

PROPOSAL FOR ASBESTOS and ENVIRONMENTAL SURVEY

Project: 2018HHF2- Asbestos Survey 3

Published April 27th, 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. May 10th, 2018.

Voluntary Pre- Bid meeting on May 3rd, 2018 @ 2:00PM, at the Muskegon Heights City Hall, 2724 Peck Street, Muskegon Heights, MI 49444

Bids will be opened and tabulated on May 10th, 2018, at 3:15 p.m., the bid will be awarded on May 15th, 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 fifteen (15) days after being notified of the award and asbestos survey filed work shall be **completed** within 45 calendar days of notification. Calendar days excluding National Holidays.
12. All complete reports are due in digital PDF format on Wednesday July 18th, 2018
13. All reports shall be submitted in PDF format with a searchable text format.
14. Failure to have all reports submitted by Wednesday July 18th, 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

2432 Manz
3200 Glendale
3212 Glendale
3217 Glendale
2932 Jefferson
2629 8th
2937 Jefferson
2649 Howden
2933 Elizabeth
2244 Jefferson
317 E Lincoln
3029 Park St
2344 Reynolds
3232 Sanford
2900 6th
2340 6th
415 E Columbia

Muskegon

1768 Wood
1814 Dyson
189 Strong

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.		
COUNTY OF MUSKEGON TREASUR	MUSKEGON COUNTY LAND BANK	0	12/28/2017	QC	OTHER	4142/674	DOC	0.0		
WILLIAMSON LORRAINE K	COUNTY OF MUSKEGON TREASUR	0	03/31/2017	OT	OTHER	4121/940	DOC	0.0		
KARIS OTHON/KRISTI	WILLIAMSON LORRAINE	43,500	12/20/1996	WD	ARMS-LENGTH	1954/162	PTA	0.0		
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R-1	Building Permit(s)	Date	Number	Status		
189 STRONG AVE		School: MUSKEGON SCHOOLS		P.R.E. 0% Hist.Dist: X						
Owner's Name/Address		MAP #: 24-31-30-282-003		2018 Est TCV 0 TCV/TFA: 0.00						
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE STE 104 MUSKEGON MI 49442		X Improved		Vacant		Land Value Estimates for Land Table R07.1.R07.1 NELSON GENERAL RESIDENTIAL				
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
CITY OF MUSKEGON REVISED PLAT OF 1903 E 20 3/4 FT LOT 12 & W 19 1/4 FT LOT 13 BLK 397		Dirt Road		<Site Value B> TYPICAL .13-.29		4800 100 4,800				
Comments/Influences		X Paved Road		40 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value = 4,800				
		X Storm Sewer		Land Improvement Cost Estimates		Description Rate CountyMult. Size %Good Cash Value				
		X Sidewalk		D/W/P: 3.5 Concrete		3.20 1.38 800 28 989				
		X Water		Total Estimated Land Improvements True Cash Value =		989				
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		When		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		What		2017	2,400	22,800	25,200			24,216C
		TGS 06/01/2005 DATA ENTRY		2016	2,400	21,600	24,000			24,000S
		DVK 11/06/2001 DATA ENTRY		2015	2,400	23,100	25,500			25,500S



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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: 2 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G									36 252 40 80	CPP WGEP (1 Story) WCP (1 Story) WCP (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: 62 Floor Area: 1872 Total Base Cost: 114,073 Total Base New : 157,420 Total Depr Cost: 70,839 Estimated T.C.V: 44,274						
Yr Built 1920	Remodeled 0	Ex	X	Ord		Min	Size of Closets			CntyMult X 1.380 E.C.F. X 0.625						
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling			Total Base Cost: 114,073 Total Base New : 157,420 Total Depr Cost: 70,839 Estimated T.C.V: 44,274						
Room List		(5) Floors		Kitchen: Carpeted Other: Softwood Other: Linoleum			(12) Electric 100 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1.5 Story Siding Basement 72.63 0.00 0.00 1 Story Siding Overhang 32.41 0.00 0.00 Other Additions/Adjustments Rate Size Cost (13) Plumbing 3 Fixture Bath 1975.00 1 1,975 (14) Water/Sewer Public Water 1025.00 1 1,025 Public Sewer 1025.00 1 1,025 (16) Porches CPP, Shallow 13.24 36 477 WGEP (1 Story), Shallow 24.64 252 6,209 WCP (1 Story), Shallow 32.05 40 1,282 WCP (1 Story), Shallow 23.52 80 1,882 (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 17.50 528 9,240 Mechanical Doors 350.00 2 700 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 70,839 ECF (R07.1 NELSON GENERAL RESIDENTIAL) 0.625 => TCV of Bldg: 1 = 44,274						
(1) Exterior		X	Plaster				No./Qual. of Fixtures Ex. X Ord. Min			Bsmnt-Adj Heat-Adj 0.00 0.00						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 2 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 72.63 0.00 0.00 32.41 0.00 0.00						
X	Insulation	Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Public Water Public Sewer			Rate Bsmnt-Adj Heat-Adj 13.24 36 477 24.64 252 6,209 32.05 40 1,282 23.52 80 1,882						
(2) Windows		X Many Avg. Few Large Avg. Small		(8) Basement			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate Bsmnt-Adj Heat-Adj 17.50 528 9,240 350.00 2 700						
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		(9) Basement Finish			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate Bsmnt-Adj Heat-Adj 17.50 528 9,240 350.00 2 700						
X	Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate Bsmnt-Adj Heat-Adj 17.50 528 9,240 350.00 2 700						
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate Bsmnt-Adj Heat-Adj 17.50 528 9,240 350.00 2 700						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate Bsmnt-Adj Heat-Adj 17.50 528 9,240 350.00 2 700					
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.				
STEWARDSHIP FUND LP	MUSKEGON COUNTY TREASURER	0	04/12/2017	JUD	FORECLOSURE	4122/39	DEED	0.0				
THOR REAL ESTATE LLC	STEWARDSHIP FUND LP	375	11/15/2010	QC	QUIT-CLAIM	3870/167	DEED	0.0				
LENDER ASSET RESOLUTION IN	LAKES MANAGEMENT	0	01/12/2009	QC	QUIT-CLAIM	3799/952	DEED	100.0				
DEUTSCHE BANK	LENDER ASSET RESOLUTION IN	0	10/31/2008	QC	QUIT-CLAIM	3799/992	DEED	0.0				
Property Address		Class: 401 RESIDENTIAL		Zoning: R1-RES	Building Permit(s)	Date	Number	Status				
317 E LINCOLN AVE		School: MUSKEGON HEIGHTS SCHOOLS				05/03/1999	B-146-99					
Owner's Name/Address		P.R.E. 0%										
MUSKEGON COUNTY TREASURER 173 E APPLE AVE STE104 MUSKEGON MI 49442		MAP #: 26-000-277-240										
Tax Description		2018 Est TCV 26,816 TCV/TFA: 21.96										
HT4481 BLK 277 LOT 24 MUSKEGON IMPROVEMENT CO'S ANNEX #1		X Improved	Vacant	Land Value Estimates for Land Table 00008.DK. BLUE								
Comments/Influences		Public Improvements		* Factors * 142 X IRR								
ASKING \$6,400 10/08		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		NEIGHBORHOOD 8	142.00	0.00	1.0000	1.0000	50	75	UNIMPROVED	5,325
		X Paved Road		142 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 5,325								
		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										
		X 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	08/30/1999	REVIEWED	2018	2,700	10,700	13,400			12,156C	
		RJ	09/24/2008	REVIEWED	2017	2,700	10,800	13,500			11,906C	
					2016	2,700	9,100	11,800			11,800S	
					2015	2,700	9,300	12,000			12,000S	



