

East Bay Charter Township

# 8

Proposal to Purchase property Three Mile / Hammond Corner  
(Knorfske Estate)

Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_

To

Approve

Table

Deny

\_\_\_\_\_  
\_\_\_\_\_

AYE: \_\_\_\_\_

NAY: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Motion

Passed

Failed

August 26, 2008

Attn: Glen Lile - Supervisor  
East Bay Charter Township  
1965 N. Three Mile Rd.  
Traverse City, MI 49686

To Glen Lile and The East Bay Charter Township Board,

My name is Marcia Imlay, and I am trustee of the property on the southwest corner of Three Mile and Hammond Roads, where the Black School sits. The property is currently up for sale. My husband and I would like to offer the property to the township for double the SEV of \$355, 530, which would be \$711,060. This is significantly lower than the list price. If the township is not interested in that option, we would offer to donate the Black School, to be moved off the property at the township's expense (including any disconnect fees). We would request that whoever receives the schoolhouse, keep it as that, or some similar use to preserve the character of the building, and keep it as part of the area's history. If this can be assured, we would have some extras to donate in relation to the school. We would appreciate a reply on or before September 20, 2008. If you have any questions, please feel free to call us at 1-231-879-3859. Thank you.

Sincerely,



Marcia Imlay and Larry Hill  
5237 Gonyer Rd. S.W.  
Fife Lake, MI 49633

Grantor	Grantee	Sale Price	Sale Date	Inst Type	Terms of Sale	Liber & Page	Verified by	Print Trans
KNORSE RICHARD E & MAXINE	KNORSE RICHARD E TRUST		02/07/1997	QC	QUIT CLAIM DEED	1139-402	MMM	0.0
Property Address 966 E HAMMOND RD Owner's Name/Address KNORSE RICHARD E TRUST C/O MARCIA JANE IMLAY 5237 GONYER RD SW FIFE LAKE MI 49633-9479		Class: 201 COMMERCIAL Zoning: VC School: Traverse City Schools		Building Permit(s) P.R.E. 93% 02/21/1994 MAP #: 81 2008 Est TCV 711,067 TCV/TFA: 270.57		Date Number Status		
Legal Description PART OF NE 1/4 SEC 30 COM4 NE COR TH S 181.5' TH W 132' TH S 66' TH W 175.89' TH N 247.5' TH E 307.89' TO POB EXC RD R/W SEC 30 T27N R10W		Land Value Estimates for Land Table 2201.2201 COMMERCIAL LAND * Factors * Description Frontage Depth Front Depth Rate & Adj. Reason Value <Site Value A> 70405 SqFt 6.30 125 CNR HAMMOND 554,439 COMMERCIAL THREE MILE 1.62 Total Acres Total Est. Land Value = 554,439		< Land Improvement Cost Estimates Description Unit in Place Item(s) Rate County/Mult. Size %Good Cash Value AVG YARD IMPRVTS 10000.00 1.00 2.0 73 14,600 Total Estimated Land Improvements True Cash Value = 14,600		Comments/Influences		
Topography of Site X Level Rolling X Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Who When What TJJ 11/13/2007 INSPECTE TJJ 07/20/1996 INSPECTE TJJ 01/14/1995 DATA ENT		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value 2008 277,220 78,310 355,530 10000.00 1.00 2.0 73 14,600 2007 75,000 77,600 152,600 2006 73,200 73,800 147,000 2005 67,900 70,300 138,200		Board of Review Tribunal/Other Taxable Value 62,243C 60,844C 58,674C 56,800C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-Ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home	Eavestrough Insulation	0	Front Overhang	0	Other Overhang	0	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built:	Garage
X	Wood Frame	(4) Interior		Forced Air w/o Ducts	X	Forced Air w/ Ducts	X	Cook Top	Interior 2 Story	2nd/Same Stack			Car Capacity:	
