Parcel Number: 61-24-205-215-0003-00 Jurisdiction: CITY OF MUSKEGON County: MUSKEGON Printed on 12/12/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEST MICHIGAN THERAPY INC	COUNTY OF MUSKEGON TREASUR	0	04/02/2018	OT	OTHER	4154/910	DOC	0.0
POTTS HALEY C/GUARDIARENE	WEST MICHIGAN THERAPY INC	32,000	09/19/2002	WD	ARMS-LENGTH	3501/069	PTA	100.0

Property Address

157 ALLEN AVE

Owner's Name/Address

COUNTY OF MUSKEGON TREASURER
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

CITY OF MUSKEGON
REVISED PLAT 1903
LOT 3 BLK 215

Comments/Influences

Class: 703.EXEMPT COUNTY Zoning: R-1

School: MUSKEGON SCHOOLS

P.R.E. 0%

MAP #: 24-31-20-363-003

2019 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
MECHANICAL	10/10/2003	PM030388	COMPLETE
RES. ADD/ALTER/REPAIR	10/10/2003	PB030907	COMPLETE
ELECTRICAL	10/09/2003	PE030553	COMPLETE
BUILDING	10/01/2002	BD-02-8807	COMPLETE

X Improved | Vacant

Land Value Estimates for Land Table R11.1.R11.1 ANGELL GENERAL RESIDENTIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> TYPICAL .14-.25			3200	100	66*132			3,200
66 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =			3,200

Public Improvements

- Dirt Road
- 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.

Topography of Site

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

Who	When	What
FLK	11/13/2004	INSPECTED
DVK	02/05/2003	REVIEWED
DVK	02/05/2003	DATA ENTRY

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2018	1,600	13,500	15,100			14,730C
2017	1,600	13,300	14,900			14,428C
2016	1,600	12,700	14,300			14,300S

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

1	Basement
6	1st Floor
3	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord	Min

Size of Closets

	Lg		Ord	X Small

Doors:		Solid	X	H.C.

(5) Floors

Kitchen: Linoleum
Other: Hardwood
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 624 S.F.
Crawl: 580 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	
	No Floor	SF

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.	Min

No. of Elec. Outlets

	Many	X	Ave.	Few

(13) Plumbing

	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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

(15) Fireplaces

	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

Class: D +10
Effec. Age: 52
Floor Area: 1,516
Total Base New : 137,161 E.C.F.
Total Depr Cost: 65,848 X 0.580
Estimated T.C.V: 38,192

(16) Porches/Decks

Area	Type
25	CCP (1 Story)
20	WPP
20	WPP

(17) Garage

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:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D 10 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1204 SF Floor Area = 1516 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	624		
1 Story	Siding	Crawl Space	540		
1 Story	Siding	Crawl Space	40		
			Total:	129,367	63,311

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	2	4,879	2,342
Porches			
CCP (1 Story)	25	542	260
Foundation: Shallow	25	-315	-151
WPP	20	461	221
WPP	20	461	221
Water/Sewer			
Public Water	1	883	424
Public Sewer	1	883	424
	Totals:	137,161	65,848

Notes:
ECF (R11.1 ANGELL GENERAL RESIDENTIAL) 0.580 => TCV: 38,192

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