

Situs : 3381 AUSTINBURG RD

Map ID: 48-024-00-023-00

LUC: 463

Card: 1 of 1

Tax Year: 2024

Printed: March 31, 2025

CURRENT OWNER
RS SAYBROOK LLC
4406 STONEWOOD CT
ROCHESTER MI 48306

Field Review Flag:

GENERAL INFORMATION
Routing No. 024-00 023-00
Class C-Commercial
Living Units
Neighborhood 6840C
Alternate Id
District
Zoning



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 121.1220			302,810
Total Acres: 121.122		Legal Acres: 121.122		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	105,980	302,800	302,800	302,800	0
Building	130,520	372,900	372,900	-205,073	0
Total	236,500	675,700	675,700	97,727	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
04/25/13	RBT	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/03/22	550,000	2-Land And Building	Z-Validated Multiple Parcels		WD-Warranty Deed	PAR FOR THE COURSE INC
01/25/12		2-Land And Building	N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	BANARY RAYMOND J JR
11/30/04	1,500,000	2-Land And Building	U-Not Validated	0100/0976	WD-Warranty Deed	MAROFSKY ANDREW P
12/16/97	400,000	2-Land And Building	U-Not Validated	0091/5444	WD-Warranty Deed	LA CONTE PAT ET AL

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 6-Secondary Strip
Spot Loc:

Legal Description
Parcel TieBack:
Legal Descriptions:
T 12--50 & 51
Addl.TieBack: N

Inspection Witnessed By _____

Situs : 3381 AUSTINBURG RD

Parcel Id: 48-024-00-023-00

LUC: 463

Card: 1 of 1

Tax Year: 2024

Printed: March 31, 2025

Building Information	
Year Built/Eff Year	1956 / 1990
Building #	1
Structure Type	389-Country Club/W
Identical Units	1
Total Units	
Grade	C+2
# Covered Parking	
# Uncovered Parking	
DBA	CHAPEL HILL GC

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
1	CP5-Canopy Only		32	24		1							
1	PR1-Porch, Open		9	6		1							
1	LP3-Patio, Concrete		32	24		1							
1	CP5-Canopy Only		8	32		1							

Interior/Exterior Information																	
Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	B1	B1		960	72	084-Multi Use Stor	9	00-None	1-Wood Frame/Joist	100	2-Normal	2-Hot Water/	1-Central	2-Normal	3	3	
2	01	01		3,200	240	083-Multi Use Ret	9	02-Frame	1-Wood Frame/Joist	100	2-Normal	2-Hot Water/	1-Central	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	960	084-Multi Use Storage	60		16,940
2	3,200	083-Multi Use Retail	60		85,720

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	RG1-Det Garage	1969			1,000	C	1		U			200
3	GC3-Golf Cr"C"	1969			1	C	18		S			270,000

