

# ADOPTED 11-Nov-2016

PROPERTY ID	TAXPAYER	2014 REU VALUE	USE	2002 CRITERIA <sup>(1)</sup>	* AREAS (sf) <sup>(8)</sup>	SEATING CAP.	ROOMS	FIXTURES	CALC. REUs	Adjusted REUs	DIFF.	\$33/REU Rate
15013-575-001-40	ALBIN, WM K & CHRISTINE	1.56	Retail Store	1.00/premise + 0.30/1000 sf	2134 gross (gr.)				1.64	1.64	0.08	\$ 54.12
15013-222-036-15	BEAVER ISLAND BOAT COMPANY BEAVER ISLAND HISTORICAL SOC OF MICHIGAN	8.00	Ferry Boat Terminal	8.00/premise		466 <sup>(2)</sup>			7.92	7.92	(0.08)	\$ 261.36
15013-575-002-50		1.18	Museum	0.50/1000 sf	2472 gr. 7340 gr.;				1.24	1.24	0.06	\$ 40.92
15013-222-049-10	BEAVER ISLAND PRESERVATION ASSOCIATION	3.20	Theater; Snack Bar; Public Institution	Theater: 2.00/theater; Public Inst: 0.75/1000 sf; Restaurant w/o bar 2.5/1000	assume 3200 = theater; 500 sf food service <sup>(8)</sup>				5.98	5.98	2.78	\$ 197.34
15013-222-049-20	BEAVER ISLAND TRANSPORTATION AUTHORITY	1.54	Office Bldg	General	0.40/1000 sf	1632 gr.			0.65 <sup>(1)</sup>	1.00	(0.54)	\$ 33.00
15013-222-029-10	BONADEO, JON & SUZANNE	1.59	Retail Store	1.00/premise + 0.30/1000 sf	1352 gr.				1.49	1.49	(0.10)	\$ 49.17
15013-222-033-00	CULL, DENNIS	1.00	Residence	1.00	1696 gr.				1.00	1.00	0.00	\$ 33.00
15013-575-004-00	CULL, ROBERT D	1.00	Residence	1.00					1.00 <sup>(3)</sup>	1.00	0.00	\$ 33.00
15013-579-010-00	CUSHMAN, CYNTHIA R GILLESPIE & DUSTIN	1.00	Residence	1.00	1600 gr.				1.00	1.00	0.00	\$ 33.00
15013-575-006-10	DIOCESE OF GAYLORD	3.20	Church Fellowship Hall	1.0/1000 sf	4026 gr.				4.03	4.03	0.83	\$ 132.99
15013-575-001-92	ELSWORTH, ROY H LIVING TRUST	5.00	Hotel, Motel, Residence Restaurant (with Bar);	0.54/washer 3.00/1000 sf (restaurant;	4292 gr.		10		5.54	5.54	0.54	\$ 182.82
15013-222-043-10	EMERALD ISLE INVESTMENTS LTD	13.25	warehouse	0.1/1000 sf warehouse	940 sf storage				10.15	10.15	(3.10)	\$ 334.95
15013-222-025-00	EW MARINE INC	1.00	Residence	1.00	300 gr.				1.00	1.00	0.00	\$ 33.00
15013-222-023-00	GACEK, THERESA I 1/2 INT MATELA RAYMOND A	1.00	Residence	1.00	1985 gr.				1.00	1.00	0.00	\$ 33.00
15013-222-049-15	GILLESPIE, RICHARD L & LAURA L HAMMERMEISTER, DONALD K &	1.60	Office Bldg	General	0.40/1000 sf	1800 gr.			0.72 <sup>(1)</sup>	1.00	(0.60)	\$ 33.00
15013-575-003-10	CHRISTINA	1.00	One-Family Residence	1.00	2528 gr.				1.00	1.00	0.00	\$ 33.00
15013-579-012-00	HARMON, JUDITH C	1.00	Residence	1.00	1534 gr. 3720 gr.				1.00	1.00	0.00	\$ 33.00
15013-222-036-10	HODGSON FINANCIAL ENTERPRISES	6.54	Bar; residence upstairs warehouse	3.00/1000 sf; 1.00; 0.1/1000 sf warehouse	2100 - 1st fl. 163 sf warehouse 4500 gr.				6.83	6.83	0.29	\$ 225.39
15013-222-038-10	HODGSON FINANCIAL ENTERPRISES	3.18	Convenience store; residence Office Bldg	1.00/1000 sf; 1.00; 0.1/1000 sf warehouse	2250 - 1st fl. 522 sf warehouse				2.78	2.78	(0.40)	\$ 91.74
15013-575-001-00	JOHNSON, JOHN A	1.56	General	0.40/1000 sf	896 gr.				0.36 <sup>(1)</sup>	1.00	(0.56)	\$ 33.00
15013-222-027-00	KING STRANG HOTEL CLUB INC	3.00	Motel; Boarding house	4 motel rooms @ 0.4/room; 15 boarding house rooms @ 1.0/premise + 0.25/room <sup>(7)</sup>	7504 gr.		19		6.35	6.35	3.35	\$ 209.55
15013-579-011-00	KOCOL, THADDEUS M & SUSAN M	1.00	Residence	1.00	960 gr.				1.00	1.00	0.00	\$ 33.00
15013-222-030-10	MARROQUIN, RAPHAEL	1.00	Residence	1.00	792 gr.				1.00	1.00	0.00	\$ 33.00
15013-575-005-00	MASINI, MARY KAY (MC DONOUGH)	1.00	Residence	1.00	2104 gr.				1.00	1.00	0.00	\$ 33.00

