Parcel Number: 61-26-185-126-0004-00 Jurisdiction: CITY OF MUSKEGON HEIGHTS County: MUSKEGON Printed on 12/12/2018

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	08/19/2016	QC	QUIT- CLAIM	4096/773	DEED	0.0
MUSKEGON COUNTY LAND BANK	SCOTT VICTOR	3,860	08/19/2016	LC	LAND CONTRACT	4097/348	LAND CONTRACT	100.0
SCOTT VICTOR A	COUNTY OF MUSKEGON TREASUR	0	03/31/2015	QC	QUIT- CLAIM	4053/920	DEED	0.0
HIGGINS EDWARD L	SCOTT VICTOR A	0	04/18/2013	QC	QUIT- CLAIM	3948/375	DEED	100.0

Property Address

2413 7TH ST

Owner's Name/Address

SCOTT VICTOR
2413 7TH ST
MUSKEGON HEIGHTS MI 49444

Class: 420.RES LAND BANK Zoning:

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-126-040

2019 Est TCV 25,200 TCV/TFA: 22.58

Building Permit(s)	Date	Number	Status
	06/24/1998	B-202-98	

X Improved Vacant

Land Value Estimates for Land Table 00013.ORANGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD 13	50.00	125.00	1.0000	1.0000	80	100		4,000
50 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			4,000

Public Improvements

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

Topography of Site

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

Tax Description

Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2021.
HT1758 BLK 126 LOT 4

Comments/Influences

Who	When	What
CEJ	12/31/1992	REVIEWED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2019	2,000	10,600	12,600			8,372C
2018	2,000	7,400	9,400			8,372C
2017	2,000	6,200	8,200			8,200S
2016	2,000	5,800	7,800	0M		0

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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 STY

Yr Built	Remodeled
1920	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	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		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord	Min

Size of Closets

	Lg	X	Ord	Small

Doors:		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1116 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)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

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

Lump Sum Items:

(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
Effec. Age: 57
Floor Area: 1,116
Total Base New : 91,353 E.C.F.
Total Depr Cost: 36,999 X 0.573
Estimated T.C.V: 21,200

(16) Porches/Decks

Area	Type

(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 STY Cls D Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1116 SF Floor Area = 1116 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/90/40.5
Economic Depreciation because of: OBSERVATION
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,116		
			Total:	89,587	36,283

Other Additions/Adjustments

Water/Sewer			
Public Water	1	883	358
Public Sewer	1	883	358
	Totals:	91,353	36,999

Notes:

ECF (ORANGE) 0.573 => TCV: 21,200

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