Situs : 3381 AUSTINBURG RD

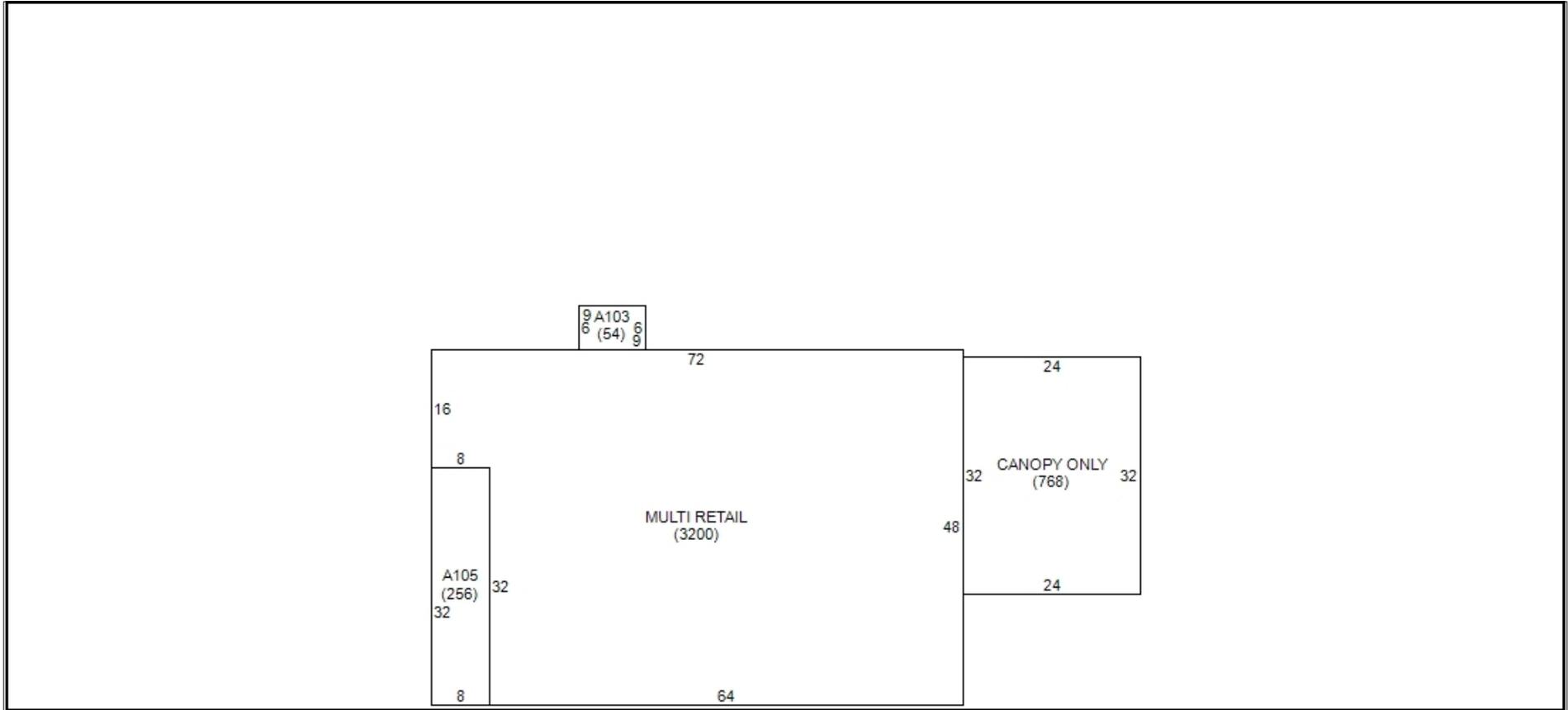
Parcel Id: 48-024-00-023-00

LUC: 463

Card: 1 of 1

Tax Year: 2024

Printed: March 31, 2025



Additional Property Photos



480240002300 04/23/2013

Situs : 3381 AUSTINBURG RD

Parcel Id: 48-024-00-023-00

LUC: 463

Card: 1 of 1

Tax Year: 2024

Printed: March 31, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
24	S	001 24-Multi Use Sales	0	3,200	6.00		19,200	15		0	16,320	20			3,264	3,264	13,060
25	S	001 25-Multi Use Storage	0	960	3.50		3,360	15		0	2,860	15			429	429	2,430

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,160
Replace, Cost New Less Depr	102,660
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	102,660
NBHD Fact	1.0000
Value per SF	24.68

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	15,490
Capitalization Rate	0.110000
Sub total	97,727
Residual Land Value	
Final Income Value	97,727
Total Gross Rent Area	4,160
Total Gross Building Area	4,160

Misc & Gross Buidling Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 3381 AUSTINBURG RD**Parcel Id: 48-024-00-023-00****LUC: 463**

Card: 1 of 1

Tax Year: 2024

Printed: March 31, 2025

Comments

Number	Code	Status	Comment
1	FLD	NC	19990513 C#01 - ADDN TO CLUBHSE 100% FOR 1-1-99. CG 5-4-99.
6	FLD	RV	20080508 SR C#01 - 5/7/08 ALSO SEE 42-012-00-001-00
8	FLD	DC	REV14 CHG PROP & LOC FACTS, BLDG, INT/EXT, OBY - RMV FTR PB1
9	FLD	RV	REV 20 F/ \$996000 INCL'S DRIVING RANGE 420120000100

Situs : 3381 AUSTINBURG RD

Parcel Id: 48-024-00-023-00

LUC: 463

Card: 1 of 1

Tax Year: 2024

Printed: March 31, 2025

PAGE LEFT BLANK INTENTIONALLY