$1,392,120	\$1,392,120	\$1,358,540
2015	\$1,387,850	\$1,387,850	\$1,354,480
2014	\$1,333,150	\$1,333,150	\$1,333,150

Land Information

Zoning Code	MTC	Total Acres	7.940
Land Value	\$361,280	Land Improvements	\$0
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	COM - Macomb Town Center Ice Arena	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

T3N, R13E SEC 9 COMM AT NE COR SEC 9, TH S01°37'07" E 311.16 FT, TH S87°45'42" W 63.82 FT TO POB; TH S87°45'42" W 611.19 FT; TH S00°27'27" W 548.77 FT; TH S47°43'38" E 108.08 FT; TH N87°45'42" E 381.72 FT; TH 653.19 FT ALG A CURVE NE R=1640. CB N 13°42'08" E 648.88 FT TO POB 7.94 AC. 2/05 - SPLIT

FROM 08-09-200-003 FOR 2005

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
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No sales history found.

Building Information - 69900.00 sq ft Skating Rink (Commercial)

Floor Area	69,900 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Skating Rink	Class	C
Stories Above Ground	1	Average Story Height	23 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	2005	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	72%	Functional Percent Good	100%
Economic Percent Good	70%	Effective Age	13 yrs

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54755 BROUGHTON RD MACOMB, MI 48042 (Property Address)

Parcel Number: 20-08-09-200-017 Account Number: 149504



Item 1 of 6 4 Images / 2 Sketches

Property Owner: SUBURBAN PROPERTIES - MACOMB LLC

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- > Commercial/Industrial Building Summary
 - Yr Built: 2005
 - # of Buildings: 1
 - Total Sq.Ft.: 69,900
- > Assessed Value: \$1,398,530 | Taxable Value: \$1,370,760
- > Utility Billing information found
- > Property Tax information found

Owner and Taxpayer Information

Owner SUBURBAN PROPERTIES Taxpayer SEE OWNER
 - MACOMB LLC INFORMATION
 23995 FREEWAY PARK
 FARMINGTON HILLS, MI
 48335

Amount Due

Current Taxes: **\$28,239.38**
 Pay Now

Legal Description

T3N, R13E SEC 9 COMM AT NE COR SEC 9, TH S01°37'07" E 311.16 FT, TH S87°45'42" W 63.82 FT TO POB; TH S87°45'42" W 611.19 FT; TH S00°27'27" W 548.77 FT; TH S47°43'38" E 108.08 FT; TH N87°45'42" E 381.72 FT; TH 653.19 FT ALG A CURVE NE R=1640, CB N 13°42'08" E 648.88 FT TO POB 7.94 AC. 2/05 - SPLIT FROM 08-09-200-003 FOR 2005

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

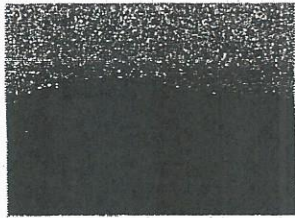
Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2017	Winter	\$28,239.38	\$0.00		\$28,239.38	Pay Now
2017	Summer	\$37,726.31	\$37,726.31	09/13/2017	\$0.00	
2016	Winter	\$26,057.01	\$26,057.01	02/09/2017	\$0.00	
2016	Summer	\$37,486.58	\$37,486.58	08/08/2016	\$0.00	
2015	Winter	\$28,153.62	\$28,153.62	01/22/2016	\$0.00	
2015	Summer	\$37,859.99	\$37,859.99	09/08/2015	\$0.00	
2014	Winter	\$25,927.30	\$25,927.30	02/09/2015	\$0.00	
2014	Summer	\$37,258.46	\$37,258.46	09/08/2014	\$0.00	
2013	Winter	\$24,225.57	\$24,225.57	01/22/2014	\$0.00	
2013	Summer	\$36,584.67	\$36,584.67	08/23/2013	\$0.00	
2012	Winter	\$29,567.71	\$29,567.71	01/18/2013	\$0.00	
2012	Summer	\$44,717.06	\$44,717.06	08/21/2012	\$0.00	
2011	Winter	\$28,474.82	\$28,474.82	12/30/2011	\$0.00	
2011	Summer	\$43,541.66	\$43,541.66	09/14/2011	\$0.00	
2010	Winter	\$55,767.99	\$55,767.99	02/14/2011	\$0.00	
2009	Winter	\$58,764.78	\$58,764.78	02/10/2010	\$0.00	
2008	Winter	\$69,436.49	\$69,436.49	02/10/2009	\$0.00	
2007	Winter	\$69,394.69	\$69,394.69	02/06/2008	\$0.00	

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41550 GRAND RIVER (Property Address)

