

PROPOSAL FOR ASBESTOS and ENVIRONMENTAL SURVEY

Project: 2017HHF2- Asbestos Survey 2

Published February 1st, 2018

For the Muskegon County Land Bank, Muskegon MI

The Muskegon County Land Bank is accepting qualifications and proposals for Asbestos Surveying and Monitoring of Abatement for 26 properties as part of the Hardest Hit Funding blight elimination program. Sealed Proposals clearly marked with "Asbestos Survey" will be accepted at the **Muskegon County Land Bank**, 173 East Apple Avenue, Suite 104. Muskegon, Michigan 49442 until 3:00 p.m. February 16th, 2018.

Voluntary Pre- Bid meeting on February 9th, 2018 @ 2:00PM, at the Muskegon Heights City Hall, 2724 Peck Street, Muskegon Heights, MI 49444

Bids will be opened and tabulated on February 16th, 2018, at 3:15 p.m., the bid will be awarded at a later date (approximately February, 20th, 2018).

Contractor is an: Individual _____ Partnership _____ Corporation _____ Firm _____

Company Name: _____

By: _____

Title: _____

Address: _____

City: _____ State: _____

Phone Number: _____

**Section I.
Bid Certification
(Page 1 of Bid Document)**

I certify that this bid is made without prior understanding, agreement, or connection, with any corporation, firm, or person, submitting a bid for the same materials, supplies, equipment, or service. That it meets, or exceeds, all specifications contained herein, and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of state and federal law and can result in fines, prison sentence, and civil damage awards. I agree to abide by all conditions of this bid, all specifications as stated, and certify that I am authorized to sign for the bidder.

Bidder: _____

Street Address: _____

City/State/Zip Code _____

Phone Number: _____

FAX: _____

E- Mail: _____

Date Certified: _____

Total Bid Amount Not Exceed: _____

Bid Breakdown

Survey & Sampling of site structures total: _____

Lab analysis total: _____

Estimated total number of samples total _____

Report writing / admin costs total _____

Signature: _____ **Title:** _____

CONFLICT OF INTEREST DISCLOSURE FORM

(Page 2 of Bid Document)

For purposes of determining any possible conflict of interest, all bidders/proposers must disclose if any County of Muskegon employee(s), elected officials(s), or if any of its agencies are also an owner, corporate officer, agency, employee, etc., of their business.

Indicate either "yes" (a city employee or county, elected official, or employee is also associated with your business), or "no." If yes, give person(s) name(s) and position(s) with your business.

YES _____

NO _____

NAME(S)

POSITION(S)

FIRM NAME: _____

BY (PRINTED): _____

BY (SIGNATURE): _____

TITLE: _____

ADDRESS: _____

PHONE NO. _____

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY AND VOLUNTARY EXCLUSION**

(Page 3 of Bid Document)

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 13 CFR Part 145. The regulations were published as Part VII of the May 26, 1988, *Federal Register* (pages 19160-19211).

Bidder certifies to the best of its knowledge and belief, that it and its principals:

(a) Are are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) Have have not within a three-year period preceding award of this bid been convicted of, or had a civil judgment rendered against them, for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or Local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are are not presently indicted for or otherwise criminally charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (b) above; and

(d) Have have not within a three-year period preceding bid had one or more public transactions (Federal, State or Local) terminated for cause or default.

Bidder Signature

Date

Typed or Printed

Company Name

Muskegon County Land Bank Muskegon, Michigan (hereinafter referred to as “Local Governmental Unit” or “Applicant”),.

The Local Governmental Unit requires asbestos removal to be performed for the purpose of preparing structures for demolition in connection with the above-identified project, and require asbestos surveys to identify asbestos containing material (ACM) and environmentally hazardous substances.

The Local Governmental Unit seeks competitive bids from licensed contractors willing to perform the work required in accordance with standards and criteria set forth by the United States Department of Environmental Protection Agency, State of Michigan Department of Environmental Quality, and pursuant to the terms provisions and conditions listed in the request for bids.

1. The Contractor agrees to furnish all tools, labor, and materials for the proposed asbestos surveying in accordance with all applicable plans, specifications, codes, and ordinances of the municipal subdivisions in which work is to occur, Michigan, asbestos Statutes and Rules (published by the State of Michigan), 40 CFR Parts 61 and 763, NESHAP, and any other Federal Regulations. Work to be performed includes the following:
 - Locate and identify suspected asbestos containing materials (ACM) in each structure located at the addresses listed as Exhibit “A”.
 - Taking an adequate number of samples to identify/confirm ACM.
 - Suspect materials will be sampled and analyzed in an accredited lab.
 - Provide a written report for each property location on the samples taken, room location, and it’s area, the type of ACM, the percentage and quantity, and other pertinent information for the requirements of an Asbestos Survey.
 - Provide written specifications for required asbestos abatement procedures.
 - Verifying the removal of ACM as outlined in your survey report through inspection and providing clearance reports following completion if requested.
 - All suspected ACM must be sent for testing.
 - Roofing materials believed to be ACM must be tested to confirm.
 - Clearly, mark and number the location where suspected ACM has been samples have been taken in the structure.
2. In lab samples identified as asbestos containing less than 5% asbestos, light microscopy techniques shall be point counted to determine a more accurate percentage of asbestos contained in the material.
3. Contractor shall identify and document any other known hazardous substances including, but not limited to: mercury, oils, gasoline, tires, biohazards, etc. (two properties have only this task)
4. Payment for work completed shall be based on the awarded bid amount. All bids are on a “not to exceed” basis; changes in the scope of work will take the form of written preapproved amendments.

Payment for work completed shall be based on:

 - a) Labor and materials required for adequate surveying and sampling of any structures purchased by the Local Governmental Units as part of the Hardest hit blight program.

- b) Lab analysis of samples submitted.
5. Non-adherence to bid specifications in the submission of required bid documents may cause the entire bid to be considered non-responsive and may be thrown out.
 6. Bid evaluations will be made individually. Price will not be the sole determining factor in this award. Other criteria as listed in "Bid Award Criteria" below will be considered, as well as any other factors, that the Applicant determines may affect the suitability of the bid for their requirements. A Contractor's submission of a bid constitutes their acceptance of the evaluation technique and their recognition and acceptance that the Applicant will use subjective judgment.
 7. Award of the bid shall be made to the lowest and best responsive and responsible Bidder(s) meeting the specification set forth herein. In addition to the quoted price, the following is a substantial list (in no particular order of importance) of the criteria that will be used in our determination of Bidder's responsibility and suitability:
 - Satisfactory experience in the timely completion of asbestos surveys;
 - Company's reputation and financial status;
 - Past experience and service provided by the bidder to the Applicant;
 - Favorable references from firms with projects of similar scopes that indicate that the bidder has the ability to carry out the services and provide the products specified;
 - Company's ability to meet the Applicant's insurance and bonding requirements;
 - Strength of bidder's hiring and training programs;
 - Company's ability to immediately fully staff the project with certified, licensed staff; and,
 - The strength of the company's safety program and history.

The Applicant reserves the right to accept or reject any or all bids; to request rebids; to waive irregularities and technicalities in bids, such as shall best serve its requirements and interests. If determined that a contract for some or the entire project should be awarded, the process of awarding the Contract shall be as follows:

- The Applicant shall determine which bidder has submitted the lowest and most responsive and responsible bid, who has best met the bid criteria as set out above and make its recommendation to the Muskegon County Land Bank.
 - The Muskegon County Land Bank shall award the contract and authorize the Board Chairman to sign this contract on behalf of the Applicant
 - The Applicant issues a "Notice to Proceed" to the contractor. The Notice to Proceed shall constitute authorization for the Contractor to commence the work.
8. If the Applicant determines that all the bids received should be rejected, the bidders shall be notified by the Applicant accordingly. At that point, the Applicant may, or may not, re-bid the project
 9. The Contractor will be paid for all items satisfactorily completed. Such payment will be full compensation for asbestos surveying, all permits, licenses, inspections, sampling, lab analysis, for complying with all laws, rules, regulations and ordinances, including safety, and for

furnishing all materials, equipment, and labor to complete the work in accordance with these plans and specifications.

10. Contractors shall familiarize themselves with the specifications and conditions which will affect the project. It will be the responsibility of the Contractor to make a personal examination of the job site and the physical conditions which may affect his bidding and performance under the contract.
11. The work shall commence within ten (10) days after being notified of the award and asbestos survey filed work shall be **completed** within 20 calendar days of notification. Calendar days excluding National Holidays.
12. All complete reports are due in digital PDF format on Wednesday March 28th, 2018
13. All reports shall be submitted in PDF format with a searchable text format.
14. Failure to have all reports submitted by Wednesday March 28th, 2018, by 5:00 PM in the required format shall result in a \$100 day penalty for each day reports are past due.
15. Payment shall be requested in writing by the Contractor on a properly executed claim or bill. Payment will be made to the Contractor within thirty (30) days after the submittal of an invoice.
16. Contractor may request up to two progress payments for work completed based upon completed reports submitted at the time of invoice.
17. The Contractor shall not begin work on any surveying until after the contract has been approved by the Local Governmental Units.
18. Contractor shall provide evidence of having comprehensive liability insurance with policy limits of \$1,00,000.00 or more at the time of the bid submission.
19. Contractor shall provide proof evidence of worker's compensation insurance at the time of bid
20. A bid bond totaling equal to 10% of the amount of the total bid must be included with the applicant's bid package.
21. Subcontracting of sampling or field work is prohibited. (This is not meant to include lab analysis.)
22. Contractor shall conduct surveys and inspections in accordance with Federal State and Local standards.
23. Upon awarding of the bid, contractor must provide a performance bond equal to the amount of the awarded bid within five (5) business days of notification of award. Failure to do so will disqualify bidder.
24. The content of pages five (5) through nine (9) of this bid document shall be included in any standard contract provided by the contractor by reference.

25. Any provision between pages five (5) through nine (9) of this document conflicting with the contract provided by the contractor shall supersede the contractor agreement.
26. Any agreements to deviate from specifications outlined in this document must be done in writing and agreed upon in writing as a contract amendment. The amendment shall be outlined separate from this document and any standard contractor document, signed and agreed upon in advance.
27. During the performance of this Contract, the Contractor for itself, its assignees and successors in interest agrees to comply with the anti-discrimination laws of the State of Michigan
28. Government-Mandated Provisions: Because this project activity is funded in whole or in part by the Federal Government, or an Agency thereof, Federal Law requires that the Applicant's contracts relating to the project include certain provisions. Depending upon the type of work or services provided and the dollar value of the resultant contract, some of the provisions set forth in this Section may not apply to the Contractor or to the work or services to be provided hereunder; however, the provisions are nonetheless set forth to cause this Contract to comply with Federal Law. Parenthetical comments in the following paragraphs are taken from 44 CFR § 13.36(i).

- A. Remedies. In the event that the Contractor defaults in the performance or observance of any covenant, agreement, or obligation set forth in this Agreement, and if such default remains uncured for a period of 10 days after notice of default has been given by Applicant to Contractor, then Applicant may take any one or more of the following steps, at its option:
 - a. by mandamus or other suit, action, or proceeding at law or in equity, require Contractor to perform its obligations and covenants hereunder, or enjoin any acts or things which may be unlawful or in violation of the rights of the Applicant hereunder, or obtain damages caused to the Applicant by any such default;
 - b. have access to and inspect, examine, and make copies of all books and records of Contractor which pertain to the project;
 - c. Make no further disbursements, and demand immediate repayment from Proposer of any funds previously disbursed under this Agreement;
 - d. Terminate this Agreement by delivering to Contractor a written notice of termination; and/or
 - e. take whatever other action at law or in equity may be necessary or desirable to enforce the obligations and covenants of Contractor hereunder, including but not limited to the recovery of funds.

No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage, or waive the right of Applicant to enforce the same or to obtain relief against or recover for the continuation or repetition of such breach or violation or any similar breach or violation thereof at any later time or times. In the event that Applicant prevails against Contractor in a suit or other

enforcement action hereunder, Contractor agrees to pay the reasonable attorneys' fees and expenses incurred by Applicant.

B. Termination for Cause and for Convenience. The applicant may choose to terminate this Agreement at any time by delivering to Contractor written notice of intent to terminate five (5) business days advance .