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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 129 120	Type WGEP (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	X	Drywall Paneled	X	Plaster Wood T&G	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			Class: CD Effec. Age: 55 Floor Area: 1221 Total Base Cost: 67,369 Total Base New : 94,409 Total Depr Cost: 42,556 Estimated T.C.V: 21,491			CntyMult X 1.380 E.C.F. X 0.505	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STY		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Rate Bsmnt-Adj Heat-Adj		Size Cost				
Yr Built 1940	Remodeled 0	Ex	X	Ord	Min	(12) Electric			1 Story Siding Crawl Space 57.15 -8.31 0.00			1221 59,634				
Condition: Average		Size of Closets		100 Amps Service			Other Additions/Adjustments			Rate		Size Cost				
Room List		(5) Floors		No./Qual. of Fixtures			(14) Water/Sewer			Public Water		1 1,025				
	Basement 3 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Softwood Other: Carpeted Other: Tile		Ex. X Ord. Min			Public Sewer			1025.00		1 1,025				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(16) Porches			WGEP (1 Story), Standard		129 4,774				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall Plaster	Many X Ave. Few			(16) Deck/Balcony			Treated Wood,Standard		120 911				
X	Insulation	Basement: 0 S.F. Crawl: 1221 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Separately Depreciated Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost = 41,836				
(2) Windows		(8) Basement		Average Fixture(s)			Local Cost Items:			SHED/LEAN-TO		10.00 144 1,440				
X	Many Avg. Few	X	Large Avg. Small	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= 50/100/100/100/50.0,			Depr.Cost = 720		Total Depreciated Cost = 42,556				
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			ECF (DK. BLUE)			0.505 => TCV of Bldg: 1 =		21,491				
(3) Roof		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
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.
MUSKEGON COUNTY LAND BANK	HAYNES RAY M	0	01/23/2017	QC	QUIT- CLAIM	4109/821	DEED	100.0
COUNTY OF MUSKEGON TREASURER	MUSKEGON COUNTY LAND BANK	0	11/29/2016	QC	QUIT- CLAIM	4105/515	DEED	0.0
PROGRESSIVE HOLDING CO	COUNTY OF MUSKEGON TREASURER	0	02/09/2015	JUD	FORECLOSURE	4054/9	DEED	0.0
MUSKEGON COUNTY TREASURER	PROGRESSIVE HOLDING CO	750	10/17/2012	QC	QUIT- CLAIM	3928/300	DEED	0.0

Property Address	Class: 420.RES LAND BANK	Zoning:	Building Permit(s)	Date	Number	Status
415 E COLUMBIA AVE	School: MUSKEGON HEIGHTS SCHOOLS			10/13/2002	B-317-02	
Owner's Name/Address	P.R.E. 0%					
HAYNES RAY M 162 HARRISON MUSKEGON HEIGHTS MI 49444	MAP #: 26-000-256-070					
	2018 Est TCV 15,489 TCV/TFA: 20.01					

Owner's Name/Address	MAP #:	2018 Est TCV	TCV/TFA:	Land Value Estimates for Land Table 00007. SKY BLUE
HAYNES RAY M 162 HARRISON MUSKEGON HEIGHTS MI 49444	26-000-256-070	15,489	20.01	

Tax Description	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2022. HT3995 BLK 256 LOTS 7 8 & 9 MUSKEGON IMPROVEMENT CO'S ANNEX #1	X		NEIGHBORHOOD #7	120.00	125.00	1.0000	1.0000	70	100		8,400

Comments/Influences	Public Improvements	* Factors *
	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 X Underground Utils.	120 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 8,400

Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2022. HT3995 BLK 256 LOTS 7 8 & 9 MUSKEGON IMPROVEMENT CO'S ANNEX #1



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	4,200	3,500	7,700			7,700C
CEJ 12/31/1992 REVIEWED	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	2016	0	0	0			0
	2015	4,200	3,100	7,300			7,300S

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 Treated Wood	Year Built: 1940 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: 360 % 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			Total Base Cost: 45,212			X	1.380			
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling			Total Base New : 62,392				E.C.F.			
Room List		Doors: Solid X H.C.		(5) Floors			No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Size Cost		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			Ex. X Ord. Min			1 Story Siding			Mich Bsmnt.		480 22,891		
(1) Exterior							No. of Elec. Outlets			1 Story Siding			Slab		294 12,389		
X	Wood/Shingle Aluminum/Vinyl Brick						Many X Ave. Few			(14) Water/Sewer			Public Water		912.00 1 912		
	Insulation									(16) Deck/Balcony			Public Sewer		912.00 1 912		
(2) Windows		Height to Joists: 0.0								(13) Plumbing			Treated Wood, Standard		6.97 140 976		
X	Many Avg. Few	X	Large Avg. Small							Average Fixture(s)			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 360 7,132		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens									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 = 14,038			ECF (SKY BLUE) 0.505 => TCV of Bldg: 1 = 7,089	
(3) Roof										(14) Water/Sewer							
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
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	12/28/2017	QC	OTHER	4142/674	DOC	0.0
WEBB MARTHA	COUNTY OF MUSKEGON TREASUR	0	03/31/2017	OT	OTHER	4121/881	DOC	0.0
LACH CORNELIUS G SR/KAREN	WEBB MARTHA	0	03/05/2008	QC	OTHER	3771/574	DOC	0.0
JAMES DANIEL	WEBB MARTHA	0	01/04/2002	OT	OTHER	3376/575	DOC	0.0

Property Address	Class: 710.EXEMPT LAND BA	Zoning: R-1	Building Permit(s)	Date	Number	Status			
1768 WOOD ST	School: MUSKEGON SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	MAP #: 24-31-29-458-004								
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE STE 104 MUSKEGON MI 49442-	2018 Est TCV 0 TCV/TFA: 0.00								
	X Improved	Vacant	Land Value Estimates for Land Table R08.1.R08.01 MARSH FIELD GENERAL RES						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value B> TYPICAL	.11-.29		4600	100	40*125	4,600
			40 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 4,600						

Tax Description
CITY OF MUSKEGON
CASTENHOLZ SUB DIV
OF BLKS 100 101 & 103 TO 120 INCL
LOT 4 BLK 120
Comments/Influences



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2017	2,300	11,000	13,300			13,217C
2016	2,300	10,800	13,100			13,100S
2015	2,300	11,300	13,600			13,600S

*** 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 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 168 12	Type WGEP (1 Story) CPP	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: D +10 Effec. Age: 59 Floor Area: 1056 Total Base Cost: 61,373 Total Base New : 84,695 Total Depr Cost: 38,113 Estimated T.C.V: 21,915						
Condition: Average		Lg	X	Ord		Small	Doors: Solid X H.C.			CnlyMult X 1.380 E.C.F. X 0.575						
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost						
1	Basement	Kitchen:		Ex. X Ord. Min			100 Amps Service			1 Story Siding Crawl Space 52.72 -9.13 0.72 192 8,508						
5	1st Floor	Other:		No. of Elec. Outlets						1 Story Siding Basement 52.72 0.00 0.72 864 46,172						
2	2nd Floor	Other:		Many X Ave. Few						Other Additions/Adjustments Rate Size Cost						
2	Bedrooms	(6) Ceilings		(7) Excavation			(13) Plumbing			(14) Water/Sewer						
(1) Exterior		X	Plaster	Basement: 864 S.F. Crawl: 192 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			Public Water 912.00 1 912 Public Sewer 912.00 1 912 (16) Porches WGEP (1 Story), Shallow 27.65 168 4,645 CPP, Shallow 18.70 12 224						
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		(8) Basement			(14) Water/Sewer			Notes: 0 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 38,113 ECF (R08.1 MARSH FIELD GENERAL RES) 0.575 => TCV of Bldg: 1 = 21,915						
X Asphalt X Insulation		(8) Basement		(9) Basement Finish			(14) Water/Sewer									
(2) Windows		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Many Avg.	X	Large Avg.	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
X	Few		Chimney: Brick													

