

23

North Pointe Commons Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 171 003 00	12419 MATTHEWS ST	09/01/23	\$277,000	WD	03-ARMIS LENGTH	\$277,000	\$115,900	41.84
41 171 014 00	12201 MATTHEWS ST	09/26/22	\$300,000	WD	03-ARMIS LENGTH	\$300,000	\$98,000	32.67
41 171 027 00	12440 HANNAH LN	07/22/22	\$290,000	WD	03-ARMIS LENGTH	\$290,000	\$95,800	33.03
41 171 035 00	12445 SPENSER	09/07/22	\$305,000	WD	03-ARMIS LENGTH	\$305,000	\$100,500	32.95
41 171 040 00	12361 SPENSER	03/07/24	\$365,000	WD	03-ARMIS LENGTH	\$365,000	\$142,300	38.99
41 171 061 00	12277 HANNAH LN	06/26/23	\$252,000	WD	03-ARMIS LENGTH	\$252,000	\$104,100	41.31
41 171 076 00	12346 SPENSER	12/11/23	\$355,000	WD	03-ARMIS LENGTH	\$355,000	\$145,400	40.96
<b>Totals:</b>			<b>\$2,144,000</b>			<b>\$2,144,000</b>		

Sale. Ratio => 37.41  
 Std. Dev. => 4.31

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$278,804	\$8,139	\$9,943	49.7	117.0	0.18	0.18	\$164	\$46,509	\$1.07
\$262,386	\$49,480	\$11,866	59.3	110.0	0.20	0.20	\$834	\$244,950	\$5.62
\$307,605	(\$7,639)	\$9,966	49.8	114.0	0.20	0.20	(\$153)	(\$38,581)	(\$0.89)
\$271,093	\$44,301	\$10,394	52.0	105.0	0.19	0.19	\$852	\$228,356	\$5.24
\$383,091	(\$8,051)	\$10,040	50.2	102.9	0.17	0.17	(\$160)	(\$48,794)	(\$1.12)
\$250,217	\$11,777	\$9,994	50.0	108.0	0.17	0.17	\$236	\$69,686	\$1.60
\$390,577	(\$25,583)	\$9,994	50.0	108.0	0.17	0.17	(\$512)	(\$151,379)	(\$3.48)
<b>\$2,143,773</b>	<b>\$72,424</b>	<b>\$72,197</b>	<b>361.0</b>		<b>1.27</b>	<b>1.27</b>			
Average									
per FF=>			\$201						
					Average				
					per Net Acre=>	56,937.11			
								Average	
								per SqFt=>	\$1.31

Actual Front	ECF Area	Liber/Page	Land Table	Use Code	Class	Rate Group 1
65.00	171	2023R13625	NORTH POINT COMMONS		407	\$200/FF
80.00	171	2022R20969	NORTH POINT COMMONS		407	\$200/FF
47.00	171	2022R15740	NORTH POINT COMMONS		407	\$200/FF
54.59	171	2022R19570	NORTH POINT COMMONS		407	\$200/FF
70.00	171	202403263	NORTH POINT COMMONS		407	\$200/FF
68.00	171	2023R10268	NORTH POINT COMMONS		407	\$200/FF
68.00	171	2023R18320	NORTH POINT COMMONS		407	\$200/FF

# Real Estate Summary Sheet

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

09/30/2024 2:18 PM

<b>Parcel:</b>	41 171 014 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS		
<b>Owner's Name:</b>	SHARP HOLLY	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS		
<b>Property Address:</b>	12201 MATTHEWS ST CARELTON, MI 48117	<b>Taxable Status</b>	TAXABLE		
<b>Liber/Page:</b>	2022R20969	<b>Created:</b>	//	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Active:</b>	Active	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.				
<b>Topography:</b>	Level, Landscaped				
<b>Mailing Address:</b>	<b>Description:</b>				
SHARP HOLLY 12201 MATTHEWS ST CARELTON MI 48117	NORTH POINT COMMONS SITE CONDOMINIUM UNIT 14				

## Most Recent Sale Information

Sold on 09/26/2022 for 300,000 by THE TARCZYNSKI FAMILY TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2022R20969

## Most Recent Permit Information

Permit B11-1907 on 06/20/2011 for \$0 category FENCE.