C. Contractor shall comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR Chapter 60). (Applies to all construction contracts awarded in excess of \$10,000 by grantees and their contractors or subgrantees)

D. Contractor shall comply with the Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR Part 3). (Applies to all contracts and subcontracts for construction or repair)

F. Contractor shall comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330) as supplemented by Department of Labor regulations (29 CFR Part 5). (Applies to construction contracts awarded by grantees and subgrantees in excess of \$2,000, and in excess of \$2,500 for other contracts which involve the employment of mechanics or laborers)

G. Patent Rights and Copyrights: With respect to any discovery or invention which arises or is developed in the course of or under this Agreement, Contractor is responsible for complying with requirements pertaining to patent rights, as defined by the awarding agency. With respect to any publication, documents, or data that arises or is developed in the course of or under this Agreement, the Contractor is responsible for complying with requirements pertaining to copyright, as defined by the awarding agency.

H. Access to Documents: Contractor shall exercise best efforts to maintain communication with Applicant's personnel whose involvement in the project is necessary or advisable for successful and timely completion of the work of the project, including, but not limited to the closing of specific transactions. Communications between the parties shall be verbal or in writing, as requested by the parties or as dictated by the subject matter to be addressed. During the term of this Agreement and for the ensuing record-retention period, Contractor shall make any or all project records available upon reasonable request, and in any event within two (2) business days of request, to Applicant, US Department of Housing and Urban Development, the Comptroller General of the United States, and any other agency of State or Federal government, or the duly authorized representatives of any of the foregoing, that has provided funding or oversight for the project, for the purpose of making audit, examination, excerpts and/or transcriptions. For purposes of this section, "records" means any and all books, documents, papers, and records of any type or nature that are directly pertinent to this Agreement. Contractor agrees to furnish, upon termination of this Agreement and upon demand by the Applicant,

copies of all basic notes and sketches, charts, computations, and any other data prepared or obtained by the Contractor pursuant to this Agreement, without cost and without restrictions or limitation as to the use relative to specific projects covered under this Agreement. In such event, the Contractor shall not be liable for the Applicant's use of such documents on other projects.

I. Retention of Documents: Contractor shall maintain all project records for a minimum period of three (3) years after the date of final payment for services rendered under this Agreement.

J. The Contractor shall comply with all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act (42 U.S.C. 1857(h)), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR Part 15). (Applies to contracts, subcontracts, and subgrants of amounts in excess of \$100,000)

K. Energy Efficiency Standards: The Contractor shall comply with mandatory standards and policies relating to energy efficiency that are contained in the State Energy Conservation Plan issued pursuant to the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871). [53 FR 8078, 8087, Mar. 11, 1988, as amended at 60 FR 19639, 19645, Apr. 19, 1995].

Bid Submission

The following information must be included in the bid package. Any omission of the requested information may cause you to forfeit the bid.

Page 0:	Cover Page
Page 1:	Bid certification
Page 2:	Conflict of interest disclosure form
Page 3:	Certification regarding debarment and suspension
Page 4:	Copy of applicable asbestos licenses
Page 5:	Proof of comprehensive liability insurance
Page 6:	Proof of workers compensating insurance
Page 6:	Proof of Bid Bond
Page 7:	Exhibit "A" List of properties
Page 8:	Exhibit "B" Cost breakdowns.
Pages 9+:	Business History/ Experience in Deconstruction and Demolition. Project list references, with contact person's name and telephone numbers.

EXHIBIT "A"
LISTING OF PROPERTY ADDRESSES

This project includes the following addresses (all properties are within Muskegon County).

Muskegon Heights

2332 Riordan
2204 Hoyt
3205 Sanford
2340 6th
2905 9th
3135 7th
3219 Sanford
3213 Glendale
2521 Baker
29 E Lincoln Ave
307 E Columbia Ave
3327 7th
2216 5th St
2933 Jefferson
3019 Peck
3122 Sanford
3205 Sanford
3301 6th
55 W Oakwood

Muskegon

1725 Wood
1699 Pine
629 Allen
750 Amity
1773 Superior
452 Amity
1617 Smith

EXHIBIT "B"

BID TABULATIONS

(complete one sheet per address)

Having examined the specifications and related documents and the sites of the proposed work, and being familiar with all of the conditions surrounding the work of the proposed project, including the availability of labor, materials, and equipment, licenses and permits, the undersigned hereby proposes to perform in accordance with this Request for Bid and the prices stated. Contractor agrees to commence work under this contract on a date specified in a written "Notice to Proceed", and complete the work in the time allotted.

Item #	Description	Estimated Hours	\$ per hour	TOTAL COST
1	Survey & Sampling of site structures			
		Estimated No of Samples	\$ per sample	
2	Lab analysis			
		Estimated Hours	\$ per hour	
3	Report preparation			
Total cost this address, not to exceed:				\$0.00

Address:

Contractor:

By: _____

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAMEY DELQUIST E	COUNTY OF MUSKEGON TREASURER	0	04/12/2016	JUD	TAX REVERTED	4087/474	DEED	0.0
MUSKEGON COUNTY TREASURER	RAMEY DELQUIST E	600	09/26/2012	QC	QUIT- CLAIM	3928/304	DEED	0.0
TREPTOW GARRY L	MUSKEGON COUNTY TREASURER	0	04/02/2012		FORECLOSURE	3914/226	DEED	0.0
KFJ PROPERTIES LTD LLC	TREPTOW GARRY L	0	03/09/2011	QC	QUIT-CLAIM	3873/539	DEED	100.0

Property Address	Class: 710.EXEMPT LAND BA	Zoning: R1-RES	Building Permit(s)	Date	Number	Status
29 E LINCOLN AVE	School: MUSKEGON HEIGHTS SCHOOLS			04/24/2007	H-59-07	
	P.R.E. 0%			07/23/1998	H-94-98	
Owner's Name/Address	MAP #: 26-000-269-010			06/09/1998	B-160-98	
MUSKEGON COUNTY LAND BANK 173 E APPLE AVE STE 104 MUSKEGON MI 49442	2018 Est TCV 0 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 00009.YELLOW							
HT4300 BLK 269 LOT 1 MUSKEGON IMPROVEMENT CO'S ANNEX #1			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			YELLOW	49.00	100.00	1.0000	1.0000	60 100		2,940
			49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 2,940							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
CEJ	11/30/1998	REVIEWED	2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
ROB	09/04/2012	REVIEWED	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2016	1,500	3,500	5,000			5,000S
			2015	1,500	4,200	5,700			5,700S

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 128	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1 STY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 1915	Remodeled 1998	Ex	X	Ord		Min	Size of Closets			Class: D Effec. Age: 55 Floor Area: 922 Total Base Cost: 47,176 Total Base New : 65,103 Total Depr Cost: 14,648 Estimated T.C.V: 7,397						
Condition: Average		Lg	X	Ord		Small	Doors: Solid X H.C.			CntyMult X 1.380 E.C.F. X 0.505						
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric 100 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Mich Bsmnt. 49.37 -4.31 0.66 670 30,632 1 Story Siding Slab 49.37 -9.64 0.66 252 10,178 Other Additions/Adjustments Rate Size Cost (14) Water/Sewer Public Water 912.00 1 912 Public Sewer 912.00 1 912 (16) Porches WGEP (1 Story), Standard 35.48 128 4,541 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 50/100/22.5, Depr.Cost = 14,648 ECF (YELLOW) 0.505 => TCV of Bldg: 1 = 7,397						
(1) Exterior		X	Plaster				No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few						
X	Wood/Shingle Aluminum/Vinyl Brick Composition Insulation	(7) Excavation Basement: 670 S.F. Crawl: 0 S.F. Slab: 252 S.F. Height to Joists: 0.0		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:									
X	Many Avg. Few		Large Avg. Small	X												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:												
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle															
Chimney: Brick																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	11/29/2016	QC	QUIT- CLAIM	4105/515	DEED	0.0
PROGRESSIVE HOLDING CO LLC	COUNTY OF MUSKEGON TREASUR	0	04/29/2015	WD	TAX REVERTED	4054/44	DEED	0.0
MUSKEGON COUNTY TREASURER	PROGRESSIVE HOLDING CO LLC	700	10/17/2012	QC	QUIT- CLAIM	3928/325	DEED	0.0
CRACKER BOX LLC	MUSKEGON COUNTY TREASURER	0	04/02/2012		FORECLOSURE	3914/255	DEED	0.0

Property Address	Class: 710.EXEMPT LAND BA	Zoning: R1-RES	Building Permit(s)	Date	Number	Status
55 W OAKWOOD AVE	School: MUSKEGON HEIGHTS SCHOOLS			02/15/2006	SR-26-06	
Owner's Name/Address	P.R.E. 0%					
MUSKEGON COUNTY LAND BANK AUTHORIT 173 E APPLE AVE STE 104 MUSKEGON MI 49442	MAP #: 26-061-007-380					
	2018 Est TCV 0 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 00010.SOUTHWEST							
HT6890 CHAS M STEELE'S SUB'D BLK 7 E 36 FT OF LOTS 37 38 39 & 40			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			SOUTHWEST	36.00	100.00	1.0000	1.0000	70 100		2,520
			36 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =							2,520

Comments/Influences

- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



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Licensed To: County of Muskegon, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
CEJ	12/31/1998	REVIEWED	2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
RJ	08/25/2009	REVIEWED	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2016	0	0	0			0
			2015	1,300	8,300	9,600			9,600S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 98	Type WGEP (1 Story)	Year Built: 1955 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1 STY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost	
Yr Built 1935	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Rate			Bsmnt-Adj		Heat-Adj	
Condition: Average		Lg	X	Ord		Small	Many X Ave. Few			Other Additions/Adjustments			Rate		Size Cost	
Room List		(5) Floors		Kitchen: Hardwood Other: Carpeted Other: Tile			100 Amps Service			(14) Water/Sewer			Public Water Public Sewer		1 1,025 1 1,025	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Average Fixture(s)			(16) Porches			WGEP (1 Story), Standard		98 4,223	
(1) Exterior	X	Plaster					Ex. X Ord. Min			1 Story Siding			Basement		64.74 0.00 0.00 520 33,665	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 520 S.F. Crawl: 0 S.F. Slab: 162 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding			Slab		64.74 -11.49 0.00 162 8,627	
(2) Windows	Many Avg. Few		Large Avg. Small	(8) Basement			(13) Plumbing			(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)		240 5,952	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Base Cost			24.80		240 5,952	
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 33,855 ECF (SOUTHWEST) 0.443 => TCV of Bldg: 1 = 14,998						
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
Chimney: Brick																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIDENT ASSET MANAGEMENT L	COUNTY OF MUSKEGON TREASUR	0	04/12/2016	JUD	TAX REVERTED	4087/466	DEED	0.0
COUNTY OF MUSKEGON TREASUR	TRIDENT ASSET MANAGEMENT I	100	10/21/2013	QC	QUIT- CLAIM	4003/5	DEED	0.0
BERRY BLOSSOM E	COUNTY OF MUSKEGON TREASUR	0	04/01/2013	QC	FORECLOSURE	3950/212	DEED	0.0
SINGER GERALD E	BERRY BLOSSOM E	0	04/01/2009	LC	LAND CONTRACT	3837/536	DEED	0.0

Property Address	Class: 703.EXEMPT COUNTY	Zoning:	Building Permit(s)	Date	Number	Status
307 E COLUMBIA AVE	School: MUSKEGON HEIGHTS SCHOOLS			02/09/2009	H-16-09	
Owner's Name/Address	P.R.E. 0%					
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442	MAP #: 26-000-257-010					
	2018 Est TCV 0 TCV/TFA: 0.00					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 00007. SKY BLUE							
HT4015 THAT PART OF LOT 1 BLK 257 BEGIN AT NE CORNER OF SAID LOT 1 THENCE W 67.3 FT THENCE SLY 74.2 FT THEN NELY 102 FT TO PLACE OF BEGINNING & ENTIRE LOT 2 BLK 257 MUSKEGON IMPROVEMENT CO'S ANNEX #1	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
ASKING \$39,300 11/08			NEIGHBORHOOD #7	102.00	50.00	1.0000	1.0000	70	100	7,140
			102 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							7,140

Public Improvements

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
RLJ 09/30/1990	REVIEWED		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2016	3,600	6,100	9,700			9,700S
			2015	3,600	6,400	10,000			10,000S