*** 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: 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: 39 Floor Area: 1258 Total Base Cost: 70,131 Total Base New : 96,781 Total Depr Cost: 59,037 Estimated T.C.V: 33,946						
Condition: Average		Lg	X	Ord		Small	Doors: Solid X H.C.			CntyMult X 1.380 E.C.F. X 0.575						
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost						
1	Basement	Kitchen:		100			Amps Service			1 Story Siding Basement 56.86 0.00 0.00 840 47,762						
5	1st Floor	Other:		Ex. X Ord. Min			No. of Elec. Outlets			1 Story Siding Crawl Space 56.86 -8.25 0.00 330 16,041						
2	2nd Floor	Other:		Many X Ave. Few			(7) Excavation			1 Story Siding Crawl Space 56.86 -8.25 0.00 88 4,278						
2	Bedrooms	(6) Ceilings		(13) Plumbing			(14) Water/Sewer			Other Additions/Adjustments Rate Size Cost						
(1) Exterior		X	Plaster	Average Fixture(s)			Public Water 1025.00 1 1,025			Public Sewer 1025.00 1 1,025						
X	Wood/Shingle	Basement: 840 S.F.		1 3 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0, Depr.Cost = 59,037			ECF (R08.1 MARSH FIELD GENERAL RES) 0.575 => TCV of Bldg: 1 = 33,946						
X	Aluminum/Vinyl Brick	Crawl: 418 S.F.		2 Fixture Bath												
X	Insulation	Slab: 0 S.F.		Softener, Auto												
(2) Windows		Height to Joists: 0.0		Softener, Manual												
X	Many Avg. Few	X	Large Avg. Small	Solar Water Heat												
X	Wood Sash	(8) Basement		No Plumbing												
X	Metal Sash	Conc. Block		Extra Toilet												
X	Vinyl Sash	Poured Conc.		Extra Sink												
X	Double Hung	Stone		Separate Shower												
X	Horiz. Slide	Treated Wood		Ceramic Tile Floor												
X	Casement	X Concrete Floor		Ceramic Tile Wains												
X	Double Glass	(9) Basement Finish		Ceramic Tub Alcove												
X	Patio Doors	Recreation SF		Vent Fan												
X	Storms & Screens	Living SF		(14) Water/Sewer												
(3) Roof		Walkout Doors		1 Public Water												
		No Floor SF		1 Public Sewer												
X	Gable	(10) Floor Support		Water Well												
X	Hip	Joists:		1000 Gal Septic												
X	Flat	Unsupported Len:		2000 Gal Septic												
X	Asphalt Shingle	Cntr.Sup:		Lump Sum Items:												
Chimney:																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARTIN NANCY	COUNTY OF MUSKEGON TREASURY	0	04/01/2014	QC	TAX REVERTED	4021/150	DEED	0.0			
		200	11/01/1995		WARRANTY DEED	1863:0710	DEED	0.0			
Property Address		Class: 710.EXEMPT LAND BA		Zoning:	Building Permit(s)	Date	Number	Status			
2244 JEFFERSON ST		School: MUSKEGON HEIGHTS SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MUSKEGON COUNTY LAND BANK 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-072-135									
Tax Description		2018 Est TCV 0		Land Value Estimates for Land Table 00013.ORANGE							
HT0562 BLK 72 W 80 FT OF LOT 13		Improved	X	Vacant	* Factors *						
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Dirt Road		NEIGHBORHOOD	13	50.00	80.00	1.0000	0.8000	80 100	3,200
		Gravel Road		50 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 3,200							
		X Paved Road									
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		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	0	0	0			0	
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What							
		RLJ	12/30/1992	REVIEWED							
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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.
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									

Comments/Influences	X	Public Improvements		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Improved	Vacant							
EXTENSIVE FIRE DAMAGE.	X	Dirt Road		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	X	Gravel Road		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	X	Paved Road		2016	2,000	9,400	11,400			11,138C
	X	Storm Sewer		2015	2,000	11,700	13,700			11,105C
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
		Underground Utils.								



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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 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: 19,851 Estimated T.C.V: 10,065			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: 19,851 Estimated T.C.V: 10,065			Total Base Cost: 67,680 Total Base New : 93,399 Total Depr Cost: 19,851 Estimated T.C.V: 10,065		Carpport Area: Roof:	
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			1 Story Siding Crawl Space			816 40,474			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service			1 Story Siding Slab			300 14,382			
(1) Exterior		(7) Excavation		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 816 S.F. Slab: 300 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			(14) Water/Sewer			Public Water 1025.00 Public Sewer 1025.00			1 1,025 1 1,025			
(2) Windows		(8) Basement		(13) Plumbing			(16) Porches			WSEP (1 Story), Standard 27.99			144 4,031			
Many Avg. Few	X	Large Avg. Small	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			(16) Porches			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 50/100/100/22.5, Depr.Cost = 18,921			Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/ 50/100/100/10.0, Depr.Cost = 931		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 28.10			County Multiplier = 1.38 => Cost New = 9,307			Total Depreciated Cost = 19,851			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/ 50/100/100/10.0, Depr.Cost = 931			Total Depreciated Cost = 19,851			TCV of Bldg: 1 = 10,065		
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (ORANGE)			0.507 => TCV of Bldg: 1 = 10,065						
Chimney: Brick		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.			
ROSE DAVID	MUSKEGON COUNTY TREASURER	0	04/12/2017	JUD	FORECLOSURE	4121/985	DEED	0.0			
COUNTY OF MUSKEGON TREASURER	ROSE DAVID	100	10/14/2014	QC	QUIT- CLAIM	4035/451	DEED	100.0			
WRIGHT ESSIE/PAMELA K WILL	COUNTY OF MUSKEGON TREASURER	0	04/01/2014	QC	TAX REVERTED	4021/164	DEED	0.0			
WRIGHT ESSIE	WRIGHT ESSIE/PAMELA K WILL	0	02/14/2005	QC	QUIT-CLAIM	3642/503	DEED	0.0			
Property Address		Class: 401 RESIDENTIAL		Zoning: R1-RES	Building Permit(s)	Date	Number	Status			
2344 REYNOLDS ST		School: MUSKEGON HEIGHTS SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MUSKEGON COUNTY TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-100-130									
Tax Description		2018 Est TCV 10,832 TCV/TFA: 12.68									
HT1204 BLK 100 LOT 13		X Improved		Vacant		Land Value Estimates for Land Table 00001.NORTHEAST					
Comments/Influences		Public Improvements		* Factors *			Value				
		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									
		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	2,000	3,400	5,400		5,400S	
		CEJ 08/30/1999 REVIEWED			2017	2,000	3,400	5,400		5,400S	
		ROB 12/16/2014 FIELD REVI			2016	2,000	3,500	5,500		5,500S	
					2015	2,000	3,700	5,700		5,700S	



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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 60 168	Type WGEP (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	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 0	Ex	X	Ord		Min	Size of Closets			Class: D Effec. Age: 60 Floor Area: 854 Total Base Cost: 45,649 Total Base New : 62,996 Total Depr Cost: 14,174 Estimated T.C.V: 6,832									
Condition: Poor		Lg	X	Ord		Small	No Heating/Cooling			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 Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Mich Bsmnt. 50.24 -4.40 0.66 854 39,711 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 49.70 60 2,982 (16) Deck/Balcony Treated Wood,Standard 6.74 168 1,132 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 50/100/100/22.5, Depr.Cost = 14,174 ECF (NORTHEAST) 0.482 => TCV of Bldg: 1 = 6,832									
Basement 2 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Softwood Other: Carpeted Other: Tile		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(7) Excavation			Basement: 854 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			
(1) Exterior		X	Plaster				(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									
X	Wood/Shingle Aluminum/Vinyl Brick																		
Insulation		(7) Excavation																	
(2) Windows		Many X Avg. Few	X	Large Avg. Small															
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																	
(3) Roof		(9) Basement Finish																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF																
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Brick							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.
BRAFORD WILLIAM E	MUSKEGON COUNTY TREASURER	0	04/12/2017	JUD	FORECLOSURE	4121/990	DEED	0.0
COUNTY OF MUSKEGON TREASURER	BRAFORD WILLIAM E	0	10/14/2014	QC	QUIT- CLAIM	4035/456	DEED	0.0
DIGGS VICKY	COUNTY OF MUSKEGON TREASURER	0	04/01/2014	QC	TAX REVERTED	4021/178	DEED	0.0
HUGHES ROBERT W	DIGGS VICKY	0	05/14/2010	QC	QUIT-CLAIM	3848/100	DEED	100.0

