

PROPOSAL FOR ASBESTOS and ENVIRONMENTAL SURVEY

Project: 2016HHF- Asbestos Survey1

Published March 14, 2016

For the Muskegon County Land Bank and City of Muskegon Heights, MI

The Muskegon County Land Bank / City of Muskegon Heights, MI are accepting qualifications and proposals for Asbestos Surveying and Monitoring of Abatement for 17 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. March 24, 2016.

Bids will be opened and tabulated on March 24, 2016 at 3:30 p.m., bid will be awarded at a later date.

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 City of Muskegon Heights Or County of Muskegon employee(s), elected officials(s), of if any of its agencies is 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. _____

Muskegon County Land Bank / City of Muskegon Heights, Michigan (hereinafter referred to as "Local Governmental Units" or "Applicant"), Contractor.

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

The Local Governmental Units seek 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 City of Muskegon Heights, 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 shall be sent for testing.
 - Roofing materials believed to be ACM shall 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 contain 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 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,
 - 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 authorizing 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 five (5) days after being notified of the award and asbestos survey filed work shall be **completed** and within 14 calendar days of notification. Calendar days excluding National Holidays.
12. Failure of to complete filed work within 14 calendar days shall result in a \$100 penalty for each day field work is incomplete.
13. All reports are due to the in digital PDF format on April 22, 2016.
14. All reports shall be submitted in PDF format with searchable text.
15. Failure to have all reports submitted on April 22, 2016 by 5:00PM shall result in a \$100 day penalty for each day reports are past due.
16. 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.
17. Contractor may request up to two progress payments for work completed based upon completed reports submitted at the time of invoice.
18. The Contractor shall not begin work on any surveying until after the contract has been approved by the Local Governmental Units.
19. Contractor shall provide evidence of having comprehensive liability insurance with policy with limits of \$500,000.00 or more prior to commencing work.
20. Contractor shall provide proof evidence of workers compensation insurance prior to commencing work.
21. Upon awarding of the bid contractor shall provide a performance bond equal to the amount of the awarded bid.
22. 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.
23. Any prevision between pages five (5) through nine (9) of this document conflicting with the contract provided by the contractor shall supersede the contractor agreement.
24. Any agreements to deviate from specifications outlined in this document must be do so in writing and agreed upon in writing as a contract amendment. The amendment shall outlined separate from this document and any standard contractor document, signed and agreed upon in advance.
25. 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
26. 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. Applicant may choose to terminate this Agreement at any time by delivering to Contractor 7 days advance written notice of intent to terminate.

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: Exhibit "A" List of properties
- Page 7: Exhibit "B" Cost breakdowns.
- Pages 7+ 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 the City of Muskegon Heights, MI 49444).

Address	Non asbestos Hazards only
19 Harrison	
150 Harrison	
214 Harrison	
276 Harrison	
2121 Sanford	
2201 Sanford	
2329 Baker	
2525 Leahy	
2816 Baker	
2820 Baker	X
2824 Baker	X
2822 Howden	
2828 Baker	
2916 Baker	
2921 Jefferson	
3133 Jefferson	
3136 Howden	

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.			
WILLIAMS TYRONE	COUNTY OF MUSKEGON TREASURER	0	04/01/2014	QC	TAX REVERTED	4021/62	DEED	0.0			
MUSKEGON COUNTY TREASURER	WILLIAMS TYRONE	700	10/13/2011	QC	QUIT- CLAIM	3892/820	DEED	100.0			
STATE MANAGEMENT INC	MUSKEGON COUNTY TREASURER	0	04/01/2011	QC	QUIT- CLAIM	3880/834	DEED	0.0			
THOMPSON LAND MANAGEMENT &	STATE MANAGEMENT INC	0	03/08/2004	QC	QUIT-CLAIM	3592/85	DEED	0.0			
Property Address		Class: 703.EXEMPT COUNTY		Zoning:	Building Permit(s)	Date	Number	Status			
19 HARRISON BLVD		School: MUSKEGON HEIGHTS SCHOOLS				07/17/2000	B-219-00				
Owner's Name/Address		P.R.E. 0%									
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-275-090									
Tax Description		2016 Est TCV 0 TCV/TFA: 0.00									
HT4419 BLK 275 LOT 9 MUSKEGON IMPROVEMENT CO'S ANNEX #1		X Improved		Vacant	Land Value Estimates for Land Table 00008.DK. BLUE						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		NEIGHBORHOOD 8	40.00	125.00	1.0000	1.0000	50	100	2,000
		X Paved Road		40 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		2,000	
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		Low		2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		High		2014	1,000	2,200	3,200			3,200S	
		Landscaped		2013	1,000	2,200	3,200			3,200S	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		RLJ	12/31/1992	REVIEWED							
		CED	07/01/2001	REVIEWED							