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144	Type Brzwy, FW	Year Built: 1949 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall Paneled				Plaster Wood T&G													
Building Style: 1 STY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			CnlyMult		Bsmnt Garage:					
Yr Built 1930	Remodeled 0	Ex	X	Ord		Min				100	Amps Service				X	1.380				
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Other Additions/Adjustments			Rate		E.C.F.					
		Lg	X	Ord		Small				Many	X	Ave.		Few						
Room List		Doors: Solid X H.C.		(5) Floors			(13) Plumbing			(14) Water/Sewer			Rate		X 0.505					
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Frame Wall, Unfinished Garages Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 75/ 75/100/25.3, Depr.Cost = Functional Depreciation because of: OBSERVATION ECF (SKY BLUE)			912.00 912.00 22.25 18.05 -500.00 0.505 => TCv of Bldg: 1 =		1 1 144 440 1 1		912 912 3,204 7,942 -500 25,767 13,012			
(1) Exterior		(6) Ceilings		Ex. X Ord. Min			No. of Elec. Outlets			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																			
(2) Windows		Basement: 948 S.F. Crawl: 464 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Frame Wall, Unfinished Garages Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 75/ 75/100/25.3, Depr.Cost = Functional Depreciation because of: OBSERVATION ECF (SKY BLUE)			912.00 912.00 22.25 18.05 -500.00 0.505 => TCv of Bldg: 1 =		1 1 144 440 1 1		912 912 3,204 7,942 -500 25,767 13,012			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(13) Plumbing			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj		Size Cost	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Frame Wall, Unfinished Garages Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 75/ 75/100/25.3, Depr.Cost = Functional Depreciation because of: OBSERVATION ECF (SKY BLUE)			912.00 912.00 22.25 18.05 -500.00 0.505 => TCv of Bldg: 1 =		1 1 144 440 1 1		912 912 3,204 7,942 -500 25,767 13,012			
(3) Roof		(9) Basement Finish		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Frame Wall, Unfinished Garages Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 75/ 75/100/25.3, Depr.Cost = Functional Depreciation because of: OBSERVATION ECF (SKY BLUE)			912.00 912.00 22.25 18.05 -500.00 0.505 => TCv of Bldg: 1 =		1 1 144 440 1 1		912 912 3,204 7,942 -500 25,767 13,012			
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			(13) Plumbing			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj		Size Cost	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Frame Wall, Unfinished Garages Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 75/ 75/100/25.3, Depr.Cost = Functional Depreciation because of: OBSERVATION ECF (SKY BLUE)			912.00 912.00 22.25 18.05 -500.00 0.505 => TCv of Bldg: 1 =		1 1 144 440 1 1		912 912 3,204 7,942 -500 25,767 13,012			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Frame Wall, Unfinished Garages Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 75/ 75/100/25.3, Depr.Cost = Functional Depreciation because of: OBSERVATION ECF (SKY BLUE)			912.00 912.00 22.25 18.05 -500.00 0.505 => TCv of Bldg: 1 =		1 1 144 440 1 1		912 912 3,204 7,942 -500 25,767 13,012			
		Lump Sum Items:		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Frame Wall, Unfinished Garages Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 75/ 75/100/25.3, Depr.Cost = Functional Depreciation because of: OBSERVATION ECF (SKY BLUE)			912.00 912.00 22.25 18.05 -500.00 0.505 => TCv of Bldg: 1 =		1 1 144 440 1 1		912 912 3,204 7,942 -500 25,767 13,012			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	11/29/2016	QC	COMMON CONTROL	4105/515	DOC	0.0		
37 EAST MAIN LLC	COUNTY OF MUSKEGON	0	03/31/2015	OT	OTHER	4053/726	DOC	0.0		
COUNTY OF MUSKEGON	37 E MAIN LLC	1,000	10/13/2011	QC	OTHER	3892/505	DOC	100.0		
PARAMOUNT LAND HOLDING LLC	COUNTY OF MUSKEGON	0	03/31/2011	CO	COURT ORDER	3880/462	DOC	0.0		
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R-1	Building Permit(s)	Date	Number	Status		
452 AMITY AVE		School: MUSKEGON SCHOOLS		RES. ADD/ALTER/REPAIR		10/21/2004	PB041183	COMPLETE		
Owner's Name/Address		P.R.E. 0%		RES. ADD/ALTER/REPAIR		10/21/2004	PB-04-1183	COMPLETE		
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE SUITE 104 MUSKEGON MI 49442		MAP #: 24-31-20-457-015		RES. ADD/ALTER/REPAIR		10/01/2003	PB030864	COMPLETE		
Tax Description		2018 Est TCV 0 TCV/TFA: 0.00		ELECTRICAL		07/30/2003	PE030411	COMPLETE		
CITY OF MUSKEGON REVISED PLAT OF 1903 LOTS 12 & 13 BLK 46 Comments/Influences		X Improved		Vacant		Land Value Estimates for Land Table R11.1.R11.1 ANGELL GENERAL RESIDENTIAL				
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		<Site Value B>	TYPICAL	.14-.25	3200	100	66*132	3,200
		X Paved Road		66 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =						3,200
		X Storm Sewer								
		X Sidewalk								
		X Water								
		X Sewer								
		X Electric								
		X Gas								
		X Curb								
		X Street Lights								
		X Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		X 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	2018	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		DWC	09/05/2012	DATA ENTRY	2017	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		DWC	05/16/2011	DATA ENTRY	2016	0	0	0		0
		TGS	05/26/2005	DATA ENTRY	2015	1,600	14,700	16,300		12,155C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame		(4) Interior	X	Drywall Paneled	X	Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				228	WGEP (1 Story)	40	CPP	20	WCP (1 Story)	80	WGEP (1 Story)
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 40 Floor Area: 996 Total Base Cost: 65,595 Total Base New : 90,521 Total Depr Cost: 54,312 Estimated T.C.V: 30,687			CntyMult X 1.380 E.C.F. X 0.565			Bsmnt Garage:				
Yr Built 0	Remodeled 0	Size of Closets		100 Amps Service			No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost										
Condition: Average		Doors: Lg X Ord Small		Ex. X Ord Min			No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost				
Room List		(5) Floors		Kitchen: Tile Other: Other:			Many X Ave. Few			(13) Plumbing			Rate			Size Cost				
1	Basement	Kitchen: Tile		Average Fixture(s)			1 3 Fixture Bath			(16) Porches			Rate			Size Cost				
4	1st Floor	Other:		1 2 Fixture Bath			2 Fixture Bath			WGEP (1 Story), Shallow			25.60			228 5,837				
2	2nd Floor	Other:		2 Softener, Auto			Softener, Manual			CPP, Shallow			12.60			40 504				
2	Bedrooms	Height to Joists: 0.0		Softener, Manual			Solar Water Heat			WCP (1 Story), Shallow			44.39			20 888				
(1) Exterior		X Drywall		No Plumbing			No Plumbing			WGEP (1 Story), Shallow			39.74			80 3,179				
X	Wood/Shingle Aluminum/Vinyl Brick			Extra Toilet			Extra Sink			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =			54,312				
X	Insulation	Basement: 624 S.F. Crawl: 372 S.F. Slab: 0 S.F.		Extra Toilet			Extra Sink			ECF (R11.1 ANGELL GENERAL RESIDENTIAL) 0.565 => TCV of Bldg: 1 =						30,687				
(2) Windows		Large Avg. Small		Separate Shower			Ceramic Tile Floor													
X	Many Avg. Few	X Small		Ceramic Tile Wains			Ceramic Tub Alcove													
(3) Roof				Vent Fan																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			1 Public Water													
X	Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Sewer			1 Water Well													
(3) Roof				1000 Gal Septic			2000 Gal Septic													
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:																
X	Asphalt Shingle																			
Chimney: Brick																				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	01/20/2017	QC	OTHER	4109/792	DOC	0.0				
PROGRESSIVE HOLDING CO LLC	COUNTY OF MUSKEGON TREASUR	0	03/31/2016	OT	OTHER	4087/287	DOC	0.0				
MUSKEGON COUNTY TREASURER	PROGRESSIVE HOLDING CO LLC	2,000	09/26/2012	QC	OTHER	3928/140	DOC	100.0				
OWENS TRUST	MUSKEGON COUNTY TREASURER	0	04/02/2012	OT	OTHER	3913/758	DOC	0.0				
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R-1	Building Permit(s)		Date	Number	Status			
629 ALLEN AVE		School: MUSKEGON SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MUSKEGON COUNTY LAND BANK AUTH 173 E APPLE AVE SUITE 104 MUSKEGON MI 49442		MAP #: 24-31-20-480-010		2018 Est TCV 0 TCV/TFA: 0.00								
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table R11.1.R11.1 ANGELL GENERAL RESIDENTIAL						
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 3 BLK 59 Comments/Influences		X Dirt Road				* Factors *						
CHGND MAILING ADD PER POA FROM FELICIA. (CMSCHAUB 2/4/06) COUNTY FGU TO LAND BANK DIRECT TRANSFER--01/31/2017--TJB		X Gravel Road				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		X Paved Road				<Site Value B> TYPICAL .14-.25 3200 100 54 X 132 3,200						
		X Storm Sewer				54 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 3,200						
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X Gas										
		X Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Topography of Site												
X Level												
Rolling												
Low												
High												
X Landscaped												
Swamp												
Wooded												
Pond												
Waterfront												
Ravine												
Wetland												
Flood Plain												
Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SAL 04/28/2016 DATA ENTRY						2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
CMH 07/19/2000 INSPECTED						2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
DES / / INSPECTED						2016	1,600	12,900	14,500			14,443C
						2015	1,600	12,800	14,400			14,400S