Property Address	Class: 401 RESIDENTIAL	Zoning: R1-RES	Building Permit(s)	Date	Number	Status
2432 MANZ ST	School: MUSKEGON HEIGHTS SCHOOLS			03/07/2011	B-14-11	
	P.R.E. 0%			08/19/2008	H-84-08	
Owner's Name/Address	MAP #: 26-000-111-160			08/27/2004	B-321-04	
MUSKEGON COUNTY TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442	2018 Est TCV 9,201 TCV/TFA: 4.43					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 00001.NORTHEAST							
HT1454 BLK 111 LOT 16 & 17	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PRE LETTER MAILED 4/06/11			NORTHEAST	100.00	125.00	1.0000	1.0000	80 100		8,000
5/12/2016: PROPERTY IS VACANT AND ABANDONED, WITHOUT WATER SERVICE SINCE 4/2015.			100 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 8,000							
8/2016: DESTROYED BY FIRE										

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	4,000	600	4,600			4,600S
Rolling	2017	4,000	600	4,600			4,600S
Low	2016	4,000	7,800	11,800		11,800R	11,800S
High	2015	4,000	8,100	12,100			12,100S
Landscaped	CED 08/30/1999 REVIEWED						
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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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 213 162	Type WGEP (1 Story) Treated Wood	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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1 3/4 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 -10 Effec. Age: 55 Floor Area: 2076 Total Base Cost: 100,312 Total Base New : 138,430 Total Depr Cost: 2,492 Estimated T.C.V: 1,201			CntyMult X 1.380 E.C.F. X 0.482		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1928	Remodeled 0	Size of Closets		No. Heating/Cooling			100 Amps Service			Total Base Cost: 100,312 Total Base New : 138,430 Total Depr Cost: 2,492 Estimated T.C.V: 1,201			CntyMult X 1.380 E.C.F. X 0.482		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Doors: Lg X Ord Small		No. Heating/Cooling			100 Amps Service			Total Base Cost: 100,312 Total Base New : 138,430 Total Depr Cost: 2,492 Estimated T.C.V: 1,201			CntyMult X 1.380 E.C.F. X 0.482		Bsmnt Garage: Carport Area: Roof:	
Room List		(5) Floors		Kitchen: Softwood Other: Carpeted Other: Tile			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost						
Basement 1 1st Floor 2 2nd Floor 3 Bedrooms		Kitchen: Softwood Other: Carpeted Other: Tile		(12) Electric			100 Amps Service			1.75 Story Siding Crawl Space 72.73 -7.37 0.00 720 47,059						
(1) Exterior		X Plaster		No. of Elec. Outlets			2 Story Siding Crawl Space 79.81 -7.37 0.00 240 17,386			1 Story Siding Crawl Space 50.90 -7.37 0.00 336 14,626						
Wood/Shingle X Aluminum/Vinyl Brick		(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Rate			Size Cost			
X Insulation		Basement: 0 S.F. Crawl: 1296 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			3 Fixture Bath			1975.00			1		1,975	
(2) Windows		Many Avg. Few X Large Avg. Small		2 3 Fixture Bath			Public Water			1025.00			1		1,025	
X Many Avg. Few X Large Avg. Small		(8) Basement		2 2 Fixture Bath			Public Sewer			1025.00			1		1,025	
Wood Sash X Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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			30.01		213	6,392
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(16) Deck/Balcony			Treated Wood, Standard			7.08		162	1,147
X Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 16.80 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 20/100/ 20/1.8, Depr.Cost = 2,492 Economic Depreciation because of: OBSERVATION ECF (NORTHEAST) 0.482 => TCV of Bldg: 1 = 1,201						
X Asphalt Shingle		(10) Floor Support		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.			
COOK KENNETH/HIBBS DARLENE	MUSKEGON COUNTY TREASURER	0	04/12/2017	JUD	FORECLOSURE	4122/5	DEED	0.0			
Property Address		Class: 401 RESIDENTIAL	Zoning: D2-IND	Building Permit(s)		Date	Number	Status			
2629 8TH ST		School: MUSKEGON HEIGHTS SCHOOLS	Res. Add/Alter/Repair		09/14/2016	PB16-0273					
Owner's Name/Address		P.R.E. 0%			08/23/2001	B-276-01					
MUSKEGON COUNTY TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-178-080	2018 Est TCV 19,032 TCV/TFA: 14.69								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 00013.ORANGE							
HT2809 BLK 178 LOT 8		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		NEIGHBORHOOD	13	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									
		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	2,000	7,500	9,500			8,756C	
		Low		2017	2,000	7,600	9,600			8,576C	
		High		2016	1,500	7,000	8,500			8,500S	
		Landscaped		2015	1,500	8,800	10,300			10,300S	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		CEJ	12/31/1997	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	X	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:																																																																																
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										Class:	Exterior:																																																																															
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											Brick Ven.:	Stone Ven.:																																																																															
Yr Built 1920	Remodeled 2001	Ex	X	Ord		Min									Common Wall:	Foundation:																																																																															
Condition: Average Part. Construct.: 65%		Size of Closets		Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											Finished ?:	Auto. Doors:																																																																															
Room List		Lg	X	Ord		Small									Mech. Doors:	Area:																																																																															
Basement 1st Floor 2nd Floor Bedrooms		Doors:		Solid	X	H.C.									% Good:	Storage Area:																																																																															
(5) Floors		Central Air Wood Furnace													No Conc. Floor:																																																																																
Kitchen: Other: Other:		(12) Electric														Bsmnt Garage:																																																																															
(6) Ceilings		No./Qual. of Fixtures														Carport Area:	Roof:																																																																														
(1) Exterior		Ex.	X	Ord.		Min																																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall Plaster	No. of Elec. Outlets																																																																																											
X	Insulation	(7) Excavation		Many			X	Ave.		Few																																																																																					
(2) Windows		Basement: 1104 S.F. Crawl: 0 S.F. Slab: 192 S.F. Height to Joists: 0.0		(13) Plumbing																																																																																											
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s)																																																																																											
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		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		(9) Basement Finish		(14) Water/Sewer																																																																																											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																																											
Chimney: Brick																																																																																															
<table border="0"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Rate</td> <td>Bsmnt-Adj</td> <td>Heat-Adj</td> <td>Size</td> <td>Cost</td> </tr> <tr> <td>1</td> <td>Story Siding</td> <td>Basement</td> <td>56.55</td> <td>0.00</td> <td>0.00</td> <td>1104</td> <td>62,431</td> </tr> <tr> <td>1</td> <td>Story Siding</td> <td>Slab</td> <td>56.55</td> <td>-9.82</td> <td>0.00</td> <td>192</td> <td>8,972</td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td colspan="2">Rate</td> <td>Size</td> <td>Cost</td> <td></td> </tr> <tr> <td colspan="3">(14) Water/Sewer</td> <td colspan="2"></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Public Water</td> <td colspan="2">1025.00</td> <td>1</td> <td>1,025</td> <td></td> </tr> <tr> <td colspan="3">Public Sewer</td> <td colspan="2">1025.00</td> <td>1</td> <td>1,025</td> <td></td> </tr> <tr> <td colspan="3">Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,</td> <td colspan="2">Depr.Cost =</td> <td></td> <td>45,615</td> <td></td> </tr> <tr> <td colspan="3">ECF (ORANGE)</td> <td colspan="2">0.507 => TCV of Bldg: 1 =</td> <td></td> <td>23,127</td> <td></td> </tr> <tr> <td colspan="3">65 % Completed => Est. True Cash Value 2018 =</td> <td colspan="2"></td> <td></td> <td>15,032</td> <td></td> </tr> </table>																Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1	Story Siding	Basement	56.55	0.00	0.00	1104	62,431	1	Story Siding	Slab	56.55	-9.82	0.00	192	8,972	Other Additions/Adjustments			Rate		Size	Cost		(14) Water/Sewer								Public Water			1025.00		1	1,025		Public Sewer			1025.00		1	1,025		Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost =			45,615		ECF (ORANGE)			0.507 => TCV of Bldg: 1 =			23,127		65 % Completed => Est. True Cash Value 2018 =						15,032	
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																																																																								
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAILEY DAVID H JR	MUSKEGON COUNTY TREASURER	0	04/12/2017	JUD	FORECLOSURE	4122/26	DEED	0.0
MUSKEGON COUNTY TREASURER	DAILEY DAVID H JR	3,700	08/08/2008	QC	TAX DEEDS	3788/164	DEED	100.0
PARKER CHARLES L	MUSKEGON COUNTY TREASURER	0	04/02/2008	CD	ASSIGNMENT	3779/474	DEED	0.0
A & D ASSOCIATES # 25	PARKER CHARLES L	0	10/01/2000	QC	QUIT-CLAIM	3099/702	DEED	0.0