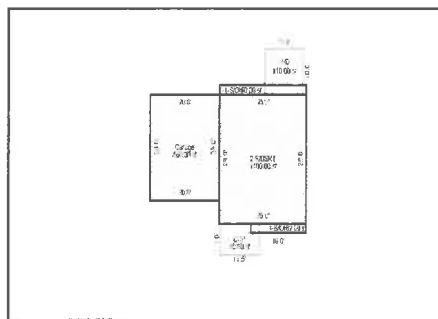
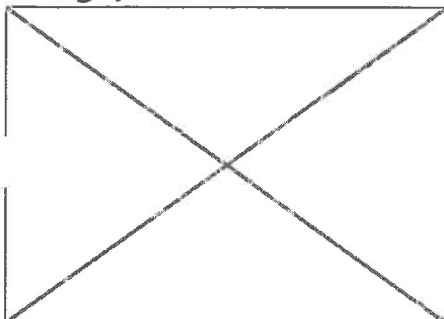
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	130,900	<b>2024 Taxable:</b>	103,950	<b>Acreage:</b>	0.20
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	80.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	110.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2005  
Occupancy: Single Family  
Class: C  
Style: 2-STORY  
Exterior: Brick/Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,482  
Ground Area: 700  
Garage Area: 460  
Basement Area: 700  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/30/2024 2:18 PM

<b>Parcel:</b>	41 171 027 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	HALE JOSEPH E	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	12440 HANNAH LN CARLETON, MI 48117	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2022R15740	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Underaround Utils.	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	171 NORTH POINT COMMONS
<b>Mailing Address:</b>		<b>Description:</b>	
HALE JOSEPH E 12440 HANNAH LN CARLETON MI 48117		NORTH POINT COMMONS SITE CONDOMINIUM UNIT 27	

## Most Recent Sale Information

Sold on 07/22/2022 for 290,000 by TAYLOR COURTNEY E.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2022R15740

## Most Recent Permit Information

Permit B24-0020 on 03/20/2024 for \$12,000 category REROOF.

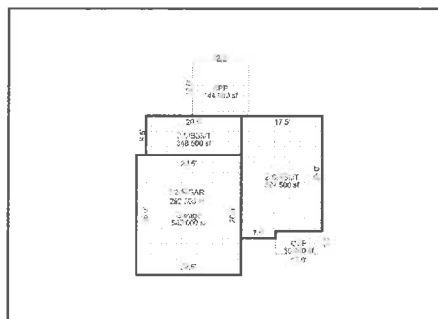
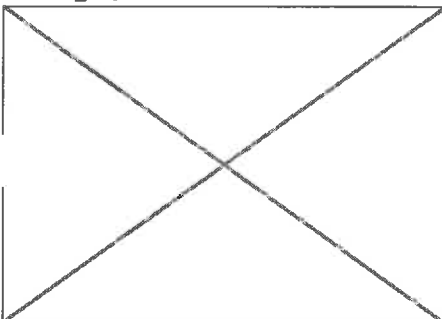
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	152,400	<b>2024 Taxable:</b>	120,645	<b>Acreage:</b>	0.20
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	47.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	114.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2006  
Occupancy: Single Family  
Class: C+5  
Style: 2-STORY  
Exterior: Brick/Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 150  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,687  
Ground Area: 624  
Garage Area: 585  
Basement Area: 624  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/30/2024 2:18 PM

<b>Parcel:</b>	41 171 035 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	TWORK THOMAS II & AMANDA	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	12445 SPENSER LN CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2022R19570	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	171 NORTH POINT COMMONS
<b>Mailing Address:</b>	TWORK THOMAS II & AMANDA 12445 SPENSER LN CARLETON MI 48117	<b>Description:</b>	NORTH POINT COMMONS SITE CONDOMINIUM UNIT 35

## Most Recent Sale Information

Sold on 09/07/2022 for 305,000 by KULL MARK & JESSICA.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2022R19570

## Most Recent Permit Information

Permit B07-1681 on 06/08/2007 for \$0 category ADDITION.