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 25 144 45	Type		Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 168 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
		0 Front Overhang 0 Other Overhang		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						25 CPP 144 WCP (1 Story) 45 WGEF (1 Story)							
X Wood Frame		Drywall Paneled	X	Plaster Wood T&G				Class: CD Effec. Age: 54 Floor Area: 1128 Total Base Cost: 74,623 Total Base New : 102,980 Total Depr Cost: 47,371 Estimated T.C.V: 26,764			CntyMult X 1.380 E.C.F. X 0.565		Bsmnt Garage:					
Building Style: 1 1/4 STORY		Trim & Decoration																
Yr Built 0	Remodeled 0	Ex	X	Ord	Min													
Condition: Average		Size of Closets																
		Lg	X	Ord	Small													
		Doors:		Solid	X	H.C.												
Room List		(5) Floors			Central Air Wood Furnace													
1 Basement	Kitchen: Hardwood			(12) Electric														
5 1st Floor	Other: Tile			100 Amps Service														
1 2nd Floor	Other:																	
3 Bedrooms																		
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost							
X Wood/Shingle	X	Plaster			Ex.	X	Ord.	Min	1.25	Story	Siding	Basement	70.68	0.00	0.00	880	62,198	
Aluminum/Vinyl				No. of Elec. Outlets						1	Story	Siding	Overhang	34.61	0.00	0.00	28	969
Brick				Many			X	Ave.	Few	Other Additions/Adjustments			Rate		Size Cost			
X Insulation	(7) Excavation			(13) Plumbing			(14) Water/Sewer			Public Water			1025.00		1 1,025			
(2) Windows		Basement: 880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			(16) Porches			Public Sewer			1025.00		1 1,025		
X Many Avg. Few	X	Large Avg. Small				1 3 Fixture Bath			CPP, Shallow			15.00		25 375				
					2 Fixture Bath			WCP (1 Story), Shallow			18.85		144 2,714					
					Softener, Auto			WGEF (1 Story), Shallow			51.69		45 2,326					
					Softener, Manual			(17) Garages			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)							
					Solar Water Heat			Base Cost			23.75		168 3,990					
					No Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/46.0,			Depr.Cost =		47,371					
					Extra Toilet			ECF (R11.1 ANGELL GENERAL RESIDENTIAL) 0.565 => TCV of Bldg: 1 =			26,764							
					Extra Sink													
					Separate Shower													
					Ceramic Tile Floor													
					Ceramic Tile Wains													
					Ceramic Tub Alcove													
					Vent Fan													
(3) Roof		(9) Basement Finish			(14) Water/Sewer													
X Gable		Gambrel				1 Public Water												
Hip		Mansard				1 Public Sewer												
Flat		Shed				Water Well												
X Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:											
Chimney: Brick																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	01/20/2017	QC	OTHER	4109/792	DOC	0.0					
VENPIRE LC	COUNTY OF MUSKEGON TREASUR	0	03/31/2016	OT	OTHER	4087/283	DOC	0.0					
ALLEN CREE C	VENPIRE LC	0	07/09/2014	QC	OTHER	4026/188	DOC	100.0					
MUSKEGON COUNTY TREASURER	ALLEN CREE C	300	10/04/2013	QC	OTHER	4003/349	DOC	100.0					
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R-1	Building Permit(s)		Date	Number	Status				
750 AMITY AVE		School: MUSKEGON SCHOOLS		ELECTRICAL		01/23/2001	EL-01-0046	COMPLETE					
Owner's Name/Address		P.R.E. 0%		MAP #: 24-31-20-478-029		2018 Est TCV 0 TCV/TFA: 0.00							
MUSKEGON COUNTY LAND BANK AUTH 173 E APPLE AVE SUITE 104 MUSKEGON MI 49442		X Improved		Vacant		Land Value Estimates for Land Table R11.1.R11.1 ANGELL GENERAL RESIDENTIAL							
Tax Description		Public Improvements		* Factors *									
CITY OF MUSKEGON REVISED PLAT OF 1903 W 44 FT OF S 132 FT LOT 20 BLK 50		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		X Gravel Road		<Site Value A> ATYPICAL		.0-.13	2700	100	44*132			2,700	
COUNTY FGU TO LAND BANK DIRECT TRANSFER--01/31/2017--TJB		X Paved Road		44 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =						2,700	
		X Storm Sewer											
		X Sidewalk											
		X Water											
		X Sewer											
		X Electric											
		X Gas											
		X Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		X 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		2018		EXEMPT		EXEMPT	
		SAL 04/28/2016		DATA ENTRY		2017		EXEMPT		EXEMPT		EXEMPT	
		CMH 07/27/2000		DATA ENTRY		2016		1,400		18,600		20,000	
		DES / /		INSPECTED		2015		1,400		18,500		19,900	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G									25 208 50	CPP WGEP (1 Story) WGEP (1 Story)		
Building Style: 1 1/2 STORY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 49 Floor Area: 1572 Total Base Cost: 97,031 Total Base New : 133,903 Total Depr Cost: 68,290 Estimated T.C.V: 38,584							
Yr Built 1926	Remodeled 0	Size of Closets		100 Amps Service			100 Amps Service			CntryMult X 1.380 E.C.F. X 0.565							
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors		Kitchen: Hardwood Other: Tile Other:			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size	Cost			
1	Basement	Kitchen: Hardwood		Other: Tile			100 Amps Service			1.5 Story Siding			1040	78,021			
4	1st Floor	Other: Tile		Other:						1 Story Siding			12	401			
3	2nd Floor									Other Additions/Adjustments							
4	Bedrooms									(14) Water/Sewer							
(1) Exterior		X	Plaster				No./Qual. of Fixtures			Public Water							
X	Wood/Shingle Aluminum/Vinyl Brick						Ex.	X	Ord.	Min	Public Sewer						
X	Insulation	(7) Excavation		Average Fixture(s)			No. of Elec. Outlets			(16) Porches							
(2) Windows		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Many			X	Ave.	Few	CPP, Shallow WGEP (1 Story), Shallow WGEP (1 Story), Shallow				
Many Avg.		Basement		Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove							
X	Few	X	Small	Ceramic Tub Alcove			Vent Fan			(17) Garages							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tub Alcove			Vent Fan			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0, Depr.Cost = ECF (R11.1 ANGELL GENERAL RESIDENTIAL) 0.565 => TCv of Bldg: 1 =							
(3) Roof		(9) Basement Finish		Ceramic Tub Alcove			Vent Fan			18.90							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			440						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:						8,316							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:								68,290							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	01/20/2017	QC	OTHER	4109/792	DOC	0.0
LAZZARO NICHOLAS A ESTATE	COUNTY OF MUSKEGON TREASUR	0	03/31/2016	OT	OTHER	4087/317	DOC	0.0
LAZZARO NICHOLAS A	LAZZARO NICHOLAS A ESTATE	0	01/13/2010	OT	OTHER	UNRECORDED	DOC	0.0

Property Address	Class: 710.EXEMPT LAND BA	Zoning: R-1	Building Permit(s)	Date	Number	Status
1617 SMITH ST	School: MUSKEGON SCHOOLS					
Owner's Name/Address	P.R.E. 0%					
MUSKEGON COUNTY LAND BANK AUTH 173 E APPLE AVE SUITE 104 MUSKEGON MI 49442	MAP #: 24-31-29-378-012					
	2018 Est TCV 0 TCV/TFA: 0.00					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table R12.1.R12.1 MCLAUGHLIN GENERAL RES
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 11 BLK 294	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Improvements Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value B> TYPICAL .14-.25 3000 100 3,000 60 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 3,000
Comments/Influences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Improvement Cost Estimates Description Rate CountyMult. Size %Good Cash Value D/W/P: 3.5 Concrete 3.44 1.38 800 33 1,253 Total Estimated Land Improvements True Cash Value = 1,253

COUNTY FGU TO LAND BANK DIRECT TRANSFER--01/31/2017--TJB



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
<input checked="" type="checkbox"/> Level <input type="checkbox"/> Rolling <input type="checkbox"/> Low <input type="checkbox"/> High <input checked="" type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input type="checkbox"/> Wooded <input type="checkbox"/> Pond <input type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain	2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	2016	1,500	17,500	19,000			17,083C
	2015	1,500	16,500	18,000			17,032C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G									35 16 104	WPP CPP WGEP (1 Story)										
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			Stories Exterior			Foundation			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
Condition: Average		Lg	X	Ord		Small	Many	X	Ave.		Few	Other Additions/Adjustments			Rate			Size		Cost					
Room List		(5) Floors		Kitchen: Carpeted Other: Tile Other:			(12) Electric			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
1	Basement	Kitchen: Carpeted		No./Qual. of Fixtures			Ex.			X	Ord.		Min	Rate			Bsmnt-Adj			Heat-Adj		Size		Cost	
6	1st Floor	Other: Tile		No. of Elec. Outlets			Ex.			X	Ord.		Min	Rate			Bsmnt-Adj			Heat-Adj		Size		Cost	
6	2nd Floor	Other:		No. of Elec. Outlets			Ex.			X	Ord.		Min	Rate			Bsmnt-Adj			Heat-Adj		Size		Cost	
6	Bedrooms	Other:		No. of Elec. Outlets			Ex.			X	Ord.		Min	Rate			Bsmnt-Adj			Heat-Adj		Size		Cost	
(1) Exterior		X	Plaster	(6) Ceilings			No. of Elec. Outlets			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
X	Wood/Shingle Aluminum/Vinyl Brick			Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
X	Insulation	(7) Excavation		Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
(2) Windows		X	Many Avg. Few		Large Avg. Small	(8) Basement			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors			Recreation SF Living SF Walkout Doors No Floor SF			2			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
X	Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			2			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
(3) Roof		X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost						
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors No Floor SF			1			Rate			Bsmnt-Adj			Heat-Adj		Size		Cost					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	11/29/2016	QC	COMMON CONTROL	4105/515	DOC	0.0
HOFFMAN SHIRLEY L	COUNTY OF MUSKEGON	0	04/30/2015	OT	OTHER	4053/775	DOC	0.0

Property Address	Class: 710.EXEMPT LAND BA	Zoning: R-1	Building Permit(s)	Date	Number	Status
1699 PINE ST	School: MUSKEGON SCHOOLS		RES. ADD/ALTER/REPAIR	02/11/2003	PM030052	COMPLETE
	P.R.E. 0%		ELECTRICAL	02/07/2003	PE030047	COMPLETE
Owner's Name/Address	MAP #: 24-31-29-380-014		RES. SINGLE FAMILY	01/31/2003	PF030016	COMPLETE
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE STE 104 MUSKEGON MI 49442	2018 Est TCV 0 TCV/TFA: 0.00		RES. ADD/ALTER/REPAIR	01/17/2003	PB030054	COMPLETE

Tax Description	Improved	Vacant	Land Value Estimates for Land Table R12.1.R12.1 MCLAUGHLIN GENERAL RES								
CITY OF MUSKEGON REVISED PLAT OF 1903 N 7 1/2 FT LOT 22 & ALL LOT 23 BLK 298	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value A>	ATYPICAL	.0-.13			2500	100		2,500
			38 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,500								
			Land Improvement Cost Estimates								
			Description			Rate	CountyMult.	Size	%Good		Cash Value
			D/W/P: 3.5 Concrete			3.44	1.38	800	38		1,443
			Fencing: Wd, Solid, 5 ft.			14.87	1.38	140	0		0
			Total Estimated Land Improvements True Cash Value = 1,443								



