

To: Board

From: Steve Aynes, Township Manager

RE: Purchase Offer for Township Property on Coyle Road

Date: October 17, 2019

The Township received the attached offer to purchase township-owned property at the corner of Coyle Rd. and Delaware St. (parcel B-02-18-120-008) from Brandy and James Marender. Mr. & Mrs. Marender live in the apartment building adjacent to the parcel.

The Board has stated that they want the scattered properties owned by the Township sold if the Township has no use for them. Parcel B-02-18-120-008 is one of the parcels identified as one to be sold. One idea the Board has discussed is to sell the properties to adjacent property owners.

The attached offer is to purchase this parcel for \$300. The assessed value for the property is \$700. The market value as determined by the Assessor is \$1,400 (twice the assessed value). Please see the enclosed information regarding the assessment.

The perspective buyers have told me that they have been mowing, cleaning up debris, and in other ways maintaining the lot. They suggested that their investment in the property should be considered towards the purchase price.

Their suggested use for the parcel is to put in a building for commercial use. The property is presently zoned SR-2 for single family housing. From an initial review of the permitted uses in the SR-2 district, the only commercial use mentioned was for in home occupation. The property dimensions would also be an issue due to the required setbacks. The property owner or other party with the consent of the owner would most likely need to apply for a variance if they wanted to build on this parcel.

With the last sale of township-owned property, the Board required the buyer to pay all of the expenses of the purchase including the cost of the title search.

Options available to the Board include the following:

- Accept this offer and sell the property as is.
- Approve a counteroffer with a different sales price.
- Decline the offer and advertise the sale of the property to provide for competitive bids.
- Decline the offer, keep the property, and utilize it for a public purpose.

I would recommend that the Board decline the offer and put the property out to competitive bids to see if the property would sell for the appraised value or higher. This party could submit a bid at that time should they decide to do so.

RECEIVED

OCT 15 2019

NORTHFIELD TOWNSHIP

Oct - 14 - 2019

## Proposal

I Brandy RAE MABenda &  
I James A MABenda, am  
Interested in Buying The Parcel  
B-02-18-120.000, Located Next  
To 7860 Coyle rd. Its a single  
Plot. Nothing is built on it. I understand  
Its not zoned for Housing. But can  
be used as Commercial. I wish  
To offer 300.00 Cash for this  
premises. I have for the past  
year since I lived at Coyle Taken  
care of this field. Mowed, Cleared,  
Thrown The Trash away & Rodents,  
I intend To use this parcel for  
a Shed Shop. Or something I can  
conduct my projects & fix things, &c.

Thank you

x Brandy Mabenda  
x James Mabenda  
7860 Coyle rd  
Unit 4

Whitmore Lake, mi, 48189

Parcel Number: B -02-18-120-008

Jurisdiction: NORTHFIELD TOWNSHIP

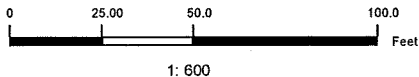
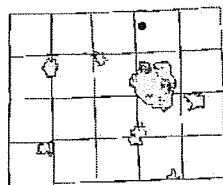
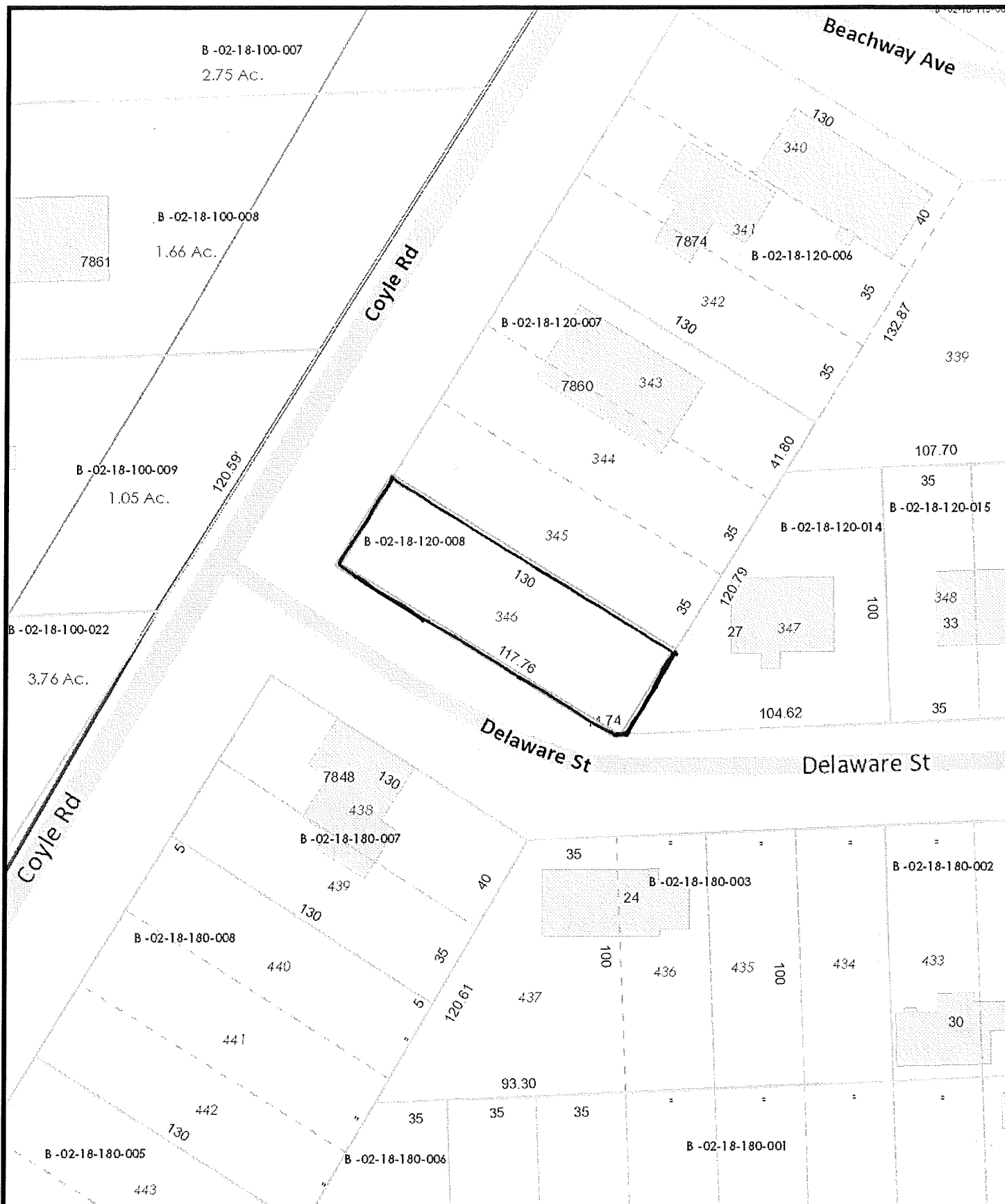
County: WASHTENAW