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

*** 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	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 1945	Remodeled 0	Ex	X	Ord		Min																																																																																																																																	
Condition for Age: Average		Lg	X	Ord		Small																																																																																																																																	
Room List		(5) Floors		Central Air Wood Furnace																																																																																																																																			
	Basement 2 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Softwood Other: Carpeted Other: Tile		(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	X	Drywall		Ex.	X	Ord.		Min	1	Story Siding	Crawl Space	63.46	-10.81	0.66	400	21,324																																																																																																																						
	Insulation			No. of Elec. Outlets						Other Additions/Adjustments			Rate		Size	Cost																																																																																																																							
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer																																																																																																																																
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 400 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= 45/100/ ECF (DK. BLUE)			912.00			1	912																																																																																																																						
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											912.00			1	912																																																																																																																						
(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:																																																																																																																																
<table border="0"> <tr> <td colspan="10"></td> <td>Class: D</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td colspan="10"></td> <td>Effec. Age: 55</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td colspan="10"></td> <td>Floor Area: 400</td> <td colspan="2">CnlyMult</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td colspan="10"></td> <td>Total Base Cost: 23,148</td> <td colspan="2">X 1.370</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td colspan="10"></td> <td>Total Base New : 31,713</td> <td colspan="2">E.C.F.</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td colspan="10"></td> <td>Total Depr Cost: 7,135</td> <td colspan="2">X 0.445</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td colspan="10"></td> <td>Estimated T.C.V: 3,175</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> </tr> </table>																											Class: D																	Effec. Age: 55																	Floor Area: 400	CnlyMult																Total Base Cost: 23,148	X 1.370																Total Base New : 31,713	E.C.F.																Total Depr Cost: 7,135	X 0.445																Estimated T.C.V: 3,175						
										Class: D																																																																																																																													
										Effec. Age: 55																																																																																																																													
										Floor Area: 400	CnlyMult																																																																																																																												
										Total Base Cost: 23,148	X 1.370																																																																																																																												
										Total Base New : 31,713	E.C.F.																																																																																																																												
										Total Depr Cost: 7,135	X 0.445																																																																																																																												
										Estimated T.C.V: 3,175																																																																																																																													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WILLIAMS TYRONE	COUNTY OF MUSKEGON TREASURER	0	04/01/2014	QC	TAX REVERTED	4021/57	DEED	0.0				
MUSKEGON COUNTY TREASURER	WILIAMS TYRONE	900	10/13/2011	QC	QUIT- CLAIM	3892/812	DEED	100.0				
REDDER MARSHALL	MUSKEGON COUNTY TREASURER	0	04/01/2011	QC	QUIT- CLAIM	3880/824	DEED	0.0				
FIFTH THIRD BANK	REDDER MARSHALL	9,127	10/13/2004	WD	WARRANTY DEED	3624/872	DEED	100.0				
Property Address		Class: 703.EXEMPT COUNTY		Zoning: R1-RES	Building Permit(s)		Date	Number	Status			
150 HARRISON BLVD		School: MUSKEGON HEIGHTS SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-262-150		2016 Est TCV 0 TCV/TFA: 0.00								
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 00008.DK. BLUE						
HT4141 BLK 262 LOT 15 MUSKEGON IMPROVEMENT CO'S ANNEX #1		Public Improvements		* Factors *						Value		
Comments/Influences		X Dirt Road		NEIGHBORHOOD 8		Frontage 40.00	Depth 125.00	Front 1.0000	Depth 1.0000	Rate %Adj. 50 100	Reason	Value 2,000
CONDEMNED: 9/20/2011		X Gravel Road		40 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	2,000	
		X Paved Road										
		X Storm Sewer										
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X Gas										
		X Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		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	2016	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		CEJ 11/30/1997 REVIEWED			2015	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
					2014	1,000	6,800	7,800		7,800S		
					2013	1,000	7,000	8,000		8,000S		