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Rolling	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Low	2016	0	0	0			0
High	2015	1,300	14,100	15,400			14,657C
X Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
APH	07/25/2003	INSPECTED					
SKB	01/08/2001	DATA ENTRY					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 432 % Good: 71 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G								48	WCP	(1 Story)		
Building Style: 1 STORY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets			Class: C Effec. Age: 49 Floor Area: 982 Total Base Cost: 77,304 Total Base New : 106,680 Total Depr Cost: 56,880 Estimated T.C.V: 29,009			CntyMult X 1.380 E.C.F. X 0.510			Bsmnt Garage:	
Condition: Average		Lg	X	Ord		Small	Doors: Solid X H.C.			Total Base Cost: 77,304 Total Base New : 106,680 Total Depr Cost: 56,880 Estimated T.C.V: 29,009			CntyMult X 1.380 E.C.F. X 0.510			Roof:	
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost							
1	Basement	Kitchen: Carpeted Other: Tile Other:		(12) Electric			100 Amps Service			1 Story Siding Crawl Space 67.46 -9.83 0.00 84 4,841							
5	1st Floor			No./Qual. of Fixtures						1 Story Siding Crawl Space 67.46 -9.83 0.00 84 4,841							
2	2nd Floor			Ex. X Ord. Min						1 Story Siding Basement 67.46 0.00 0.00 814 54,912							
3	Bedrooms			No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments Rate Size Cost							
(1) Exterior				(13) Plumbing						(14) Water/Sewer							
X	Wood/Shingle Aluminum/Vinyl Brick			Average Fixture(s)						Public Water 1162.00 1 1,162							
X	Insulation	Basement: 814 S.F. Crawl: 168 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath						Public Sewer 1162.00 1 1,162							
(2) Windows		Large Avg. Small		2 Fixture Bath						(16) Porches							
X	Many Avg. Few	X Small		Softener, Auto						WCP (1 Story), Shallow 29.64 48 1,423							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Manual						Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0, Depr.Cost = 48,098							
(3) Roof				Solar Water Heat						Separately Depreciated Items:							
X	Gable Hip Flat	Gambrel Mansard Shed		No Plumbing						(17) Garages							
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Extra Toilet						Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Chimney: Brick				Extra Sink						Base Cost 19.88 432 8,588							
				Separate Shower						Automatic Doors 375.00 1 375							
				Ceramic Tile Floor						County Multiplier = 1.38 => Cost New = 12,369							
				Ceramic Tile Wains						Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 8,782							
				Ceramic Tub Alcove						Total Depreciated Cost = 56,880							
				Vent Fan						ECF (R12.1 MCLAUGHLIN GENERAL RES) 0.510 => TCV of Bldg: 1 = 29,009							
				(14) Water/Sewer													
				1 Public Water													
				1 Public Sewer													
				Water Well													
				1000 Gal Septic													
				2000 Gal Septic													
				Lump Sum Items:													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	01/20/2017	QC	OTHER	4109/792	DOC	0.0				
MEDACCO DAVID P ESTATE	COUNTY OF MUSKEGON TREASUR	0	03/31/2016	OT	OTHER	4087/318	DOC	0.0				
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R-1	Building Permit(s)	Date	Number	Status				
1725 WOOD ST		School: MUSKEGON SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MUSKEGON COUNTY LAND BANK AUTH 173 E APPLE AVE SUITE 104 MUSKEGON MI 49442		MAP #: 24-31-29-382-018		2018 Est TCV 0 TCV/TFA: 0.00								
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table R12.1.R12.1 MCLAUGHLIN GENERAL RES						
CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 17 & S 7 1/2 FT LOT 18 BLK 296 Comments/Influences		Public Improvements				* Factors *						
COUNTY FGU TO LAND BANK DIRECT TRANSFER--01/31/2017--TJB		X Dirt Road				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		X Gravel Road				<Site Value A> ATYPICAL .0-.13 2500 100 2,500						
		X Paved Road				38 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 2,500						
		X Storm Sewer										
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X Gas										
		X Curb										
		Street Lights Standard Utilities Underground Utils.										
Topography of Site												
X Level												
Rolling												
Low												
High												
X Landscaped												
Swamp												
Wooded												
Pond												
Waterfront												
Ravine												
Wetland												
Flood Plain												
Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SAL 05/04/2016 DATA ENTRY						2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
SKB 01/06/2001 DATA ENTRY						2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
						2016	1,300	10,100	11,400			10,248C
						2015	1,300	9,600	10,900			10,218C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 30 140	Type CPP WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1 STORY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Class: CD Effec. Age: 49 Floor Area: 872 Total Base Cost: 58,281 Total Base New : 80,427 Total Depr Cost: 41,018 Estimated T.C.V: 20,919						
Condition: Average		Lg	X	Ord		Small	Doors: Solid X H.C.			CntyMult X 1.380 E.C.F. X 0.510						
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Bsmnt Garage:		Carport Area: Roof:	
1	Basement	Kitchen: Tile		(12) Electric			100 Amps Service			1 Story Siding Basement 61.18 0.00 0.00 864 52,860						
5	1st Floor	Other:		No./Qual. of Fixtures			Ex. X Ord. Min			1 Story Siding Overhang 34.75 0.00 0.00 8 278						
1	2nd Floor	Other:		No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments Rate Size Cost						
2	Bedrooms	(6) Ceilings		(13) Plumbing			Average Fixture(s)			(14) Water/Sewer						
(1) Exterior		X	Plaster	Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water 1025.00 1 1,025 Public Sewer 1025.00 1 1,025 (16) Porches CPP, Shallow 14.20 30 426 WCP (1 Story), Shallow 19.05 140 2,667 Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0, Depr.Cost = 41,018 ECF (R12.1 MCLAUGHLIN GENERAL RES) 0.510 => TCV of Bldg: 1 = 20,919						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement			(9) Basement Finish			Rate						
X	Insulation	Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Rate						
(2) Windows		X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer									
(3) Roof		(10) Floor Support		Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															
Chimney: Brick																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	11/29/2016	QC	COMMON CONTROL	4105/515	DOC	0.0							
37 EAST MAIN LLC	COUNTY OF MUSKEGON	0	03/31/2015	OT	OTHER	4053/689	DOC	0.0							
COUNTY OF MUSKEGON	37 E MAIN LLC	900	10/13/2011	QC	OTHER	3892/500	DOC	100.0							
WAYSTE INC	COUNTY OF MUSKEGON	0	03/31/2011	CO	COURT ORDER	3880/337	DOC	0.0							
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R-1	Building Permit(s)		Date	Number	Status						
1773 SUPERIOR ST		School: MUSKEGON SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE SUITE 104 MUSKEGON MI 49442		MAP #: 24-31-29-484-011		2018 Est TCV 0 TCV/TFA: 0.00											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table R08.1.R08.01 MARSH FIELD GENERAL RES									
CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 10 BLK 115		Public Improvements				* Factors *									
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Paved Road				<Site Value B> TYPICAL		.11-.29	4600	100	40*125				4,600
		X Storm Sewer				40 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						4,600	
		X Sidewalk				Land Improvement Cost Estimates									
		X Water				Description		Rate	CountyMult.	Size	%Good	Cash Value			
		X Sewer				D/W/P: Asphalt Paving		1.51	1.38	400	33	275			
		X Electric				Total Estimated Land Improvements		True		Cash Value =		275			
		X Gas													
		X Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		X 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		2018		EXEMPT		EXEMPT		EXEMPT	
		RMM 05/23/2011		DATA ENTRY		2017		EXEMPT		EXEMPT		EXEMPT		EXEMPT	
		AH 09/28/2001		DATA ENTRY		2016		0		0		0		0	
		HMS 01/24/2001		DATA ENTRY		2015		2,300		12,200		14,500		9,301C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 176	Type CCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 192 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 59 Floor Area: 1056 Total Base Cost: 65,608 Total Base New : 90,539 Total Depr Cost: 40,743 Estimated T.C.V: 23,427			CntyMult X 1.380 E.C.F. X 0.575		Bsmnt Garage:								
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			Stories Exterior			Foundation			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
Condition: Average		Size of Closets		100 Amps Service			No./Qual. of Fixtures			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
1	Basement	Kitchen:		(12) Electric			1 Story Siding			Crawl Space			-8.64		-0.71		264		13,034			
5	1st Floor	Other:		100 Amps Service			1 Story Siding			Crawl Space			-8.64		-0.71		396		19,551			
2	2nd Floor	Other:		No. of Elec. Outlets			1 Story Siding			Basement			58.72		0.00		-0.71		396		22,972	
2	Bedrooms	Other:		(7) Excavation			Other Additions/Adjustments			Rate			Rate		Rate		Size		Cost			
(1) Exterior		X Plaster		(13) Plumbing			(14) Water/Sewer			Public Water			1025.00				1		1,025			
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 396 S.F. Crawl: 660 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			(16) Porches			Public Sewer			1025.00				1		1,025			
X	Insulation	(8) Basement		1 3 Fixture Bath			(17) Garages			CCP (1 Story), Shallow			18.41				176		3,240			
(2) Windows		Many Avg. X Large Avg. Small		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 24.80 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = ECF (R08.1 MARSH FIELD GENERAL RES) 0.575 => TCV of Bldg: 1 =			24.80							192		4,762			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			1 Public Water			1 Public Sewer												
(3) Roof		(9) Basement Finish		1 Public Water			1 Public Sewer															
Gable Hip Flat	X Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		1000 Gal Septic 2000 Gal Septic			Water Well															
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																		
Chimney: Brick																						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	11/29/2016	QC	QUIT- CLAIM	4105/515	DEED	0.0			
BROWN TERRANCE L	COUNTY OF MUSKEGON TREASUR	0	03/31/2015	QC	TAX REVERTED	4053/885	DEED	0.0			
MUSKEGON COUNTY TREASURER	BROWN TERRANCE L	650	10/17/2012	QC	QUIT- CLAIM	3928/228	DEED	0.0			
PARKER ALMA	MUSKEGON COUNTY TREASURER	650	04/02/2012	QC	QUIT- CLAIM	3913/862	DEED	0.0			
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R1-RES	Building Permit(s)	Date	Number	Status			
2204 HOYT ST		School: MUSKEGON HEIGHTS SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-066-230									
Tax Description		2018 Est TCV 0 TCV/TFA: 0.00									
HT0495 BLK 66 LOT 23		X Improved		Vacant	Land Value Estimates for Land Table 00001.NORTHEAST						
Comments/Influences		Public Improvements		* Factors *							
NO ADDRESS LISTED ON QC DEED		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		NORTHEAST	50.00	125.00	1.0000	1.0000	80	100	4,000
		X Paved Road		50 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =		4,000	
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		Low		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		High		2016	0	0	0			0	
		Landscaped		2015	2,000	10,200	12,200			12,200S	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who		When		What					
		CEJ 06/30/1999		REVIEWED							



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 140	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G													
Building Style: 1 1/2 STY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Yr Built 1915	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Class: CD Effec. Age: 56 Floor Area: 1038 Total Base Cost: 63,387 Total Base New : 87,474 Total Depr Cost: 39,363 Estimated T.C.V: 18,973								
Condition: Average		Lg	X	Ord		Small	Doors: Solid X H.C.			CnlyMult X 1.380 E.C.F. X 0.482								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric 100 Amps Service			Stories Exterior 1.5 Story Siding 1 Story Siding Other Additions/Adjustments			Foundation Basement Crawl Space	Rate 81.40 63.77	Bsmnt-Adj 0.00 -9.54	Heat-Adj 0.00 0.00	Size 624 102	Cost 50,794 5,531
	Basement 1 1st Floor 2 2nd Floor 3 Bedrooms	Kitchen: Hardwood Other: Softwood Other: Tile		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer Public Water Public Sewer (16) Porches WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/45.0, ECF (NORTHEAST)								
(1) Exterior		X	Plaster	(7) Excavation Basement: 624 S.F. Crawl: 102 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate Bsmnt-Adj Heat-Adj 81.40 0.00 0.00 63.77 -9.54 0.00								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows Many Avg. Few X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer Public Water Public Sewer WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/45.0, ECF (NORTHEAST)			Rate Bsmnt-Adj Heat-Adj 81.40 0.00 0.00 63.77 -9.54 0.00								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(2) Windows Many Avg. Few X Large Avg. Small		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/45.0, ECF (NORTHEAST)			Rate Bsmnt-Adj Heat-Adj 81.40 0.00 0.00 63.77 -9.54 0.00								
X	Double Glass Patio Doors Storms & Screens	(2) Windows Many Avg. Few X Large Avg. Small		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/45.0, ECF (NORTHEAST)			Rate Bsmnt-Adj Heat-Adj 81.40 0.00 0.00 63.77 -9.54 0.00								
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(14) Water/Sewer Public Water Public Sewer WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/45.0, ECF (NORTHEAST)			Rate Bsmnt-Adj Heat-Adj 81.40 0.00 0.00 63.77 -9.54 0.00								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(14) Water/Sewer Public Water Public Sewer WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/45.0, ECF (NORTHEAST)			Rate Bsmnt-Adj Heat-Adj 81.40 0.00 0.00 63.77 -9.54 0.00							
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(14) Water/Sewer Public Water Public Sewer WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/45.0, ECF (NORTHEAST)			Rate Bsmnt-Adj Heat-Adj 81.40 0.00 0.00 63.77 -9.54 0.00								
Chimney: Brick		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(14) Water/Sewer Public Water Public Sewer WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/45.0, ECF (NORTHEAST)			Rate Bsmnt-Adj Heat-Adj 81.40 0.00 0.00 63.77 -9.54 0.00								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ADRIANSE KATHY DENNISON	MUSKEGON COUNTY LAND BANK	0	07/17/2017	QC	QUIT- CLAIM	4130/107	DEED	100.0
COUNTY OF MUSKEGON TREASUR	ADRIANSE KATHY DENNISON	4,100	09/19/2016	QC	QUIT- CLAIM	4099/807	DEED	100.0
POTTS HALEY	COUNTY OF MUSKEGON TREASUR	0	04/12/2016	JUD	TAX REVERTED	4087/396	DEED	0.0