Printed on

10/17/2019

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																											
STATE OF MICHIGAN	NORTHFIELD TOWNSHIP	0	01/25/1983	QC	NON-MARKET TRANSFER	L1863 P828	PERS INTERVIEW	0.0																											
STATE TREASURER	STATE OF MICHIGAN	0	06/01/1981	QC	NON-MARKET TRANSFER	L1813 P889	PERS INTERVIEW	0.0																											
Property Address		Class: RESIDENTIAL VACAN		Zoning: SR2-S		Building Permit(s)		Date																											
COYLE RD		School: WHITMORE LAKE (81140)						Number																											
Owner's Name/Address		P.R.E. 0%						Status																											
NORTHFIELD TOWNSHIP PO BOX 576 WHITMORE LAKE MI 48189		MAP #:		2019 Est TCV 1,413																															
Taxpayer's Name/Address		Improved X Vacant		Land Value Estimates for Land Table 441.441.RES. HORSESHOE LAKE SUB-WEST 23																															
NORTHFIELD TOWNSHIP 8350 MAIN ST STE#A WHITMORE LAKE MI 48189		Public Improvements		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>'A' FRONTAGE</td> <td>33.33</td> <td>130.00</td> <td>1.0000</td> <td>1.0871</td> <td>390</td> <td>10</td> <td>LOW / WET</td> <td>1,413</td> </tr> <tr> <td colspan="8">35 Actual Front Feet, 0.10 Total Acres</td> <td>Total Est. Land Value = 1,413</td> </tr> </tbody> </table>					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	'A' FRONTAGE	33.33	130.00	1.0000	1.0871	390	10	LOW / WET	1,413	35 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 1,413
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Tax Description		Dirt Road																																	
*OLD SID - B 02-060-233-00 NO 38-346 LOT 346 HORSESHOE LAKE DEVELOPMENT CO'S SHADY BEACH SUBDIVISION.		Gravel Road																																	
Comments/Influences		Paved Road																																	
2019/02/16 FOR 2019 ROLL REMOVED EXEMPTION; PARCEL IS NOT USED FOR AN EXEMPT PURPOSE. T.D.M. 2019/02/16 LATE APRIL OF 2002 FIELD INSPECTION NOTED THIS PARCEL HAS ROAD FRONTAGE AND THIS PARCEL DOES NOT APPEAR TO HAVE WETLANDS AND WILL BE ASSESSED AS SUCH UNLESS DEMONSTRATED OTHERWISE. APRIL 2002 CGR & PH		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																																	
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																											
Who	When	What	2019	700	0	700		700C																											
			2018	EXEMPT	EXEMPT	EXEMPT		EXEMPT																											
			2017	0	0	0		0																											
			2016	0	0	0		0																											

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



**NOTE: Parcels may not be to scale.**

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.



10/17/2019 12:14