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
HARRIS VERNON/DOROTHY	COUNTY OF MUSKEGON TREASURER	0	04/01/2013	QC	FORECLOSURE	3950/211	DEED	0.0													
MUSKEGON COUNTY TREASURER	HARRIS VERNON/DOROTHY	100	10/04/2010	QC	QUIT-CLAIM	3860/634	DEED	100.0													
HUIZENGA JEFFERY A	MUSKEGON COUNTY TREASURER	0	04/02/2010	CD	ASSIGNMENT	3846/197	DEED	0.0													
SMITH JEFFREY A	HUIZENGA JEFFERY A	0	02/29/2008	QC	QUIT-CLAIM	3776/80	DEED	100.0													
Property Address		Class: 703.EXEMPT COUNTY		Zoning:		Building Permit(s)		Date	Number	Status											
214 HARRISON BLVD		School: MUSKEGON HEIGHTS SCHOOLS																			
Owner's Name/Address		P.R.E. 0%																			
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-256-150		2016 Est TCV 0 TCV/TFA: 0.00																	
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 00007. SKY BLUE															
HT4004 BLK 256 LOT 15 MUSKEGON IMPROVEMENT CO'S ANNEX #1		Public Improvements		* Factors *																	
Comments/Influences		Dirt Road		NEIGHBORHOOD #7		Frontage 40.00		Depth 125.00		Front 1.0000		Depth 1.0000		Rate 70		%Adj. 100		Reason		Value 2,800	
CONDEMNED: 10/06		X Paved Road		40 Actual Front Feet,		0.12 Total Acres		Total Est. Land Value =		2,800											
		X Storm Sewer																			
		X Sidewalk																			
		X Water																			
		X Sewer																			
		X Electric																			
		X Gas																			
		X Curb																			
		X Street Lights																			
		X Standard Utilities																			
		Underground Utils.																			
		Topography of Site																			
		X Level																			
		Rolling																			
		Low																			
		High																			
		Landscaped																			
		Swamp																			
		Wooded																			
		Pond																			
		Waterfront																			
		Ravine																			
		Wetland																			
		Flood Plain																			
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value							
Who		When		What		2016		EXEMPT		EXEMPT		EXEMPT		EXEMPT		EXEMPT		EXEMPT			
CEJ 12/31/1992		REVIEWED				2015		EXEMPT		EXEMPT		EXEMPT		EXEMPT		EXEMPT		EXEMPT			
						2014		0		0		0		0		0		0			
						2013		1,400		7,200		8,600		8,600S		8,600S		8,600S			

*** 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	Type	Year Built: 1915 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 20 Mech. Doors: 0 Area: 216 % 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		Size Cost			
Yr Built 1915	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			1 Story Siding			Basement		63.90 0.00 0.00		414 26,455			
Condition for Age: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			1 Story Siding			Crawl Space		63.90 -9.56 0.00		306 16,628			
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Basement: 414 S.F. Crawl: 306 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			(14) Water/Sewer			Public Water Public Sewer		1025.00 1025.00		1 1,025 1 1,025			
(1) Exterior		(7) Excavation		(8) Basement			(9) Basement Finish			Class:CD Exterior: Siding			Foundation: 18 Inch (Unfinished)		Base Cost Automatic Doors		24.80 375.00		216 5,357 20 7,500	
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 75/33.8,			Depr.Cost =		26,813					
	Insulation	(9) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Joists: Unsupported Len: Cntr.Sup:			Economic Depreciation because of: OBSERVATION			ECF (SKY BLUE)		0.445 => TCV of Bldg: 1 =		11,932			
(2) Windows		(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:													
Many Avg. Few	X	Large Avg. Small	(11) Heating/Cooling																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(12) Electric																		
(3) Roof		(13) Plumbing																		
X	Gable Hip Flat	(14) Water/Sewer																		
	Gambrel Mansard Shed	(15) Fireplaces																		
X	Asphalt Shingle	(16) Porches/Decks																		
Chimney: Brick		(17) Garage																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MARSHALL TYNETTA	COUNTY OF MUSKEGON TREASURER	0	04/01/2014	QC	TAX REVERTED	4021/55	DEED	0.0						
MUSKEGON COUNTY TREASURER	MARSHALL TYNETTA	300	10/13/2011	QC	QUIT- CLAIM	3893/486	DEED	100.0						
HOFFMEYER TONY	MUSKEGON COUNTY TREASURER	0	04/01/2011	QC	QUIT- CLAIM	3880/815	DEED	0.0						
RED OAK CAPITAL LLC	HOFFMEYER TONY	2,000	03/13/2009	QC	QUIT-CLAIM	3815/304	DEED	100.0						
Property Address		Class: 703.EXEMPT COUNTY		Zoning:		Building Permit(s)		Date	Number	Status				
276 HARRISON BLVD		School: MUSKEGON HEIGHTS SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-253-210		2016 Est TCV 0 TCV/TFA: 0.00										
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 00007. SKY BLUE								
HT3928 BLK 253 LOT 21 MUSKEGON IMPROVEMENT CO'S ANNEX #1		Public Improvements		* Factors *										
Comments/Influences		Dirt Road		NEIGHBORHOOD #7		40.00 125.00		1.0000 1.0000		70 100	2,800			
		Gravel Road		40 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,800										
		X Paved Road		Land Improvement Cost Estimates										
		X Storm Sewer		Description		Rate CountyMult.		Size %Good		Cash Value				
		X Sidewalk		Shed: Wood Frame		8.16 1.37		264 94		2,775				
		X Water		Total Estimated Land Improvements True Cash Value = 2,775										
		X Sewer												
		X Electric												
		X Gas												
		X Curb												
		X Street Lights												
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		CEJ 12/31/1992		REVIEWED		2016	EXEMPT	EXEMPT	EXEMPT					EXEMPT
		ROB 07/11/2012		REVIEWED		2015	EXEMPT	EXEMPT	EXEMPT					EXEMPT
						2014	1,400	8,300	9,700					9,700S
						2013	1,400	8,500	9,900					9,900S