Property Address	Class: 420.RES LAND BANK	Zoning:	Building Permit(s)	Date	Number	Status				
2216 5TH ST	School: MUSKEGON HEIGHTS SCHOOLS		Demolish	09/12/2016	PB16-0270					
	P.R.E. 0%		Res. Add/Alter/Repair	06/04/2015	PB15-0098					
Owner's Name/Address	MAP #: 26-000-073-200			03/05/2007	B-36-07					
MUSKEGON COUNTY LAND BANK 173 E APPLE AVE MUSKEGON MI 49442	2018 Est TCV 28,200 (Value Overridden)									
	X Improved	Vacant	Land Value Estimates for Land Table 00013.ORANGE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			NEIGHBORHOOD	13	50.00	125.00	1.0000	1.0000	80 100	4,000
			50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 4,000							
Tax Description	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights Standard Utilities Underground Utils.									
Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2021. HT0594 BLK 73 LOT 20	X Topography of Site X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
	2018	2,000	12,100	14,100			14,100C			
	2017	2,000	12,100	14,100			14,100S			
	2016	2,000	11,200	13,200			13,200S			
	2015	2,000	14,100	16,100			16,100S			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																								
X	Single Family	Eavestrough Insulation	0	X	Gas	Oil	Elec.	Appliance Allow.	Cook Top	Interior 1 Story	Interior 2 Story	Area	Type	Year Built:	Car Capacity:	Class:																																							
	Town Home																0	Front Overhang	0	Other Overhang	Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Hot Water	1	Exterior 1 Story	Exterior 2 Story	208	WGEP (1 Story)	Class:																										
X	Duplex	(4) Interior	Trim & Decoration	X	Drywall Paneled	X	Plaster Wood T&G	Electric Baseboard	Elec. Ceil. Radiant	Radiant (in-floor)	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Forced Heat & Cool	Heat Pump	No Heating/Cooling	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Class: CD	Effec. Age: 57	Floor Area: 627	CntyMult	Total Base Cost: 90,111	X 1.380	Total Base New : 124,353	E.C.F.	Total Depr Cost: 47,565	X 0.507	Estimated T.C.V: 24,115	No Conc. Floor:																				
A-Frame	0																																			Other Overhang	Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Hot Water	1	Exterior 1 Story	Exterior 2 Story	208	WGEP (1 Story)	Class:										
X	Wood Frame	Trim & Decoration	Ex	X	Ord	Min	Size of Closets	Lg	X	Ord	Small	Doors:	Solid	X	H.C.	Central Air	Wood Furnace	(12) Electric	100	Amps Service	No./Qual. of Fixtures	Ex.	X	Ord.	Min	No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer	1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:
Building Style: 1 1/2 STY	Yr Built 1920																																																						
X	Wood/Shingle	(7) Excavation	Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick																																
X	Aluminum/Vinyl																							Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick											
X	Brick	(7) Excavation	Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick																																
X	Insulation																							Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick											
X	Many Avg. Few	X	Large Avg. Small	(1) Exterior	X	Plaster	No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer	1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																			
X	Wood/Shingle	Basement: 338 S.F.	Crawl: 0 S.F.																																		Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick
X	Wood/Shingle	(7) Excavation	Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick																																
X	Aluminum/Vinyl																							Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick											
X	Brick	(7) Excavation	Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick																																
X	Insulation																							Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick											
X	Many Avg. Few	X	Large Avg. Small	(1) Exterior	X	Plaster	No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer	1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																			
X	Wood/Shingle	Basement: 338 S.F.	Crawl: 0 S.F.																																		Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick
X	Wood/Shingle	(7) Excavation	Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick																																
X	Aluminum/Vinyl																							Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick											
X	Brick	(7) Excavation	Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick																																
X	Insulation																							Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick											
X	Many Avg. Few	X	Large Avg. Small	(1) Exterior	X	Plaster	No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer	1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																			
X	Wood/Shingle	Basement: 338 S.F.	Crawl: 0 S.F.																																		Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick
X	Wood/Shingle	(7) Excavation	Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick																																
X	Aluminum/Vinyl																							Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick											
X	Brick	(7) Excavation	Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick																																
X	Insulation																							Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick											
X	Many Avg. Few	X	Large Avg. Small	(1) Exterior	X	Plaster	No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer	1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																			
X	Wood/Shingle	Basement: 338 S.F.	Crawl: 0 S.F.																																		Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick
X	Wood/Shingle	(7) Excavation	Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick																																
X	Aluminum/Vinyl																							Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick											
X	Brick	(7) Excavation	Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick																																
X	Insulation																							Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick											
X	Many Avg. Few	X	Large Avg. Small	(1) Exterior	X	Plaster	No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer	1	Public Water	1	Public Sewer	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																			
X	Wood/Shingle	Basement: 338 S.F.	Crawl: 0 S.F.																																		Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick
X	Wood/Shingle	(7) Excavation	Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick																																
X	Aluminum/Vinyl																							Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick											
X	Brick	(7) Excavation	Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick																																
X	Insulation																							Basement: 338 S.F.	Crawl: 0 S.F.	Slab: 120 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors	No Floor	SF	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:	Chimney: Brick											
X	Many Avg. Few	X	Large Avg. Small	(1) Exterior	X	Plaster	No. of Elec. Outlets	Many	X	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing																																			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK MARSHALL D	COUNTY OF MUSKEGON TREASURER	0	04/12/2016	JUD	TAX REVERTED	4087/415	DEED	0.0
MUSKEGON COUNTY TREASURER	COOK MARSHALL D	2,200	10/17/2012	QC	QUIT- CLAIM	3928/245	DEED	0.0
WILDERNESS DEVELOPMENT	MUSKEGON COUNTY TREASURER	0	04/02/2012		FORECLOSURE	3914/36	DEED	0.0
JOLDERSMA PAUL	WILDERNESS DEVELOPMENT CO	0	02/24/2009	QC	QUIT-CLAIM	3804/624	DEED	0.0

Property Address	Class: 710.EXEMPT LAND BA	Zoning: R1-RES	Building Permit(s)	Date	Number	Status
2332 RIORDAN ST	School: MUSKEGON HEIGHTS SCHOOLS			06/28/2007	B-177A-07	
	P.R.E. 0%			09/21/1999	B-322-99	
Owner's Name/Address	MAP #: 26-000-102-160					
MUSKEGON COUNTY LAND BANK 173 E APPLE AVE STE 104 MUSKEGON MI 49442	2018 Est TCV 0 TCV/TFA: 0.00					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 00001.NORTHEAST							
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
HT1256 BLK 102 LOT 16	Dirt Road			NORTHEAST	50.00	125.00	1.0000	1.0000	80	100	4,000
Comments/Influences	Gravel Road			50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 4,000							
	X Paved Road										
	X Storm Sewer										
	X Sidewalk										
	X Water										
	X Sewer										
	X Electric										
	X Gas										
	X Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

HT1256 BLK 102 LOT 16
Comments/Influences



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Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level			2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	Rolling			2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	Low			2016	2,000	11,300	13,300			13,300S
	High			2015	2,000	11,700	13,700			13,700S
	Landscaped			CED 08/30/1999 REVIEWED						
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 140	Type WGEP (1 Story)	Year Built: 1920 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G													
Building Style: 1 1/4 STY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 55 Floor Area: 1066 Total Base Cost: 71,115 Total Base New : 98,139 Total Depr Cost: 45,131 Estimated T.C.V: 21,753			CntyMult X 1.380 E.C.F. X 0.482		Bsmnt Garage:			
Yr Built 1920	Remodeled 0	Size of Closets		No. Heating/Cooling			100 Amps Service			Total Base Cost: 71,115 Total Base New : 98,139 Total Depr Cost: 45,131 Estimated T.C.V: 21,753			CntyMult X 1.380 E.C.F. X 0.482		Carport Area: Roof:			
Condition: Average		Lg	X	Ord		Small	No. Heating/Cooling			Total Base Cost: 71,115 Total Base New : 98,139 Total Depr Cost: 45,131 Estimated T.C.V: 21,753			CntyMult X 1.380 E.C.F. X 0.482		Carport Area: Roof:			
Room List		(5) Floors		Kitchen: Hardwood Other: Carpeted Other: Tile			(12) Electric			Total Base Cost: 71,115 Total Base New : 98,139 Total Depr Cost: 45,131 Estimated T.C.V: 21,753			CntyMult X 1.380 E.C.F. X 0.482		Carport Area: Roof:			
	Basement 1 1st Floor 2 2nd Floor 3 Bedrooms	Kitchen: Hardwood Other: Carpeted Other: Tile		(12) Electric			100 Amps Service			Total Base Cost: 71,115 Total Base New : 98,139 Total Depr Cost: 45,131 Estimated T.C.V: 21,753			CntyMult X 1.380 E.C.F. X 0.482		Carport Area: Roof:			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Plaster		Ex.	X	Ord.		Min	1.25	Story Siding	Mich Bsmnt.	70.19	-4.49	0.00	624	40,997	
X	Insulation	Basement: 624 S.F. Crawl: 286 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1 Story Siding			Crawl Space			60.52		-8.98		0.00	
(2) Windows		Basement: 624 S.F. Crawl: 286 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few	Other Additions/Adjustments			Rate		Size Cost		
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			(14) Water/Sewer			Public Water			1025.00		1		1,025	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s)			(17) Garages			Public Sewer			1025.00		1		1,025	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			18.90		440		8,316	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Separately Depreciated Items:			Rate		Size Cost			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 59/100/100/100/59.0,			Total Depreciated Cost =			45,131				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			ECF (NORTHEAST)			0.482 => TCV of Bldg: 1 =			21,753					
Chimney: Brick																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHARDSON WILBURT JR ET A	COUNTY OF MUSKEGON TREASUR	0	04/12/2016	JUD	TAX REVERTED	4087/401	DEED	0.0
RICHARDSON WILBURT JR	RICHARDSON, JR WILBURT ET	0	02/05/1994	QC	QUIT-CLAIM	1753/237	DEED	0.0

Property Address	Class: 710.EXEMPT LAND BA	Zoning: R1-RES	Building Permit(s)	Date	Number	Status
2340 6TH ST	School: MUSKEGON HEIGHTS SCHOOLS			09/25/2002	B-295-02	COMPLETE
Owner's Name/Address	P.R.E. 0%					
MUSKEGON COUNTY LAND BANK 173 E APPLE AVE STE 104 MUSKEGON MI 49442	MAP #: 26-000-091-140					
	2018 Est TCV 0 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 00013.ORANGE									
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
HT0984 BLK 91 LOT 14			NEIGHBORHOOD	13	50.00	125.00	1.0000	1.0000	80	100		4,000
Comments/Influences			50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 4,000									



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Public Improvements			* Factors *						
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
2016	2,000	9,400	11,400			11,138C			
2015	2,000	11,700	13,700			11,105C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144	Type WSEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 240 % Good: 20 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled				Plaster Wood T&G										
Building Style: 1 STY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 55 Floor Area: 1116 Total Base Cost: 67,680 Total Base New : 93,399 Total Depr Cost: 39,703 Estimated T.C.V: 20,129			CntyMult X 1.380 E.C.F. X 0.507		Bsmnt Garage:		
Yr Built 1930	Remodeled 0	Size of Closets		100 Amps Service			100 Amps Service			Total Base Cost: 67,680 Total Base New : 93,399 Total Depr Cost: 39,703 Estimated T.C.V: 20,129			CntyMult X 1.380 E.C.F. X 0.507		Carport Area: Roof:		
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service			1 Story Siding Crawl Space 58.12 -8.52 0.00 816 40,474							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size	Cost	
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	Other Additions/Adjustments			Rate		Size	Cost	
	Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)			Public Water			1025.00		1	1,025	
(2) Windows		Basement: 0 S.F. Crawl: 816 S.F. Slab: 300 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water			Public Sewer			1025.00		1	1,025	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Average Fixture(s)			WSEP (1 Story), Standard			27.99		144	4,031	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost =			37,841	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Average Fixture(s)			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost			28.10		240	6,744	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,			Depr.Cost =			1,861
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Average Fixture(s)			Total Depreciated Cost =						39,703	
Chimney: Brick										ECF (ORANGE)			0.507 => TCV of Bldg: 1 =			20,129	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
METROPOLIS CENTRE LLC	COUNTY OF MUSKEGON TREASURY	0	04/12/2016	JUD	TAX REVERTED	4087/429	DEED	0.0
STONECREST INCOME & OPPORT	METROPOLIS CENTRE LLC	2,560	08/14/2015	QC	QUIT- CLAIM	4064/418	DEED	100.0
FEDERAL NATIONAL MORTGAGE	STONECREST INCOME & OPPORT	0	07/26/2011	CD	COVENANT DEED	3890/107	DEED	0.0
SHERIFF	BAC HOME LOANS SERVICING	77,977	03/19/2010	PR	SHERIFF DEED	3840/585	DEED	0.0

Property Address	Class: 710.EXEMPT LAND BA	Zoning: R1-RES	Building Permit(s)	Date	Number	Status
2521 BAKER ST	School: MUSKEGON HEIGHTS SCHOOLS			07/18/2006	B-203-06	
	P.R.E. 0%			01/06/1998	B-1-98	
Owner's Name/Address	MAP #: 26-000-146-050					
	2018 Est TCV 0 TCV/TFA: 0.00					

MUSKEGON COUNTY LAND BANK 173 E APPLE AVE STE 104 MUSKEGON MI 49442	X Improved	Vacant	Land Value Estimates for Land Table 00001.NORTHEAST							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			NORTHEAST	100.00	125.00	1.0000	1.0000	80 100		8,000
			100 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 8,000							

Tax Description										
HT2220 BLK 146 LOTS 5 & 6										
Comments/Influences										

	X	Improved		Vacant	Land Value Estimates for Land Table 00001.NORTHEAST						
					* Factors *						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				NORTHEAST	100.00	125.00	1.0000	1.0000	80 100		8,000
				100 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 8,000							

Topography of Site											
X	Level										
	Rolling										
	Low										
	High										
	Landscaped										
	Swamp										
	Wooded										
	Pond										
	Waterfront										
	Ravine										
	Wetland										
	Flood Plain										