Property Address	Class: 401 RESIDENTIAL	Zoning:	Building Permit(s)	Date	Number	Status
2649 HOWDEN ST	School: MUSKEGON HEIGHTS SCHOOLS					
Owner's Name/Address	P.R.E. 0%					
MUSKEGON COUNTY TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442	MAP #: 26-037-004-090					
	2018 Est TCV 15,112 TCV/TFA: 14.82					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 00001.NORTHEAST					Value		
HT5359 LAWSON PARK BLK 4 LOT 9				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
FIRE LOSS: 11/2015				NORTHEAST	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							

Public Improvements

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



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	2,000	5,600	7,600			7,600S
	2017	2,000	5,600	7,600			7,600S
	2016	2,000	5,800	7,800			7,800S
	2015	2,000	9,200	11,200			11,200S

*** 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 192 42	Type WSEP (1 Story) WSEP (1 Story)	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: 240 % Good: 20 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled				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: D Effec. Age: 55 Floor Area: 1020 Total Base Cost: 60,281 Total Base New : 83,187 Total Depr Cost: 23,054 Estimated T.C.V: 11,112			CntyMult X 1.380 E.C.F. X 0.482		Bsmnt Garage:				
Yr Built 1925	Remodeled 0	Size of Closets		100 Amps Service			No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost						
Condition: Average		Lg	X Ord	Small	Ex. X Ord Min			No. of Elec. Outlets			Rate			Size Cost					
Room List		(5) Floors		(12) Electric			100 Amps Service			Other Additions/Adjustments			Rate		Size Cost				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			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			(13) Plumbing			2 Fixture Bath 1100.00 1 1,100						
(1) Exterior		(7) Excavation		Basement: 816 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Public Water Public Sewer			912.00 912.00			1 912 1 912			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Porches			WSEP (1 Story), Standard WSEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 65/100/100/29.3,			23.88 46.94 Depr.Cost = 22,032		192 4,585 42 1,971	
(2) Windows		Many Avg. Few	X Avg. Small	(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			Separately Depreciated Items:			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/ 65/100/100/13.0,			23.75 Cost New = 7,866 Depr.Cost = 1,023 Total Depreciated Cost = 23,054 0.482 => TCV of Bldg: 1 = 11,112		240 5,700	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(10) Floor Support			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (NORTHEAST)									
(3) Roof				Lump Sum Items:															
X	Gable Hip Flat	Gambrel Mansard Shed																	
X	Asphalt Shingle																		
Chimney: Brick																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BROWN JAMES W/DEBRA K	MUSKEGON COUNTY TREASURER	0	04/12/2017	JUD	FORECLOSURE	4122/14	DEED	0.0			
		0	10/05/1993		WARRANTY DEED	1726:0923	DEED	0.0			
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R1-RES	Building Permit(s)	Date	Number	Status			
2900 6TH ST		School: MUSKEGON HEIGHTS SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MUSKEGON COUNTY TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-224-200									
Tax Description		2019 Est TCV 0 TCV/TFA: 0.00									
HT3421 BLK 224 W 66 1/2 FT OF LOT 20		X	Improved	Vacant	Land Value Estimates for Land Table 00011.DK GREEN						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
		Gravel Road		NEIGHBORHOOD	11	50.00	67.00	1.0000	1.0000	60 100	3,000
		Paved Road		50 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 3,000							
		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	
		Who	When	What	2019	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		CEJ 12/31/1997 REVIEWED			2018	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2017	1,500	15,600	17,100		12,612C	
					2016	1,500	11,000	12,500		12,500S	

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 24	Type CPP	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall 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		Plaster Wood T&G	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			Class: C Effec. Age: 55 Floor Area: 1128 Total Base Cost: 74,783 Total Base New : 103,200 Total Depr Cost: 39,474 Estimated T.C.V: 28,224			CntyMult X 1.380 E.C.F. X 0.715	Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation Basement Crawl Space			Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Yr Built 1930	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Rate							
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Size	Cost
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Rate							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets			Rate							
(1) Exterior		Basement: 480 S.F. Crawl: 168 S.F. Slab: 0 S.F. Height to Joists: 0.0		(7) Excavation			Many X Ave. Few			Rate							
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(8) Basement			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							
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate							
Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate						
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		(14) Water/Sewer			Lump Sum Items:			Rate							
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Lump Sum Items:			Rate							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Lump Sum Items:			Rate						
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Lump Sum Items:			Rate							
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Lump Sum Items:			Rate							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLUM MICHAEL L	MUSKEGON COUNYT TREASURER	0	04/12/2017	JUD	FORECLOSURE	4122/16	DEED	0.0
ROSE DAVID	CLUM MICHAEL L	1,000	12/18/2014	QC	QUIT- CLAIM	4040/153	DEED	0.0
COUNTY OF MUSKEGON TREASURER	ROSE DAVID	100	10/14/2014	QC	QUIT- CLAIM	4035/373	DEED	0.0
GILLETTE JAMES A	COUNTY OF MUSKEGON TREASURER	0	04/01/2014	QC	TAX REVERTED	4021/128	DEED	0.0

Property Address	Class: 401 RESIDENTIAL	Zoning: R1-RES	Building Permit(s)	Date	Number	Status
2932 JEFFERSON ST	School: MUSKEGON HEIGHTS SCHOOLS					
Owner's Name/Address	P.R.E. 0%					
MUSKEGON COUNYT TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442	MAP #: 26-000-226-120					
	2018 Est TCV 26,441 TCV/TFA: 21.89					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 00011.DK GREEN							
HT3454 BLK 226 LOT 12			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
ASKING \$32,900 6/10			NEIGHBORHOOD	11	50.00	125.00	1.0000	1.0000	60 100	3,000
			50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =							3,000

ASKING \$32,900 6/10



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Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road	2018	1,500	11,700	13,200			10,919C
Gravel Road	2017	1,500	12,900	14,400			10,695C
Paved Road	2016	1,500	9,100	10,600			10,600S
Storm Sewer	2015	1,500	10,100	11,600			11,600S
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							
Who	When	What					
CEJ 12/31/1997	REVIEWED						

