

Farmington Observer

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opinion

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Smaller homes? Most callers say nix

Today's Oral Quarrel asked readers how they felt about developers building smaller homes in subdivisions where larger homes already exist. Following are the answers:

I should say not.

No way do I want small house next to my house.

I think it will keep values up because subdivisions with larger homes that aren't filled up will never be filled up if they have to build the same size houses. They are too expensive to build, those large houses — just too expensive to build.

I don't know why it would affect the property value. Some of the ranch homes are as big as the other homes. In my opinion, I prefer a ranch. How can I afford to heat anything other than a ranch?

These small houses are made of the same cheap aluminum and plywood as the large ones are made of. The only difference between them is the square footage and no value outside of that whatsoever, so there shouldn't be any control.

If the bigger houses are worth what I say, then why would smaller houses make them of less value? Smaller houses can cost just as much as larger houses. That's the thing I just don't understand. If your house is worth that much, why would smaller houses bring down the property value?

I feel this will have an unfavorable impact on property values. Most subdivisions advertise as having a certain type of home in them, in size and quality. And certain quality and minimum

size should be enforced. People who own larger homes will continue to pay high taxes while the smaller homes will benefit from the whole atmosphere of the higher-priced subdivisions.

A person will be lucky to build any size house.

I think the subdivisions will be critically damaged by this. I don't mind smaller homes, but they should be in a subdivision with all smaller homes.

I feel that smaller houses should not be built in subdivisions where they already have larger, more expensive houses. I feel it will only lower the value of the larger, more expensive houses, and it isn't fair to those people who have already spent a large amount of money on their house.

Give the homeowner a break. We buy our property so that we can make a good investment and, if we need to, sell the home and make a profit. When you do this sort of thing, it is hurting the poor homeowner.

I don't really feel that the property value will be affected that much if the houses are built within the restrictions that are required by the subdivision. Also some of these older subdivisions, I don't think will be hurt either, homes that are 20 years older.

I feel property values will be adversely affected by this type of development.

I think it would be a bad thing that would happen, and if anything that has happened to the Novi subdivisions, with those ranches that went up, the people in most of the subdivisions will cause a big ruckus. It just isn't right. We have invested a lot of money into our home.

The opinion in this neighborhood is "No way, Jose."

I feel this is totally wrong, and I don't know how the builders were given permission to build smaller homes with the more expensive homes already built. I think it is totally wrong. I am totally against it.

I feel it is obvious that the property values of the more expensive homes will go down. There is no question about it. I would hope that Farmington Hills would consider this if they are going to make a rule about it. No question that the property value of the larger home will go down.

I think the property value in all subdivisions will be decreased by smaller and cheaper homes going in.

Absolutely not. After working myself up to a large home and lot and paying taxes on same, in comes a developer and wants to put smaller homes in the same subdivision. Where is my protection on my investment and taxes I have paid? Where are the officials that took my money? Hang the courts, where does it state that anyone and everyone has a right without restrictions to live anywhere without regard to standards.

Without a question. The value will be decreased because there is a thing called consistency of use, and if you change from that consistency of use, all you will find is decreasing values. Yes, smaller homes bring the value down. It is very simple economic principle.

Terribly. If our city fathers want this, then the real estate taxes should be based on whatever the smallest home in the subdivision is paying and not based on square footage.

We have put effort and money for years in our home, and we want that value to stay up and not have any

cheap houses pushing in on us and lowering the value of our property.

It will make all of our property values of already established homes go down. That is why 130 people went to the council meeting the other night. All the Realtors have told us that it's true.

I think it would obviously bring down the value of the larger homes. This is basically due to the overall appearance of the area. A too wide variance causes a hedgehog effect in the subdivision, and it detracts from the overall appearance of the neighborhood.

The heck with property values, whatever happened to the four freedoms of the United States? People don't have any rights to do anything that they want anymore.

The smaller houses today cost more than those larger houses that were built five or 10 years ago. Before those, houses were bought for \$50,000, \$60,000 or \$70,000. Today, you only get a small house for \$100,000. So what do the other people expect? People have to have housing.

Building small homes on small lots will definitely lower property values and encourage an influx of people of lower caliber. We will fight to prevent this. We have worked too hard and too long for the homes we love and the neighborhood we respect.

Property values will not be affected at all.

I am very much opposed to it. I feel it will deter the value of our property. My house will not be worth as much. I came out here because I wanted a more exclusive neighborhood. I do not approve of smaller homes.

I don't think they should be building smaller homes in subdivisions that

oral quarrel

have bigger homes or else you are going to have something that looks like a ghetto like Kendallwood subdivision.

I definitely think it will decrease the value of the existing homes. I am very much against it.

I think the larger homes will depreciate in value. There is no question about it that if I wanted to build a small house, I would look for a big subdivision so my small house would be raised in value. All the houses in an area usually average out to a certain value. I am definitely against smaller homes being put with larger homes.

It will affect the large homes. Their taxes then will be lowered. It will hurt all Farmington Hills if you are going to build small homes. Why do that? If that was an agreement on larger homes, that is the way it should be.

I do feel the overall property value of the bigger homes will go down.

I don't believe that there is any question that homes and property are going to be negatively affected by building smaller homes in subdivisions that have larger ones. Maybe the only question is not whether property values will be hurt but a question of how much they will be hurt.

Building small homes in subdivisions with expensive homes may lower the

value of these homes. But it should be encouraged because, it seems in the long run, it would help the housing industry and therefore the American economy.

I feel that building smaller homes in with larger homes has a great effect on the property value, and it is only for the success of the profiteers. There is nothing else involved. It's too bad that something like this is allowed to happen, and I feel that our rights are being taken away from us. This is sad news, for sure.

No, I am not for it; I am very negative on it.

We are violently opposed to building substandard homes in subdivisions. The prospective builder requested approval of the zoning board to build on the nice Springbrook planning lots. He told them he was planning customized ranches.

I believe that smaller homes should not be built in any of these subdivisions in this area at all, and I think the developers and builders are just trying to make themselves a buck and they don't care about anybody else.

Definitely against it.

The larger homes will suffer. They will go down in value.

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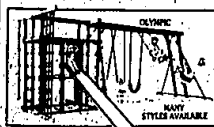
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