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
CEJ 05/30/1998		REVIEWED	2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2016	4,000	16,800	20,800			20,800S
			2015	4,000	17,500	21,500			21,500S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 288	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	288	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	Town Home Duplex A-Frame															0 Front Overhang 0 Other Overhang
X	Wood Frame	X	Drywall Paneled													
Building Style: 1 STY		Trim & Decoration														
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets														
		Lg	X	Ord		Small										
		Doors:		Solid	X	H.C.										
Room List		(5) Floors		Central Air Wood Furnace												
Basement 3 1st Floor 2nd Floor Bedrooms		Kitchen: Hardwood Other: Carpeted Other: Tile		(12) Electric 100 Amps Service												
(1) Exterior		X Drywall		No./Qual. of Fixtures												
Wood/Shingle X Aluminum/Vinyl Brick				Ex.	X	Ord.		Min								
Insulation				No. of Elec. Outlets												
(2) Windows		(7) Excavation		Many			X	Ave.								
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1809 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(8) Basement														
X Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer												
X Asphalt Shingle		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:												
		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALT HOLDINGS LLC	COUNTY OF MUSKEGON TREASURER	0	04/12/2016	JUD	TAX REVERTED	4087/451	DEED	0.0
COUNTY OF MUSKEGON TREASURER	ALT HOLDINGS LLC	700	10/21/2013	QC	QUIT- CLAIM	4002/991	DEED	0.0
GRABLE EARL/MARISSA GRABLE	COUNTY OF MUSKEGON TREASURER	0	04/01/2013	QC	FORECLOSURE	3950/169	DEED	0.0
MUSKEGON COUNTY TREASURER	GRABLE EARL/MARISSA GRABLE	400	10/04/2010	QC	QUIT-CLAIM	3860/621	DEED	100.0

Property Address	Class: 710.EXEMPT LAND BA	Zoning: R1-RES	Building Permit(s)	Date	Number	Status
2905 9TH ST	School: MUSKEGON HEIGHTS SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	MAP #: 26-000-220-020					
MUSKEGON COUNTY LAND BANK 173 E APPLE AVE STE 104 MUSKEGON MI 49442	2018 Est TCV 0 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 00011.DK GREEN								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
HT3320 BLK 220 LOT 2				NEIGHBORHOOD	11	50.00	125.00	1.0000	1.0000	60	100	3,000
Comments/Influences				50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 3,000								

Public Improvements	Value
Dirt Road	
Gravel Road	
Paved Road	
Storm Sewer	
Sidewalk	
Water Sewer	
Electric	
Gas	
Curb	
Street Lights	
Standard Utilities	
Underground Utils.	

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Rolling	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Low	2016	1,500	6,000	7,500			7,500S
High	2015	1,500	6,700	8,200			8,200S
Landscaped	CEJ 12/31/1997 REVIEWED						
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	11/29/2016	QC	QUIT- CLAIM	4105/515	DEED	0.0			
WINDELER CHRIS/ANGELA	COUNTY OF MUSKEGON TREASUR	0	04/29/2015	WD	TAX REVERTED	4053/979	DEED	0.0			
MUSKEGON COUNTY TREASURER	WINDELER CHRIS/ANGELA	650	10/13/2011	QC	QUIT- CLAIM	3892/786	DEED	100.0			
HULKA WILLIAM	MUSKEGON COUNTY TREASURER	0	04/01/2011	QC	QUIT- CLAIM	3880/780	DEED	0.0			
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R1-RES	Building Permit(s)	Date	Number	Status			
2933 JEFFERSON ST		School: MUSKEGON HEIGHTS SCHOOLS				12/20/2006	B-361-06				
Owner's Name/Address		P.R.E. 0%				09/22/1999	H-94-99				
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-225-090				09/08/1999	B-295-99				
Tax Description		2018 Est TCV 0 TCV/TFA: 0.00				08/15/1999	B-269-99				
HT3430 BLK 225 LOT 9		X Improved		Vacant	Land Value Estimates for Land Table 00011.DK GREEN						
Comments/Influences		Public Improvements		* Factors *					Value		
REMODELING IN PROGRESS 10/99		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		NEIGHBORHOOD	11	50.00	125.00	1.0000	1.0000	60 100	3,000
		X Paved Road		50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 3,000							
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		Low		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		High		2016	0	0	0			0	
		Landscaped		2015	1,500	9,300	10,800			10,800S	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		RJ	10/25/1999	REVIEWED							
		CED	11/28/2001	REVIEWED							
		ROB	01/02/2014	FIELD REVI							



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	11/26/2016	QC	QUIT- CLAIM	4105/515	DEED	0.0			
DELAPAZ ROGELIO/DAWN	COUNTY OF MUSKEGON TREASUR	0	04/29/2015	WD	TAX REVERTED	4054/40	DEED	0.0			
BRININSTOOL JERRY	DELAPAZ ROGELIO/DAWN	0	03/23/2011	QC	QUIT-CLAIM	3872/923	DEED	0.0			
BRININSTOOL JERRY D/MARIA	DELAPAZ DAWN C/ROGELIO	34,500	01/02/2004	WD	LAND CONTRACT	9999/99	DEED	100.0			
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R1-RES	Building Permit(s)		Date	Number	Status		
3019 PECK ST		School: MUSKEGON HEIGHTS SCHOOLS					10/25/2011	B-174-11			
Owner's Name/Address		P.R.E. 0%									
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-061-001-100									
Tax Description		2018 Est TCV 0 TCV/TFA: 0.00									
HT6638 CHAS M STEELE'S SUB'D BLK 1 LOTS 10 & 11		X	Improved		Vacant	Land Value Estimates for Land Table 00010.SOUTHWEST					
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		SOUTHWEST	50.00	104.00	1.0000	1.0000	70	100	3,500
		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 3,500							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
			Low	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
			High	2016	0	0	0			0	
			Landscaped	2015	1,800	11,500	13,300			13,300S	
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What							
		CEJ	10/31/1998	REVIEWED							
		RJ	08/24/2009	REVIEWED							
		ROB	02/18/2016	FIELD REVI							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	11/29/2016	QC	QUIT- CLAIM	4105/515	DEED	0.0
KISNER DOUGLAS	COUNTY OF MUSKEGON TREASUR	0	04/29/2015	WD	TAX REVERTED	4054/42	DEED	0.0
EH POOLED 412 P	KISNER DOUGLAS	2,500	04/18/2013	QC	QUIT- CLAIM	3949/569	DEED	100.0
HARBOUR PORTFOLIO VI LP	EH POOLED 412 P	2,640	05/16/2012	QC	QUIT- CLAIM	3915/63	DEED	100.0

Property Address	Class: 710.EXEMPT LAND BA	Zoning: R1-RES	Building Permit(s)	Date	Number	Status
3122 SANFORD ST	School: MUSKEGON HEIGHTS SCHOOLS			09/09/2008	B-220-08	
	P.R.E. 0%			05/31/2006	B-152-06	
Owner's Name/Address	MAP #: 26-061-002-290			04/27/2006	E-43-06	
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE STE 104 MUSKEGON MI 49442	2018 Est TCV 0 TCV/TFA: 0.00			10/19/2005	B-277-05	

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 00010.SOUTHWEST						Value	
HT6695A CHAS M STEELE'S SUB'D BLK 2 N 1/2 OF LOT 28 & ENTIRE LOT 29 & S 1/2 OF LOT 30	X		* Factors *						3,500	
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			SOUTHWEST	50.00	104.00	1.0000	1.0000	70 100		3,500
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							3,500

Comments/Influences

- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
CEJ 10/30/1998		REVIEWED	2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
ROB 09/18/2012		REVIEWED	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2016	0	0	0			0
			2015	1,800	7,700	9,500			9,500S

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 176	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G															
Building Style: 2 STY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																
Yr Built 1940	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Class: CD Effec. Age: 55 Floor Area: 1352 Total Base Cost: 77,879 Total Base New : 107,473 Total Depr Cost: 31,436 Estimated T.C.V: 13,926										
Condition: Average		Lg	X	Ord		Small	Doors: Solid X H.C.			CntryMult X 1.380 E.C.F. X 0.443										
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric 100 Amps Service			Stories Exterior 2 Story Siding			Foundation Basement	Rate 101.72	Bsmnt-Adj 0.00	Heat-Adj 0.00	Size 676	Cost 68,763		
	Basement 1 1st Floor 2 2nd Floor 3 Bedrooms	Kitchen: Hardwood Other: Tile Other: Carpeted		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing 2 Fixture Bath (14) Water/Sewer Public Water Public Sewer			Rate				Size 1	Cost 1,325		
(1) Exterior	X	Plaster					(7) Excavation Basement: 676 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 65/29.3, Economic Depreciation because of: OBSERVATION ECF (SOUTHWEST)			Rate			Size 176	Cost 5,741
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows Many Avg. Few Large Avg. Small X		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate 1325.00 1025.00 1025.00 32.62			Depr.Cost = 31,436		TCV of Bldg: 1 = 13,926		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof Gable Hip Flat X		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:						Lump Sum Items:										
Chimney: Brick																				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	11/29/2016	QC	QUIT- CLAIM	4105/515	DEED	0.0				
COOK MARSHALL/SONYA	COUNTY OF MUSKEGON TREASUR	0	04/29/2015	WD	TAX REVERTED	4054/68	DEED	0.0				
MUSKEGON COUNTY TREASURER	COOK MARSHALL/SONYA	20	10/13/2011	QC	QUIT- CLAIM	3892/843	DEED	100.0				
HUTCHISON JAMES H	MUSKEGON COUNTY TREASURER	0	04/01/2011	QC	QUIT- CLAIM	3880/874	DEED	0.0				
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R1-RES	Building Permit(s)	Date	Number	Status				
3135 7TH ST		School: MUSKEGON HEIGHTS SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-061-032-160		2018 Est TCV 0 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 00010.SOUTHWEST								
HT7788 CHAS M STEELE'S SUB'D BLK 32 LOTS 16 17 & 18		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
7/31/2013:VACANT/DISREPAIR		Gravel Road		SOUTHWEST	75.00	104.00	1.0000	1.0000	70	100		5,250
		Paved Road		75 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 5,250								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		Shed: Metal Prefab	7.34	1.37	120	43	519			
		Sewer		Total Estimated Land Improvements True Cash Value = 519								
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Low		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		High		2016	0	0	0			0		
		Landscaped		2015	2,600	5,100	7,700			7,700S		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		CEJ	12/31/1998	REVIEWED								
		DG	01/07/1999	DATA ENTER								
		RJ	04/22/2009	REVIEWED								



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 112 128	Type WSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G		Trim & Decoration Ex X Ord Min		Size of Closets Lg X Ord Small		Doors: Solid X H.C.		(4) Interior				
Building Style: 1 STY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost		
Yr Built 1930	Remodeled 0	Size of Closets		100 Amps Service			1 Story Siding			Basement			53.90 0.00 0.66		652 35,573		
Condition: Average		Doors: Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			Other Additions/Adjustments			Rate							
Room List		(5) Floors		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer			Public Water			912.00		1 912		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(13) Plumbing			(16) Porches			WSEP (1 Story), Standard			30.23		112 3,386		
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	Basement: 652 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 75/100/100/33.8,			Depr.Cost =			18,995				
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			(16) Deck/Balcony			Treated Wood,Standard			7.11		128 910		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			County Multiplier = 1.38 =>			Cost New =			1,256				
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF			Phy/Ab.Phy/Func/Econ/Comb.%Good= 48/ 75/100/100/36.0,			Total Depreciated Cost =			19,447				
	X Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			ECF (SOUTHWEST)			0.443 => TCV of Bldg: 1 =			8,615				
Chimney: Brick				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:										