*** 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 120	Type WSEP (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				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 1925	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Class: D Effec. Age: 55 Floor Area: 1208 Total Base Cost: 56,677 Total Base New : 78,214 Total Depr Cost: 35,196 Estimated T.C.V: 23,441								
Condition: Average		Lg	X	Ord		Small	Doors: Solid X H.C.			CntyMult X 1.380 E.C.F. X 0.666								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric 100 Amps Service			Stories Exterior 1 Story Siding 1 Story Siding Other Additions/Adjustments			Foundation Rate Mich Bsmnt. 46.61 Crawl Space 46.61		Bsmnt-Adj Heat-Adj -4.00 0.66 -8.01 0.66		Size Cost 984 42,578 224 8,794	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		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 WSEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, ECF (DK GREEN)			Rate 912.00 912.00 29.01		Bsmnt-Adj Heat-Adj -4.00 0.66 -8.01 0.66		Size Cost 1 912 1 912 120 3,481	
(1) Exterior		(7) Excavation		Basement: 984 S.F. Crawl: 224 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 912.00 912.00 29.01			Bsmnt-Adj Heat-Adj -4.00 0.66 -8.01 0.66		Size Cost 1 912 1 912 120 3,481			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 984 S.F. Crawl: 224 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 912.00 912.00 29.01			Bsmnt-Adj Heat-Adj -4.00 0.66 -8.01 0.66		Size Cost 1 912 1 912 120 3,481			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Rate 912.00 912.00 29.01			Bsmnt-Adj Heat-Adj -4.00 0.66 -8.01 0.66		Size Cost 1 912 1 912 120 3,481			
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Rate 912.00 912.00 29.01			Bsmnt-Adj Heat-Adj -4.00 0.66 -8.01 0.66		Size Cost 1 912 1 912 120 3,481			
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			Rate 912.00 912.00 29.01			Bsmnt-Adj Heat-Adj -4.00 0.66 -8.01 0.66		Size Cost 1 912 1 912 120 3,481			
(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***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON ROSEMARY/JENNIFER	MUSKEGON COUNTY TREASURER	0	04/12/2017	JUD	FORECLOSURE	4122/64	DEED	0.0
THOMPSON G	THOMPSON ROSEMARY/JENNIFER	0	06/21/2013	QC	QUIT- CLAIM	3955/186	DEED	0.0

Property Address	Class: 401 RESIDENTIAL	Zoning: R1-RES	Building Permit(s)	Date	Number	Status
2933 ELIZABETH CT	School: MUSKEGON HEIGHTS SCHOOLS					
Owner's Name/Address	P.R.E. 0%					
MUSKEGON COUNTY TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442	MAP #: 26-079-001-400					
	2018 Est TCV 18,508 TCV/TFA: 18.36					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 00005.BROWN							
HTWDC40 WOODCLIFFE LOT 40	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
10/27/11: CONDEMNED BY INSPECTIONS HEALTH CODE VIOLATIONS			NEIGHBORHOOD	5	60.00	0.00	1.0000	1.0000	80 100	4,800
			60 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 4,800							

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
- Street Lights
- Standard Utilities
- Underground Utils.



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2018	2,400	6,900	9,300			9,300S
Rolling	2017	2,400	6,900	9,300			9,300S
Low	2016	2,400	7,100	9,500			9,500S
High	2015	2,400	7,400	9,800			9,800S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

*** 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: 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										
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 1970	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			Foundation			Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	1	Story Siding	Basement	59.23	0.00	0.00	960	56,861
	Insulation			No. of Elec. Outlets			Other Additions/Adjustments			Rate							
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer										
X	Many Avg. Few	X	Large Avg. Small	Basement: 960 S.F. Crawl: 48 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			Public Water Public Sewer Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/ 60/33.6, Economic Depreciation because of: OBSERVATION/DISREPAIR ECF (BROWN)			1025.00			1	1,025
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1025.00										
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1025.00										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
Chimney: Brick																	

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

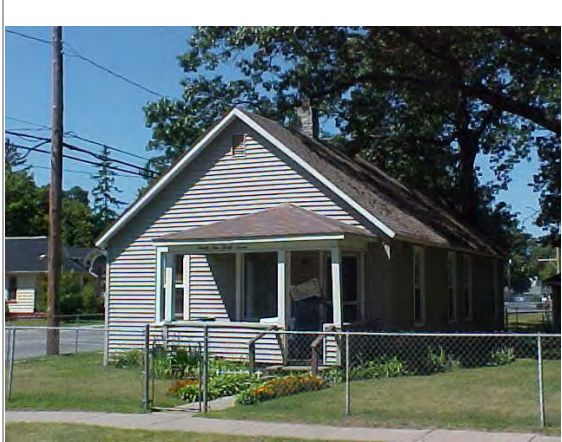
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSE DAVID	MUSKEGON COUNTY TREASURER	0	04/12/2017	JUD	FORECLOSURE	4122/15	DEED	0.0
COUNTY OF MUSKEGON TREASURER	ROSE DAVID	100	10/14/2014	QC	QUIT- CLAIM	4035/372	DEED	0.0
JACKSON JANET/JAMES PITTS	COUNTY OF MUSKEGON TREASURER	0	04/01/2014	QC	TAX REVERTED	4021/127	DEED	0.0
MUSKEGON COUNTY TREASURER	JACKSON JANET/JAMES PITTS	650	10/13/2011	QC	QUIT- CLAIM	3892/787	DEED	100.0

Property Address	Class: 401 RESIDENTIAL	Zoning: R1-RES	Building Permit(s)	Date	Number	Status
2937 JEFFERSON ST	School: MUSKEGON HEIGHTS SCHOOLS			03/18/1998	B-57-98	
Owner's Name/Address	P.R.E. 0%					
MUSKEGON COUNTY TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442	MAP #: 26-000-225-100					
	2018 Est TCV 18,812 TCV/TFA: 26.13					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 00011.DK GREEN							
HT3431 BLK 225 LOT 10			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			NEIGHBORHOOD	11	50.00	125.00	1.0000	1.0000	60 100	3,000
			50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =							3,000

Public Improvements

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



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2018	1,500	7,900	9,400			7,313C
Rolling	2017	1,500	8,000	9,500			7,163C
Low	2016	1,500	5,600	7,100			7,100S
High	2015	1,500	6,300	7,800			7,800S
Landscaped	CEJ 12/31/1997 REVIEWED						
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