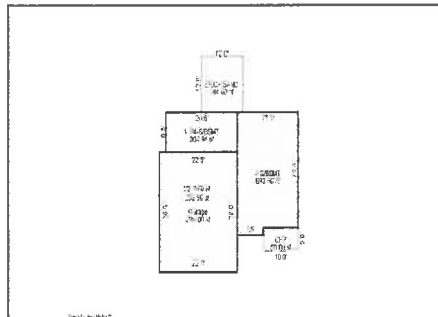
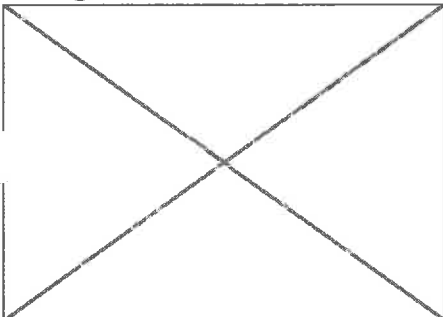
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	134,800	<b>2024 Taxable:</b>	106,785	<b>Acreeage:</b>	0.19
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	54.6
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	105.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2006  
Occupancy: Single Family  
Class: C+5  
Style: 2-STORY  
Exterior: Brick/Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 150  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,491  
Ground Area: 621  
Garage Area: 585  
Basement Area: 621  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/30/2024 2:18 PM

<b>Parcel:</b>	41 171 040 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS		
<b>Owner's Name:</b>	PAINTER RYAN	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS		
<b>Property Address:</b>	12361 SPENSER LN CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE		
<b>Liber/Page:</b>	202403263	<b>Created:</b>	//	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Active:</b>	Active	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.				
<b>Topography:</b>	Level, Landscaped				
<b>Mailing Address:</b>	<b>Description:</b>				
PAINTER RYAN 12361 SPENSER LN CARLETON MI 48117	NORTH POINT COMMONS SITE CONDOMINIUM UNIT 40				

## Most Recent Sale Information

Sold on 03/07/2024 for 365,000 by MILLER MICHAEL I & SHELBY R.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 202403263

## Most Recent Permit Information

Permit 1428 on 10/18/2004 for \$0 category HOME.

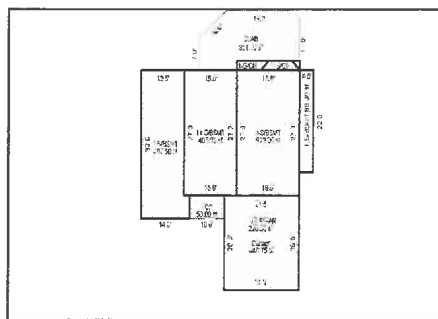
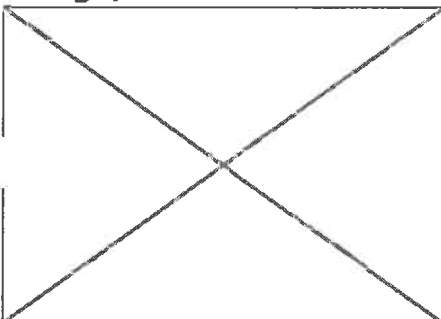
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	189,200	<b>2024 Taxable:</b>	146,199	<b>Acreage:</b>	0.17
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	70.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	102.9