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15013-222-040-00	MC DONOUGH, THOMAS K & LAURIE K	1.00	Residence	1.00		768 gr.				1.00	1.00	0.00	\$ 33.00
				1.00/premise+0.30/1000 sf,		2576 gr.							
15013-222-031-00	NACKERMAN HARBORFRONT LLC	1.58	Retail Store, Residence	1.00		1536 1st fl. gr.					1.58	0.00	\$ 52.14
15013-579-009-00	PAVILION LAND HOLDINGS LTD	1.00	Residence	1.00		1920 gr.				1.00	1.00	0.00	\$ 33.00
				Retail: 1.00/premise +									
				0.30/1000 sf;									
15013-575-001-55	POWERS, JEFFREY F	3.15	Two-Family Residence; basement warehouse	Warehouse: 0.1/1000sf; Residence: 2.00/building		7944 gr.;				4.59 <sup>(4)</sup>	4.59	1.44	\$ 151.47
				Bsmt 3972 gr.									
				Retail Store; Veterinary Facility;									
				Residence									
15013-575-001-94	POWERS, JEFFREY F	3.00	Residence	Residence: 1.00/dwelling		3568 gr.				3.02 <sup>(5)</sup>	3.02	0.02	\$ 99.66
				Country Club									
15013-222-028-00	ST JAMES YACHT CLUB	1.00	Recreation Only	0.083/member	*	2256 gr.	18			1.49	1.49	0.49	\$ 49.17
				No criteria in SJT; other =									
15013-222-047-10	TOWNSHIP OF ST JAMES	1.00	Public Restroom	1.08/fixture	*				8 <sup>(6)</sup>	8.64	8.64	7.64	\$ 285.12
				Marina; laundry; 2									
				restrooms w/showers;									
				chamber office									
15013-222-045-00	TOWNSHIP OF ST JAMES	7.00		0.25/slip; 0.54/washer; 1.0			25 slips			8.79	8.79	1.79	\$ 290.07
				office; 2 rest rooms w/showers			1 washer						
				@ 1.00 REU (Yachters only)			2 Bath						
15013-222-029-00	WOOD, KATHLEEN	1.00	Residence	1.00		3582 gr.				1.00	1.00	0.00	\$ 33.00
<b>TOTALS:</b>		<b>84.13</b>									<b>98.06</b>	<b>13.93</b>	<b>\$ 3,235.98</b>

\* NO SPECIFIC CRITERIA GIVEN IN THE TOWNSHIP ORDINANCE; Researched other schedules to obtain a reasonable value.

<sup>(1)</sup> 1.00 minimum fee per month; based upon "Schedule of Unit Factors" used in 2002.

<sup>(2)</sup>

Value was compared to other schedule of 0.017/Passenger for transportation terminals including ferry facilities.

<sup>(3)</sup> Vacant for several months (Maudrie parcel)

<sup>(4)</sup> Without basement retail; REU value increases to 5.38 if basement retail is included.

<sup>(5)</sup> Estimating veterinary space

<sup>(6)</sup> Public restroom arbitrary on the SJT schedule; research other REU schedules = 1.08/plumbing fixture

<sup>(7)</sup> Based upon 4 rooms with private bath (motel); and 15 rooms boarding house

<sup>(8)</sup> Information taken from Township Tax records and information provided.