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	11/29/2016	QC	QUIT- CLAIM	4105/515	DEED	0.0			
ZHU RONGLI	COUNTY OF MUSKEGON TREASUR	0	04/29/2015	WD	TAX REVERTED	4054/45	DEED	0.0			
MUSKEGON COUNTY TREASURER	ZHU RONGLI	600	10/17/2012	QC	QUIT- CLAIM	3928/326	DEED	0.0			
BERGHUIS JUANTITA/RYAN COR	MUSKEGON COUNTY TREASURER	0	04/02/2012		FORECLOSURE	3914/256	DEED	0.0			
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R1-RES	Building Permit(s)	Date	Number	Status			
3205 SANFORD ST		School: MUSKEGON HEIGHTS SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-061-008-030									
Tax Description		2018 Est TCV 0 TCV/TFA: 0.00									
HT6895 CHAS M STEELE'S SUB'D BLK 8 LOTS 3 & 4		X Improved		Vacant	Land Value Estimates for Land Table 00010.SOUTHWEST						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		SOUTHWEST	50.00	104.00	1.0000	1.0000	70	100	3,500
		X Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 3,500							
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		Low		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		High		2016	0	0	0			0	
		Landscaped		2015	1,800	3,900	5,700			5,700S	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		CEJ	12/31/1998	REVIEWED							
		DG	12/09/1998	DATA ENTER							
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 119 32	Type CPP WSEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 240 % Good: 20 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled				Plaster Wood T&G										
Building Style: 1+ STY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 55 Floor Area: 832 Total Base Cost: 55,721 Total Base New : 76,895 Total Depr Cost: 16,231 Estimated T.C.V: 7,190			CntyMult X 1.380 E.C.F. X 0.443			Bsmnt Garage:	
Yr Built 1935	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Size of Closets		No./Qual. of Fixtures			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Rate Bsmnt-Adj Heat-Adj Size Cost				
Room List		(5) Floors		Ex. X Ord. Min			100 Amps Service			1+ Story Siding Basement 52.72 0.00 0.66 832 44,412			Other Additions/Adjustments Rate Size Cost				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			14) Water/Sewer			Public Water 912.00 1 912			Public Sewer 912.00 1 912				
(1) Exterior		(6) Ceilings		(13) Plumbing			Average Fixture(s)			CPP, Standard 13.00 119 1,547			WSEP (1 Story), Standard 54.18 32 1,734				
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 832 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 50/100/100/22.5, Depr.Cost = 15,375			Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/ 50/100/100/10.0, Depr.Cost = 856				
(2) Windows		(7) Excavation		(14) Water/Sewer			Public Water			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 25.85			240 6,204				
X	Many Avg. Few X Large Avg. Small	Basement Finish		(14) Water/Sewer			Public Water			County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/ 50/100/100/10.0, Depr.Cost = 856			Total Depreciated Cost = 16,231				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (SOUTHWEST)			0.443 => TCV of Bldg: 1 = 7,190							
(3) Roof		(10) Floor Support		Lump Sum Items:													
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Brick																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK MARSHALL D	COUNTY OF MUSKEGON TREASURY	0	04/12/2016	JUD	TAX REVERTED	4087/495	DEED	0.0
US BANK NATIONAL ASSOCIATION	COOK MARSHALL	3,000	07/30/2008		FORECLOSURE PURCHASE	3788/963	DEED	100.0
SHERIFF	US BANK NATIONAL ASSOCIATION	55,140	12/07/2007	PR	SHERIFF DEED	3764/35	DEED	0.0
LAGUIRE MARK	HICKS SR MARK/PEGGY SUE	0	12/02/2002	WD	LC PAYOFF	3528/364	DEED	0.0
Property Address		Class: 710.EXEMPT LAND BAZoning: R1-RES		Building Permit(s)		Date	Number	Status
3213 GLENDALE ST		School: MUSKEGON HEIGHTS SCHOOLS		Mechanical		10/08/2014	PM14-0105	
Owner's Name/Address		P.R.E. 0%				11/12/2004	B-425-04	
MUSKEGON COUNTY LAND BANK 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-061-018-070		2018 Est TCV 0 TCV/TFA: 0.00				
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 00010.SOUTHWEST		
HT7283 CHAS M STEELE'S SUB'D BLK 18 LOTS 7 & 8		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value		
Comments/Influences		Dirt Road		SOUTHWEST		50.00 104.00 1.0000 1.0000 70 100		
BOARDED UP - SUBSTANDARD 11/07		Gravel Road		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value = 3,500		
		X Paved Road						
		X Storm Sewer						
		X Sidewalk						
		X Water						
		X Sewer						
		X Electric						
		X Gas						
		X Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X 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		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
CEJ 12/31/1998 REVIEWED		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
DG 12/18/1998 DATA ENTER		2016	1,800	8,500	10,300			10,300S
		2015	1,800	8,900	10,700			10,700S



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 20 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G								450	WSEP (1 Story)			
Building Style: 1 STY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D +10 Effec. Age: 55 Floor Area: 780 Total Base Cost: 63,083 Total Base New : 87,054 Total Depr Cost: 36,293 Estimated T.C.V: 16,078			CntyMult X 1.380 E.C.F. X 0.443			Bsmnt Garage: Carport Area: Roof:				
Yr Built 1940	Remodeled 0	Size of Closets		Central Air Wood Furnace			(12) Electric 100 Amps Service			Rate Bsmnt-Adj Heat-Adj 56.58 0.00 0.72			Size Cost 780 44,694				
Condition: Average		Lg	X	Ord		Min	No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Size Cost		
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			(14) Water/Sewer			Public Water Public Sewer		1 912 1 912		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			(16) Porches			WSEP (1 Story), Standard		450 8,213		
(1) Exterior							Many X Ave. Few			(17) Garages			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost = 33,988		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 780 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,			17.40		480 8,352 Cost New = 11,526 Depr.Cost = 2,305 Total Depreciated Cost = 36,293		
(2) Windows		Many Avg. Few		X Avg. Small		(8) Basement			(14) Water/Sewer			ECF (SOUTHWEST)		0.443 => TCV of Bldg: 1 = 16,078			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle																
Chimney: Brick																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
RYAN LARRY	COUNTY OF MUSKEGON TREASURY	0	04/12/2016	JUD	TAX REVERTED	4087/491	DEED	0.0			
		0	02/12/1991	LC	QUIT-CLAIM	1554:0401	DEED	0.0			
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R1-RES	Building Permit(s)	Date	Number	Status			
3219 SANFORD ST		School: MUSKEGON HEIGHTS SCHOOLS				02/05/2009	H-12-09				
Owner's Name/Address		P.R.E. 0%				01/30/2009	H-10-09				
MUSKEGON COUNTY LAND BANK 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-061-008-100		2018 Est TCV 0 TCV/TFA: 0.00							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 00010.SOUTHWEST							
HT6901 CHAS M STEELE'S SUB'D BLK 8 LOT 10 & S 10 FT OF LOT 9		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		SOUTHWEST	35.00	104.00	1.0000	1.0000	70	100	2,450
		X Paved Road		35 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 2,450							
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		Low		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		High		2016	1,200	8,900	10,100			10,100S	
		Landscaped		2015	1,200	9,300	10,500			10,500S	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		CEJ	12/31/1998	REVIEWED							
		DG	12/09/1998	DATA ENTER							
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	11/29/2016	QC	QUIT- CLAIM	4105/515	DEED	0.0			
HOPE LIGHTHOUSE CHURCH	COUNTY OF MUSKEGON TREASUR	0	04/29/2015	WD	TAX REVERTED	4054/63	DEED	0.0			
RT REAL ESTATE DEVELOPMENT	HOPE LIGHTHOUSE CHURCH	17,000	03/22/2005	WD	WARRANTY DEED	3643/603	DEED	100.0			
GREEN MOUNTAIN PROPERTIES	RT REAL ESTATE DEVELOPMENT	0	10/18/2002	QC	QUIT-CLAIM	3505/189	DEED	0.0			
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R1-RES	Building Permit(s)		Date	Number	Status		
3301 6TH ST		School: MUSKEGON HEIGHTS SCHOOLS					08/30/2006	B-281-06			
Owner's Name/Address		P.R.E. 0%					05/22/2006	B-140-06			
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-061-027-010		2018 Est TCV 0 TCV/TFA: 0.00							
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 00010.SOUTHWEST					
HT7604 CHAS M STEELE'S SUB'D BLK 27 LOTS 1 & 2		Public Improvements		* Factors *						Value	
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		SOUTHWEST	50.00	110.00	1.0000	1.0000	70	100	3,500
		X Paved Road		50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 3,500							
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		Low		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		High		2016	0	0	0			0	
		Landscaped		2015	1,800	7,500	9,300			9,300S	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		CEJ	08/31/1998	REVIEWED							
		RJ	10/27/2009	REVIEWED							
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 280	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G													
Building Style: 1 1/4 STY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Yr Built 1935	Remodeled 1997	Ex	X	Ord		Min	Size of Closets			Class: CD Effec. Age: 57 Floor Area: 1078 Total Base Cost: 65,839 Total Base New : 90,857 Total Depr Cost: 30,664 Estimated T.C.V: 13,584								
Condition: Average		Lg	X	Ord		Small	Doors: Solid X H.C.			CnlyMult X 1.380 E.C.F. X 0.443								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric 100 Amps Service			Stories Exterior 1.25 Story Siding 1 Story Siding Other Additions/Adjustments			Foundation Crawl Space Basement	Rate 69.97 60.33	Bsmnt-Adj -8.95 0.00	Heat-Adj 0.00 0.00	Size 616 308	Cost 37,588 18,582
	Basement 1 1st Floor 2 2nd Floor 3 Bedrooms	Kitchen: Hardwood Other: Carpeted Other: Tile		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer Public Water Public Sewer (16) Porches WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 75/33.8, Economic Depreciation because of: OBSERVATION ECF (SOUTHWEST)								
(1) Exterior		X	Plaster	(7) Excavation Basement: 308 S.F. Crawl: 616 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate Bsmnt-Adj Heat-Adj 69.97 -8.95 0.00 60.33 0.00 0.00								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(13) Plumbing			(14) Water/Sewer			Rate 1025.00 1025.00								
(2) Windows		X	Many Avg. Few	X	Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Rate 27.21						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(16) Porches			Rate 27.21								
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 75/33.8, Economic Depreciation because of: OBSERVATION ECF (SOUTHWEST)			Rate 27.21								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 75/33.8, Economic Depreciation because of: OBSERVATION ECF (SOUTHWEST)			Rate 27.21							
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 75/33.8, Economic Depreciation because of: OBSERVATION ECF (SOUTHWEST)			Rate 27.21								
Chimney: Brick		(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			WGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 75/33.8, Economic Depreciation because of: OBSERVATION ECF (SOUTHWEST)			Rate 27.21								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	11/29/2016	QC	QUIT- CLAIM	4105/515	DEED	0.0											
PICKERING MYRON	COUNTY OF MUSKEGON TREASUR	0	02/09/2015	JUD	FORECLOSURE	4053/995	DEED	0.0											
KIANROKH HAMIDREZA	PICKERING MYRON	0	08/05/2014	QC	QUIT- CLAIM	4029/78	DEED	100.0											
PLNIROS EQUITIES LLC	KIANROKH HAMIDREZA	0	11/18/2013	QC	QUIT- CLAIM	4008/923	DEED	100.0											
Property Address		Class: 710.EXEMPT LAND BA		Zoning:		Building Permit(s)		Date	Number	Status									
3327 7TH ST		School: MUSKEGON HEIGHTS SCHOOLS						01/10/2006	SR-7-06										
Owner's Name/Address		P.R.E. 0%																	
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-031-011-090		2018 Est TCV 0 TCV/TFA: 0.00															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 00010.SOUTHWEST													
HT5092 HOME LAWN ADD'N BLK 11 LOT 9		Public Improvements		* Factors *															
Comments/Influences		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
		Gravel Road		SOUTHWEST		40.00		100.00		1.0000		1.0000		70 100				2,800	
		Paved Road		40 Actual Front Feet, 0.09 Total Acres		Total Est. Land Value =												2,800	
		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					
		2018		EXEMPT		EXEMPT		EXEMPT						EXEMPT					
		2017		EXEMPT		EXEMPT		EXEMPT						EXEMPT					
		2016		0		0		0						0					
		2015		1,400		6,200		7,600						7,600S					
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 352 % Good: 10 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall Paneled				Plaster Wood T&G													
Building Style: 1 STY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																
Yr Built 1935	Remodeled 0	Ex	X	Ord		Min	Size of Closets													
Condition: Average		Lg	X	Ord		Small	Doors: Solid X H.C.													
Room List		(5) Floors		Central Air Wood Furnace																
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 100 Amps Service																
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior 1 Story Siding			Foundation Basement			Rate	Bsmnt-Adj	Heat-Adj	Size	Cost			
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	Other Additions/Adjustments			Rate		Size		Cost			
	Insulation	(7) Excavation		No. of Elec. Outlets			Many			X	Ave.		Few	(14) Water/Sewer						
(2) Windows		Basement: 816 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 75/100/100/33.8, Separately Depreciated Items: (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 10/ 75/100/100/7.5, ECF (SOUTHWEST)			1025.00 1025.00		Depr.Cost =		1 1		1,025 1,025	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Phy/Ab.Phy/Func/Econ/Comb.%Good= 10/ 75/100/100/7.5, Total Depreciated Cost = 0.443 => TCV of Bldg: 1 =			20.85		352		7,339				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Total Depreciated Cost = 25,281								11,200					
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:													
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:																
X	Asphalt Shingle																			
Chimney: Brick																				

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