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2005  
Occupancy: Single Family  
Class: C+10  
Style: 2-STORY  
Exterior: Brick/Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,147  
Ground Area: 1,387  
Garage Area: 441  
Basement Area: 1,387  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch





# Real Estate Summary Sheet

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

09/30/2024 2:18 PM

<b>Parcel:</b>	41 171 061 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	JONES CAMERON & WHEELER HAYLEY	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	12277 HANNAH LN CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2023R10268	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	171 NORTH POINT COMMONS
<b>Mailing Address:</b>	JONES CAMERON & WHEELER HAYLEY 12277 HANNAH LN CARLETON MI 48117	<b>Description:</b>	NORTH POINT COMMONS SITE CONDOMINIUM UNIT 61

## Most Recent Sale Information

Sold on 06/26/2023 for 252,000 by WILSON NICHOLAS & SCHULTZ LAUREN.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2023R10268

## Most Recent Permit Information

Permit B06-1637 on 10/14/2006 for \$0 category HOME.

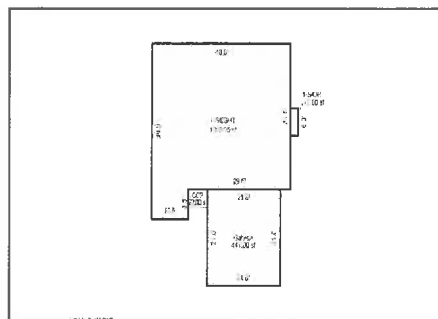
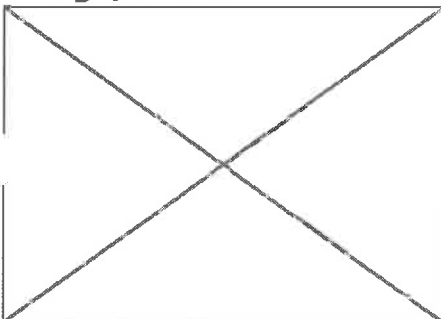
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	109,900	<b>2024 Taxable:</b>	109,900	<b>Acres:</b>	0.17
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	68.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	108.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2007  
Occupancy: Single Family  
Class: C  
Style: 1-STORY  
Exterior: Brick/Siding  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 150  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,340  
Ground Area: 1,328  
Garage Area: 441  
Basement Area: 1,328  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/30/2024 2:18 PM

<b>Parcel:</b>	41 171 076 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	LINGE CASEY	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	12346 SPENSER LN CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2023R18320	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	171 NORTH POINT COMMONS
<b>Mailing Address:</b>		<b>Description:</b>	
LINGE CASEY		NORTH POINT COMMONS SITE CONDOMINIUM	
12346 SPENSER LN		UNIT 76	
CARLETON MI 48117			

## Most Recent Sale Information

Sold on 12/11/2023 for 355,000 by GORETSKI KAREN R.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2023R18320

## Most Recent Permit Information

Permit B24-0005 on 03/04/2024 for \$8,300 category FENCE.

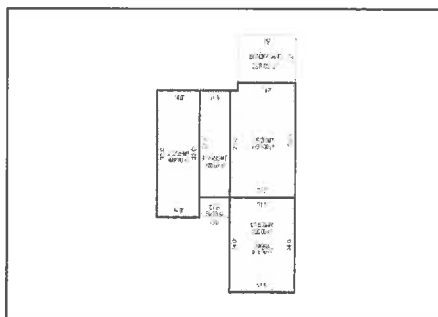
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	192,900	<b>2024 Taxable:</b>	192,900	<b>Acres:</b>	0.17
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	68.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	108.0

## Improvement Data

# of Residential Buildings: 1  
 Year Built: 2005  
 Occupancy: Single Family  
 Class: C+10  
 Style: 2-STORY  
 Exterior: Brick/Siding  
 % Good (Physical): 82  
 Heating System: Forced Heat & Cool  
 Electric - Amps Service: 200  
 # of Bedrooms: 4  
 Full Baths: 2 Half Baths: 1  
 Floor Area: 2,212  
 Ground Area: 1,336  
 Garage Area: 516  
 Basement Area: 1,336  
 Basement Walls: Poured  
 Estimated TCV: Tentative