*** 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: 1925 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: 252 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled				Plaster Wood T&G							72	WCP (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													
Yr Built 1921	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Class: CD Effec. Age: 55 Floor Area: 720 Total Base Cost: 49,538 Total Base New : 68,362 Total Depr Cost: 23,742 Estimated T.C.V: 15,812							
Condition: Average		Lg	X	Ord		Small	Doors: Solid X H.C.			CntryMult X 1.380 E.C.F. X 0.666							
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost		Bsmnt Garage:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service			1 Story Siding Crawl Space 63.90 -9.56 0.00			720 39,125				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Size Cost		Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(14) Water/Sewer			Public Water Public Sewer			1025.00 1025.00		1 1,025 1 1,025		
Insulation		(7) Excavation		(13) Plumbing			(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 24.33			252 6,131				
(2) Windows		Basement: 0 S.F. Crawl: 720 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, Separately Depreciated Items: (16) Porches WCP (1 Story), Standard 31.00			County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/ 75/100/100/55.5, Total Depreciated Cost = 23,742 0.666 => TCV of Bldg: 1 = 15,812			22,033		3,080 1,709		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
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			Lump Sum Items:										
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support													
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.			
STEWARDSHIP FUND LP	MUSKEGON COUNTY TREASURER	0	04/12/2017	JUD	FORECLOSURE	4122/41	DEED	0.0			
BRYCE PETERS FINANCIAL CORP	STEWARDSHIP FUND LP	0	06/04/2007	QC	QUIT-CLAIM	3746/538	DEED	0.0			
GMAC MORTGAGE CORP	BRYCE PETERS FINANCIAL CO	0	05/31/2007		COVENANT DEED	3746/537	DEED	100.0			
SHERIFF	GMAC MORTGAGE CORP	19,970	10/21/2005	PR	SHERIFF DEED	3674/72	DEED	0.0			
Property Address		Class: 401 RESIDENTIAL		Zoning: R1-RES	Building Permit(s)		Date	Number	Status		
3029 PARK ST		School: MUSKEGON HEIGHTS SCHOOLS					10/10/2001	B-322-01			
Owner's Name/Address		P.R.E. 0%									
MUSKEGON COUNTY TREASURER 173 E APPLE AVE STE104 MUSKEGON MI 49442		MAP #: 26-000-239-075									
Tax Description		2018 Est TCV 9,060 TCV/TFA: 11.62									
HT3675 BLK 239 LOT 8 & S 12.5 FT OF LOT 7 & N 12.5 FT OF LOT 9 MUSKEGON IMPROVEMENT CO. ANNEX #2		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
		X Gravel Road		SOUTHWEST	75.00	98.00	1.0000	1.0000	70	100	5,250
		X Paved Road		75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 5,250							
		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	2,600	1,900	4,500			4,500S	
		Low		2017	2,600	1,900	4,500			4,500S	
		High		2016	2,600	2,000	4,600			4,600S	
		Landscaped		2015	2,600	2,100	4,700			4,700S	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		CEJ	09/30/1998	REVIEWED							
		ROB	11/30/2011	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	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			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											
Building Style: 1 STY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			CnlyMult		Bsmnt Garage:	
Yr Built 1915	Remodeled 1986	Ex	X Ord	Min	100 Amps Service			1 Story Siding Slab			51.44	-10.05	0.66	780	32,799	
Condition: Average		Size of Closets		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			E.C.F.		Carport Area: Roof:	
Room List		Lg X Ord Small		No. of Elec. Outlets			(14) Water/Sewer			Public Water			912.00		1 912	
Basement 2 1st Floor 2nd Floor 2 Bedrooms		Doors: Solid X H.C.		(13) Plumbing			(14) Water/Sewer			Public Sewer			912.00		1 912	
(1) Exterior		X Drywall		Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 50/100/ 80/18.0,			Economic Depreciation because of: OBSERVATION			0.443 => TCV of Bldg: 1 =		3,810	
Wood/Shingle X Aluminum/Vinyl Brick				1 3 Fixture Bath			ECF (SOUTHWEST)									
Insulation		(7) Excavation		2 Fixture Bath												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 780 S.F. Height to Joists: 0.0		Softener, Auto												
X	Many Avg. Few	X	Avg. Small	Softener, Manual												
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		Solar Water Heat No Plumbing Extra Toilet 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 Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:												
Chimney: Brick		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.			
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	4054/51	DEED	0.0			
MUSKEGON COUNTY TREASURER	PROGRESSIVE HOLDING CO LLC	0	10/17/2012	QC	QUIT- CLAIM		DEED	0.0			
LAMB LURAINÉ	MUSKEGON COUNTY TREASURER	0	04/02/2012		FORECLOSURE	3914/259	DEED	0.0			
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R1-RES	Building Permit(s)	Date	Number	Status			
3200 GLENDALE 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 #: 26-061-013-390		2018 Est TCV 0 TCV/TFA: 0.00							
Tax Description		X	Improved		Vacant	Land Value Estimates for Land Table 00010.SOUTHWEST					
HT7131 CHAS M STEELE'S SUB'D BLK 13 LOTS 39 & 40		Public Improvements		* Factors *					Value		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
ABOVE GROUND POOL, MINIMUM DEPRECIATION 6/2017: EXTENSIVE FIRE DAMAGE		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								
			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			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan		2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2016	0	0	0			0			
		2015	1,800	9,700	11,500			11,500S			



*** 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 154 100	Type WGEP (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	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 1920	Remodeled 1997	Ex	X	Ord		Min	Size of Closets			Class: D Effec. Age: 55 Floor Area: 912 Total Base Cost: 55,286 Total Base New : 76,294 Total Depr Cost: 15,450 Estimated T.C.V: 6,844								
Condition: Average		Lg	X	Ord		Small	Doors: Solid X H.C.			CntyMult 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+ Story Siding			Foundation Basement	Rate 51.58	Bsmnt-Adj 0.00	Heat-Adj 0.66	Size 912	Cost 47,643
	Basement 2 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Softwood Other: Carpeted Other: Tile		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (14) Water/Sewer Public Water Public Sewer								
(1) Exterior		X	Plaster	(7) Excavation			(13) Plumbing			Rate Bsmnt-Adj Heat-Adj 912.00 1 912 912.00 1 912								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Basement: 912 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			(16) Porches WGEP (1 Story), Standard (16) Deck/Balcony Treated Wood,Standard			32.85 154 5,059 7.60 100 760								
(2) Windows		Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 45/100/100/20.3, 0.443 => TCV of Bldg: 1 =							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	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			Depr.Cost = 15,450								
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Lump Sum Items:											
(3) Roof		(10) Floor Support																
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.						
COOK MARSHALL D	COUNTY OF MUSKEGON TREASURY	0	04/12/2016	JUD	TAX REVERTED	4087/493	DEED	0.0						
WACHOVIA BANK	COOK MARSHALL D	5,000	04/11/2008	WD	FORECLOSURE PURCHASE	3776/845	DEED	100.0						
SHERIFF	WACHOVIA BANK	58,169	12/01/2006	PR	SHERIFF DEED	3723/314	DEED	0.0						
WILKINS, CLARENCE	ROBINSON, DIANE	0	02/12/1998	LC	QUIT-CLAIM	2099/372	DEED	0.0						
Property Address		Class: 710.EXEMPT LAND BA		Zoning: R1-RES	Building Permit(s)	Date	Number	Status						
3212 GLENDALE ST		School: MUSKEGON HEIGHTS SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
MUSKEGON COUNTY LAND BANK 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-061-013-330		2018 Est TCV 0 TCV/TFA: 0.00										
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 00010.SOUTHWEST								
HT7125 CHAS M STEELE'S SUB'D BLK 13 LOTS 33 & 34		X Public Improvements				* Factors *								
Comments/Influences		X Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X 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												
		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						
BKS 12/31/1989	REVIEWED		2017	EXEMPT	EXEMPT	EXEMPT		EXEMPT						
			2016	1,800	10,700	12,500		12,500S						
			2015	1,800	11,200	13,000		13,000S						