	Building Style: RANCH	Drywall Plaster		Electric Baseboard		Electric Baseboard		Dishwasher	Exterior 1 Story	Exterior 2 Story			Class: C	
	YearBuilt Remodeled	Paneled		Radiant (in-floor)		Electric Wall Heat		Carbage Disposal	Prefab 1 Story	Prefab 2 Story			Exterior: Siding	
	Condition for Age: Average	Trim & Decoration		Space Heater		Wall/Floor Furnace		Bath Heater	Heat Circulator	Raised Hearth			Brick Ven.:	
	Room List	Ex X Ord Min		Heat Pump		Heat Pump		Vent Fan	Heat Circulator	Wood Stove			Stone Ven.:	
	(5) Floors	Size of Closets		No Heating/Cooling		Central Air		Hot Tub	Heat Circulator	Direct-Vented Gs			Common Wall: 1 Wall	
	Kitchen:	Lg X Ord Small		(12) Electric		Wood Furnace		Unvented Hood	Heat Circulator	Class: C			Foundation: 42 Inch	
	Other:	Doors Solid X H.C.		100 Amps Service		Central Air		Intarcrom	Heat Circulator	Effec. Age: 22			Finished ?	
	(6) Ceilings			No./Qual. of Fixtures		Wood Furnace		Jacuzzi Tub	Heat Circulator	Floor Area: 1288			Auto. Doors:	
	(7) Excavation			Ex. X Ord. Min		Wood Furnace		Forced Heat & Cool	Heat Circulator	Total Base Cost: 101,744			Mech. Doors:	
	Basement: 1268 S.F.			No. of Elec. Outlets		Wood Furnace		Over	Heat Circulator	Total Cost New: 111,919			Area: 672	
	Crawl: 0 S.F.			Many X Ave. Few		Wood Furnace		Microwave	Heat Circulator	Total Depr Cost: 87,296			% Good:	
	Slab: 0 S.F.			(13) Plumbing		Wood Furnace		Standard Range	Heat Circulator	Estimated T.C.V.: 96,026			Storage Area:	
	Height to Joists: 0.0			Average Fixture(s)		Wood Furnace		Self Clean Range	Heat Circulator				No Conc. Floor:	
	(8) Basement			3 Fixture Bath		Wood Furnace		Sauna	Heat Circulator				Bsmnt Garage:	
	Conc. Block			2 Fixture Bath		Wood Furnace		Trash Compactor	Heat Circulator				Carport Area:	
	Poured Conc.			Softener, Manual		Wood Furnace		Central Vacuum	Heat Circulator				Roof:	
	Stone			Solar Water Heat		Wood Furnace		Security System	Heat Circulator					
	Treated Wood			No Plumbing		Wood Furnace			Heat Circulator					
	Concrete Floor			Extra Toilet		Wood Furnace			Heat Circulator					
	Patio Doors			Separate Shower		Wood Furnace			Heat Circulator					
	StormsScreens			Ceramic Tile Floors		Wood Furnace			Heat Circulator					
	(9) Basement Finish			Ceramic Tile Wains		Wood Furnace			Heat Circulator					
	Recreation SF			Ceramic Tub Alcove		Wood Furnace			Heat Circulator					
	Living SF			Vent Fan		Wood Furnace			Heat Circulator					
	Walkout Doors			(14) Water/Sewer		Wood Furnace			Heat Circulator					
	No Floor SF			Public Water		Wood Furnace			Heat Circulator					
	(10) Floor Support			Public Sewer		Wood Furnace			Heat Circulator					
	Joists:			Water Well		Wood Furnace			Heat Circulator					
	Unsupported Ien:			1000 Gal Septic		Wood Furnace			Heat Circulator					
	Cntr.Sup:			2000 Gal Septic		Wood Furnace			Heat Circulator					
	Chimney: Brick			Lump Sum Items:		Wood Furnace			Heat Circulator					

Stories Exterior Foundation: 42 Inch (Unfinished)  
 1 Story Siding Basement 64.28 0.00 Heat-Adj 1288 Cost 82,793  
 Rate 0.00  
 Other Additions/Adjustments Rate Size Cost  
 (1) Exterior 8.25 232 1,914  
 Brick Veneer 775.00 1 775  
 Walk out Basement Door(s) 1162.00 1 1,162  
 (14) Water/Sewer 1162.00 1 1,162  
 Public Water  
 (15) Built-Ins & Fireplaces 3250.00 1 3,250  
 Interior 1 Story  
 (17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 17.84 672 11,988  
 Common Wall: 1 Wall -1300.00 1 -1,300  
 Phy/Ab.Phy/Func/Econ/Comb.&Good= 78/100/100/100/78.0. Depr.Cost = 87,296  
 ECF (2001 COMMERCIAL) 1.100 => TCV of Bldg: 1 = 96,026

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