Parcel Number: 50-22-23-226-040 Account Number: 0014-50226-00-1



Item 1 of 5 4 Images / 1 Sketch

Property Owner: JADO IV, LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1997
 - Total Sq.Ft: 90,525
 - > Property Tax information found
 - > Utility Billing information found
- # of Buildings: 1
 - > Assessed Value: \$2,109,400 | Taxable Value: \$1,939,780
 - > 117 Building Department records found

Owner and Taxpayer Information

Owner	JADO IV, LLC 7166 WEST B AVE Kalamazoo, MI 49009	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2017

Property Class	BUS IMP	Unit	50 CITY OF NOVI
School District	Novi	Assessed Value	\$2,109,400
MAP #	No Data to Display	Taxable Value	\$1,939,780
USE	0	State Equalized Value	\$2,109,400
PROP USE CODE	No Data to Display	Date of Last Name Change	06/28/2017
USER ALPHA 3	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
USE	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$2,059,050	\$2,059,050	\$1,922,480
2015	\$1,983,350	\$1,983,350	\$1,916,730
2014	\$1,917,150	\$1,917,150	\$1,886,550

Land Information

Zoning Code	NCC	Total Acres	6.640
Land Value	\$1,452,700	Land Improvements	\$226,643
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	GENERAL BUSINESS	Mortgage Code	00000
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

T1N, R8E, SEC 23 PART OF NE 1/4 BEG AT PT DIST S 00-22-43 W 1427.73 FT & N 70-37-48 W 388.13 FT FROM NE SEC COR, TH N 70-37-48 W 579.05 FT, TH N 19-22-12 E 25 FT, TH N 70-37-48 W 318.96 FT, TH N 00-22-50 E 174.65 FT, TH N 89-17-30 E 651.14 FT, TH S 89-37-17 E 189.96 FT, TH S 00-22-43 W 502.88 FT TO BEG 6.64 A9-19-96 FR 005 & 032

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	No Data to Display	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
09/13/1996	\$605,000.00	WD	GRAND MEADOWBROOK DEV CO	JADO IV LLC	ARMS-LENGTH		

Building Information - 90525.00 sq ft Warehouse, Storage (Commercial)

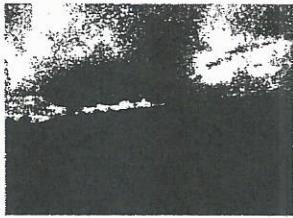
Floor Area	90,525 sq ft	Estimated TCV	\$2,497,006 ^{27.58}
Occupancy	Warehouse, Storage	Class	S
Stories Above Ground	1	Average Story Height	26 ft
Basement Wall Height	0 ft	Identical Units	Not Available
Year Built	1997	Year Remodeled	Not Available
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	67%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	16 yrs

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6881 CHICAGO WARREN, MI 48092 (Property Address)

Parcel Number: 13-04-402-002 Location ID: CHIC-006881-0000-01



Item 1 of 3 2 Images / 1 Sketch

Property Owner: ELLMOR PROPERTIES II LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1974
 - # of Buildings: 3
 - Total Sq.Ft.: 52,562
- > Assessed Value: \$372,890 | Taxable Value: \$364,690
- > 27 Building Department records found
- > Property Tax information found
- > Utility Billing information found

Owner and Taxpayer Information

Owner	Taxpayer
ELLMOR PROPERTIES II LLC 6881 CHICAGO WARREN, MI 48092	BLUEWATER SPORTS MANAGEMENT 6881 CHICAGO RD WARREN, MI 48092

General Information for Tax Year 2017

Property Class	Commercial Improved	Unit	12 CITY OF WARREN
School District	Warren Consolidated (06)	Assessed Value	\$372,890
Map #	No Data to Display	Taxable Value	\$364,690
PP CLASS / YEAR	251	State Equalized Value	\$372,890
NOTES	Not Available	Date of Last Name Change	12/10/2010
BUSINESS TYPE	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
NOTES	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 03/01/1994

Principal Residence Exemption	June 1st	Final
2017	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$406,820	\$406,820	\$361,440
2015	\$400,900	\$400,900	\$360,360
2014	\$379,440	\$379,440	\$354,690

Land Information

Zoning Code	M-1	Total Acres	2.589
Land Value	\$207,480	Land Improvements	\$17,281
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	CFCLN FITNESS CENT. OVER 30,000 NOR	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

T1N,R12E SEC 4 COMM AT INTER CEN LINE CHICAGO RD & E LINE N.Y.C.R.R. R/W. 50 FT WIDE; TH S82°51'30"E 499.18 FT TO PT OF BEG; TH S82°51'30"E 185.70 FT; TH N0°28'30"E 294.0 FT; TH S89°31'30"E 144.04 FT; TH N0°28'30"E 133.64 FT; TH N64°45'35"W 373.23 FT; TH S0°35'10"E 562.52 FT TO PT OF BEG; EXC S 60.0 FT 2.589 A