## Image/Sketch



North Pointe Commons ECF Analysis One Story

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 171 003 00	12419 MATTHEWS ST	09/01/23	\$277,000	WD	03-ARMIS LENGTH	\$277,000	\$115,900	41.84
41 171 061 00	12277 HANNAH LN	06/26/23	\$252,000	WD	03-ARMIS LENGTH	\$252,000	\$104,100	41.31
<b>Totals:</b>			<b>\$529,000</b>			<b>\$529,000</b>	<b>\$220,000</b>	

Sale. Ratio => 41.59  
Std. Dev. => 0.38

North Pointe Commons ECF Analysis Two Story

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 171 014 00	12201 MATTHEWS ST	09/26/22	\$300,000	WD	03-ARMIS LENGTH	\$300,000	\$98,000	32.67
41 171 027 00	12440 HANNAH LN	07/22/22	\$290,000	WD	03-ARMIS LENGTH	\$290,000	\$95,800	33.03
41 171 035 00	12445 SPENSER	09/07/22	\$305,000	WD	03-ARMIS LENGTH	\$305,000	\$100,500	32.95
41 171 040 00	12361 SPENSER	03/07/24	\$365,000	WD	03-ARMIS LENGTH	\$365,000	\$142,300	38.99
41 171 076 00	12346 SPENSER	12/11/23	\$355,000	WD	03-ARMIS LENGTH	\$355,000	\$145,400	40.96
<b>Totals:</b>			<b>\$1,615,000</b>			<b>\$1,615,000</b>	<b>\$582,000</b>	

Sale. Ratio => 36.04  
Std. Dev. => 3.95

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$236,692	\$14,459	\$262,541	\$228,870	1.147	1,384	\$189.70	171	0.8273
\$212,346	\$12,494	\$239,506	\$205,821	1.164	1,340	\$178.74	171	0.8273
<b>\$449,038</b>		<b>\$502,047</b>	<b>\$434,691</b>			<b>\$184.22</b>		<b>0.0439</b>
E.C.F. =>		1.155		Std. Deviation=>		0.01169944		
Ave. E.C.F. =>		1.155		Ave. Variance=>		0.8273		Coefficient of Var=>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$252,965	\$14,366	\$285,634	\$204,806	1.395	1,482	\$192.74	171	16.4409
\$296,394	\$12,466	\$277,534	\$243,715	1.139	1,687	\$164.51	171	9.1483
\$261,285	\$12,894	\$292,106	\$213,211	1.370	1,491	\$195.91	171	13.9784
\$369,016	\$12,540	\$352,460	\$305,988	1.152	2,147	\$164.16	171	7.8372
\$376,358	\$16,227	\$338,773	\$309,125	1.096	2,212	\$153.15	171	13.4339
<b>\$1,556,018</b>		<b>\$1,546,507</b>	<b>\$1,276,845</b>			<b>\$174.10</b>		<b>1.9054</b>
E.C.F. =>		1.211		Std. Deviation=>		0.14064865		
Ave. E.C.F. =>		1.230		Ave. Variance=>		12.1677		Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1-STORY	\$9,943	NORTH POINT COMMONS	407	82
1-STORY	\$9,994	NORTH POINT COMMONS	407	83

0.71601362

Building Style	Land Value	Land Table	Property Class	Building Depr.
2-STORY	\$11,866	NORTH POINT COMMONS	407	82
2-STORY	\$9,966	NORTH POINT COMMONS	407	82
2-STORY	\$10,394	NORTH POINT COMMONS	407	82
2-STORY	\$10,040	NORTH POINT COMMONS	407	82
2-STORY	\$9,994	NORTH POINT COMMONS	407	82

9.890481467