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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	Eavestrough Insulation	0	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top	Dishwasher	Interior 1 Story	Interior 2 Story	Area 177	Type CPP	Year Built:	Car Capacity:	Class: C																						
	Town Home																0	Front Overhang	0	Other Overhang	Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Hot Water	Garbage Disposal	Two Sided	Exterior 1 Story	Exterior 2 Story	Brick Ven.: 0	Stone Ven.: 0	Common Wall: Detache	Foundation: 18 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 0	Area: 360	% Good: 19	Storage Area: 0	No Conc. Floor: 0
X	Duplex	(4) Interior	Drywall Paneled	Plaster Wood T&G	X	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	(12) Electric	100	Amps Service	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Class: D	Effec. Age: 55	Floor Area: 522	CntyMult X 1.380	Total Base Cost: 82,794	Total Base New : 114,255	Total Depr Cost: 45,845	Estimated T.C.V: 20,309	E.C.F. X 0.443	Bsmnt Garage:	Carport Area:	Roof:
X	Wood Frame																																					
Building Style: 1 1/4 STY		Trim & Decoration		Kitchen:			No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size		Cost																
Yr Built	Remodeled	Size of Closets		Other:			Ex. X Ord. Min			1.25 Story Siding			Basement			68.59 0.00		0.83		418		29,018																
1935	0	Lg X Ord Small		Other:			No. of Elec. Outlets			2 Exterior Units, (@6% more)			Base cost of Exterior units =							61,517																		
Condition: Average		Doors: Solid X H.C.		(6) Ceilings			Many X Ave. Few			Other Additions/Adjustments			Rate			Size		Cost																				
Room List		(5) Floors		(7) Excavation			(13) Plumbing			(14) Water/Sewer			Public Water			912.00			1		912																	
Basement	1st Floor	Basement: 418 S.F.		Crawl: 0 S.F.			Average Fixture(s)			(16) Porches			CPP, Standard			11.10			177		3,929																	
2nd Floor	Bedrooms	Slab: 0 S.F.		Height to Joists: 0.0			1 3 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Separately Depreciated Items:																									
(1) Exterior		(8) Basement		(9) Basement Finish			(14) Water/Sewer			(17) Garages			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			21.56			360		15,523														
X	Wood/Shingle	Conc. Block		Recreation SF			1 Public Water			ECF (SOUTHWEST)			County Multiplier = 1.38 =>			Cost New =																						
	Aluminum/Vinyl	Poured Conc.		Living SF			1 Public Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 19/100/100/100/19.0,			Depr.Cost =			4,070																						
	Brick	Stone		Walkout Doors			Water Well			Total Depreciated Cost =			45,845																									
	Insulation	Treated Wood		No Floor SF			1000 Gal Septic			TCV of Bldg: 1 =			20,309																									
(2) Windows		Concrete Floor		(10) Floor Support			2000 Gal Septic			Lump Sum Items:																												
X	Many Avg. Few	X Large Avg. Small		Joists:			Unsuported Len:			Cntr.Sup:																												
	Wood Sash	Conc. Block		Recreation SF			1 Public Water																															
	Metal Sash	Poured Conc.		Living SF			1 Public Sewer																															
	Vinyl Sash	Stone		Walkout Doors			Water Well																															
	Double Hung	Treated Wood		No Floor SF			1000 Gal Septic																															
	Horiz. Slide Casement	Concrete Floor		Joists:			Unsuported Len:			Cntr.Sup:																												
	Double Glass	Concrete Floor		Recreation SF			1 Public Water																															
	Patio Doors	Concrete Floor		Living SF			1 Public Sewer																															
	Storms & Screens	Concrete Floor		Walkout Doors			Water Well																															
(3) Roof		Concrete Floor		No Floor SF			1000 Gal Septic																															
X	Gable	Gambrel		Joists:			Unsuported Len:			Cntr.Sup:																												
	Hip	Mansard		Recreation SF			1 Public Water																															
	Flat	Shed		Living SF			1 Public Sewer																															
X	Asphalt Shingle			Walkout Doors			Water Well																															
Chimney: Brick				No Floor SF			1000 Gal Septic																															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CLUM MICHAEL L	MUSKEGON COUNTY TREASURER	0	04/12/2017	JUD	FORECLOSURE	4122/55	DEED	0.0			
ROSE DAVID	CLUM MICHAEL L	500	12/18/2014	QC	QUIT- CLAIM	4040/154	DEED	0.0			
COUNTY OF MUSKEGON TREASURER	ROSE DAVID	100	10/14/2014	QC	QUIT- CLAIM	4035/460	DEED	0.0			
SULLIVAN ANITA	COUNTY OF MUSKEGON TREASURER	0	04/01/2014	QC	TAX REVERTED	4020/995	DEED	0.0			
Property Address		Class: 401 RESIDENTIAL		Zoning: R1-RES	Building Permit(s)		Date	Number	Status		
3127 GLENDALE ST		School: MUSKEGON HEIGHTS SCHOOLS					05/26/2004	B-153-04			
Owner's Name/Address		P.R.E. 0%									
MUSKEGON COUNTY TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-061-019-140									
Tax Description		2018 Est TCV 13,070 TCV/TFA: 16.50									
HT7330 CHAS M STEELE'S SUB'D BLK 19 SOUTH 1/2 OF LOT 13 & ENTIRE LOT 14		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	38.00	104.00	1.0000	1.0000	70	100	2,660
		Paved Road		38 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 2,660							
		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	1,300	5,200	6,500			6,500S	
			Low	2017	1,300	5,300	6,600			6,600S	
			High	2016	1,300	5,500	6,800			6,800S	
			Landscaped	2015	1,300	5,800	7,100			7,100S	
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What							
		CEJ	12/31/1998	REVIEWED							
		DG	12/21/1998	DATA ENTER							
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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 WSEP (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				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					
(2) Windows		Basement: 792 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			(14) Water/Sewer			Public Water Public Sewer					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
	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														
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle	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.					
TOWERS IRIS	MUSKEGON COUNTY TREASURER	0	04/12/2017	JUD	FORECLOSURE	4122/53	DEED	0.0					
COUNTY OF MUSKEGON TREASURER	TOWERS IRIS	600	10/14/2014	QC	QUIT- CLAIM	4036/127	DEED	0.0					
WILLIS PRINCE/DAVIS RHONDA	COUNTY OF MUSKEGON TREASURER	0	04/01/2014	QC	TAX REVERTED	4020/979	DEED	0.0					
FEDERAL NATIONAL MORTGAGE	WILLIS PRINCE/RHONDA DAVIS	2,200	02/18/2009		FORECLOSURE PURCHASE	3804/645	DEED	100.0					
Property Address		Class: 401 RESIDENTIAL		Zoning: R1-RES	Building Permit(s)		Date	Number	Status				
3232 SANFORD ST		School: MUSKEGON HEIGHTS SCHOOLS		Electrical		08/18/2015	PE15-0093						
Owner's Name/Address		P.R.E. 0%		Mechanical		08/18/2015	PM15-0132						
MUSKEGON COUNTY TREASURER 173 E APPLE AVE STE 104 MUSKEGON HEIGHTS MI 49442		MAP #: 26-061-003-240		2018 Est TCV 20,186 TCV/TFA: 23.36									
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 00010.SOUTHWEST							
HT6732 CHAS M STEELE'S SUB'D BLK 3 LOTS 24 & 25		X		Public Improvements		* Factors *							
Comments/Influences		X		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GARAGE DEMO: NO PERMIT FORECLOSURE/REPO: ASKING \$5,200 12/08		X		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	1,800	8,300	10,100			10,100S	
				Low		2017	1,800	8,400	10,200			10,200S	
				High		2016	1,800	8,800	10,600			10,600S	
				Landscaped		2015	1,800	9,200	11,000			11,000S	
				Swamp									
				Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain									
		Who		When		What							
		CEJ		11/30/1998		REVIEWED							
		RJ		07/23/2009		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	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			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								84	WGEP (1 Story)		
Building Style: 1+ STY		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost				
Yr Built 1935	Remodeled 0	Ex	X Ord	Min	(12) Electric			1+ Story Siding			63.41 0.00 0.00		864 54,786			
Condition: Average		Size of Closets		100 Amps Service			Other Additions/Adjustments			Rate		Size Cost				
		Lg	X Ord	Small	No./Qual. of Fixtures			(14) Water/Sewer			1025.00		1 1,025			
Room List		Doors: Solid X H.C.		(6) Ceilings			(16) Porches			1025.00		1 1,025				
Basement 1 1st Floor 1 2nd Floor 2 Bedrooms				Kitchen: Softwood Other: Carpeted Other: Tile			WGEP (1 Story), Standard			45.44		84 3,817				
(1) Exterior		X	Plaster		Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb.%Good=			45/100/100/45.0,		Depr.Cost =		37,666	
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			ECF (SOUTHWEST)			0.443 =>		TCV of Bldg: 1 =		16,686		
X	Composition Insulation	(7) Excavation		Many X Ave. Few			(13) Plumbing									
(2) Windows		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			(14) Water/Sewer									
Many Avg. Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
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												
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Chimney: Brick																

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