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	No Data to Display	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/30/2002	\$1,640,000.00	WDT	WARREN TENNIS ENTERPRISES	ELLMOR PROPERTIES II LLC	Warr Deed/Trans Aff	12320/627

Building Information - 48036.00 sq ft Tennis Club (Commercial)

Floor Area	48,036 sq ft	Estimated TCV	Not Available
Occupancy	Tennis Club	Class	S
Stories Above Ground	1	Average Story Height	30 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1974	Year Remodeled	Not Available
Percent Complete	0%	Heat	Forced Air Furnace
Physical Percent Good	35%	Functional Percent Good	80%
Economic Percent Good	90%	Effective Age	37 yrs

Building Information - 3596.00 sq ft Tennis Club (Commercial)

Floor Area	3,596 sq ft	Estimated TCV	Not Available
Occupancy	Tennis Club	Class	S
Stories Above Ground	1	Average Story Height	14 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1974	Year Remodeled	Not Available
Percent Complete	0%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	35%	Functional Percent Good	80%
Economic Percent Good	80%	Effective Age	37 yrs

Building Information - 930.00 sq ft Tennis Club (Commercial)

Floor Area	930 sq ft	Estimated TCV	Not Available
Occupancy	Tennis Club	Class	S
Stories Above Ground	1	Average Story Height	14 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1976	Year Remodeled	Not Available
Percent Complete	0%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	35%	Functional Percent Good	80%
Economic Percent Good	80%	Effective Age	37 yrs

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Parcel Number: 68-15-220-002 | City of Rochester | AccessMyGov.com

52999 DEQUINDRE RD ROCHESTER, MI 48307-2324 (Property Address)

Property Owner: SUBURBAN PROPERTIES ROCHESTER LLC

Summary Information

- > Assessed Value: \$3,463,970 | Taxable Value: \$3,463,970 > Property Tax information found
- > 7 Building Department records found



Item 1 of 1 0 Images / 1 Sketch

Handwritten number: 114453 with a dollar sign symbol.

Owner and Taxpayer Information

Owner	SUBURBAN PROPERTIES ROCHESTER LLC MICHIGAN LIMITED LIABILITY COMPANY 23995 FREEWAY PARK DR FARMINGTON HILLS, MI 48335-2829	Taxpayer	SEE OWNER INFORMATION
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Handwritten number: 60.534 with a dollar sign symbol.

General Information for Tax Year 2017

Property Class	201 Bus Imp	Unit	68 City of Rochester
School District	220 Rochester Comm Schls	Assessed Value	\$3,463,970
ITOnly	POST	Taxable Value	\$3,463,970
PPBusCode	0	State Equalized Value	\$3,463,970
User Alpha 1		Date of Last Name Change	03/16/2016
User Alpha 3	U	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
User Alpha 2	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2017	0.0000 %	-

Land Information

Zoning Code	BI	Total Acres	Not Available
Land Value	Not Available	Land Improvements	Not Available
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	E.C.F. Table CRF	Mortgage Code	Not Available
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	Average Depth: 0.00 ft

Legal Description

T3N, R11E, SEC 12 & 13 PART OF SE 1/4 OF SEC 12 & PART OF NE 1/4 OF SEC 13 BEG AT PT DIST S 01-57-15 E 350 FT FROM NE COR OF SEC 13, TH S 01-57-15 E 386.97 FT TH ALG CURVE TO RIGHT, RAD 2824.93 FT, CHORD BEARS N 66-27-36 W 1046.94 FT, DIST OF 1053.03 FT, TH N 55-46-52 W 103 FT, TH N 01-57-15 W 293.20 FT, TH N 43-19-43 E 256.74 FT, TH ALG CURVE TO LEFT, RAD 833.66 FT, CHORD BEARS S 66-27-22 E 715.44 FT, DIST OF 739.44 FT, TH N 88-08-02 E 139.96 FT, TH S 01-57-15 E 290 FT, TH N 88-08-03 E 60 FT TO BEG EXC PART OF NE 1/4 OF SEC 13 BEG AT PT DIST S 01-57-15 E 350 FT FROM NE COR OF SEC 13, TH S 01-57-15 E 386.97 FT, TH ALG CURVE TO RIGHT, RAD 2824.93 FT, CHORD BEARS N 76-32-57 W 62.24 FT, DIST OF 62.24 FT, TH N 01-57-15 W 370.53 FT, TH N 88-08-03 E 60 FT TO BEG 12.35 A 9-25-91 FR 001&15-12-476-002 2-24-16 CORR

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