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

*** 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 1953	Remodeled 0	Ex	X	Ord		Min	Size of Closets		Lg		X	Ord		Small	Doors: Solid X H.C.	
Condition for Age: Average		(5) Floors		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 51 Floor Area: 616 Total Base Cost: 39,959 Total Base New : 54,743 Total Depr Cost: 26,824 Estimated T.C.V: 11,937			CntyMult X 1.370 E.C.F. X 0.445		Bsmnt Garage:	
Room List		Kitchen: Other: Other:		(12) Electric			100 Amps Service			Total Base Cost: 39,959 Total Base New : 54,743 Total Depr Cost: 26,824 Estimated T.C.V: 11,937			CntyMult X 1.370 E.C.F. X 0.445		Bsmnt Garage:	
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost	
(1) Exterior				Ex. X Ord. Min			1 Story Siding			Mich Bsmnt. 66.52			-4.98 0.00		616 37,909	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Other Additions/Adjustments			Rate					Size Cost	
	Insulation	(7) Excavation		Many X Ave. Few			(14) Water/Sewer			1025.00			1		1,025	
(2) Windows		Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good= 49/100/100/100/49.0,			Depr.Cost =			26,824			
X	Many Avg. Few	X	Large Avg. Small	(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			0.445 => TCV of Bldg:			1 =		11,937	
	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			Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer						
(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.									
CITY OF MUSKEGON HEIGHTS	MUSKEGON COUNTY LAND BANK	0	08/10/2015	QC	QUIT- CLAIM	4063/143	DEED	0.0									
MUSKEGON COUNTY TREASURER	CITY OF MUSKEGON HEIGHTS	0	12/01/2009	QC	ASSIGNMENT	3831/191	DEED	0.0									
HOME AMERICAN CREDIT INC	MUSKEGON COUNTY TREASURER	0	04/02/2009	CD	ASSIGNMENT	3808/456	DEED	0.0									
SHERIFF DEED	UPLAND MORTGAGE	55,331	01/07/2005	PR	FORECLOSURE	3636/367	DEED	0.0									
Property Address		Class: 701.EXEMPT FEDERAL		Zoning:		Building Permit(s)		Date	Number	Status							
2121 SANFORD ST		School: MUSKEGON HEIGHTS SCHOOLS															
Owner's Name/Address		P.R.E. 0%															
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-052-060		2016 Est TCV 0 TCV/TFA: 0.00													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 00013.ORANGE											
HT0265 BLK 52 LOT 6		X Public Improvements				* Factors *											
Comments/Influences		X Dirt Road				Description Frontage Depth Front Depth Rate %Adj. Reason Value											
CONDEMNED BY INSPECTIONS DEPT 6/05		X 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															
		X Standard Utilities															
		X 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		2016		EXEMPT		EXEMPT		EXEMPT		EXEMPT	
		CEJ 12/31/1992		REVIEWED				2015		EXEMPT		EXEMPT		EXEMPT		EXEMPT	
								2014		0		0		0		0	
								2013		0		0		0		0	



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 168	Type CCP (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:	CntyMult X 1.370	Bsmnt Garage:	Carport Area: Roof:		
		(4) Interior		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: 1252 Total Base Cost: 81,910 Total Base New : 112,217 Total Depr Cost: 37,873 Estimated T.C.V: 22,724	X 0.600					E.C.F.	
X Wood Frame		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Building Style: 1 3/4 STY				Ex X Ord Min			(12) Electric											
Yr Built 1911	Remodeled 0	Size of Closets		Lg X Ord Small			100 Amps Service											
Condition for Age: Average		Doors:		Solid X H.C.														
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Stories Exterior			Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost		
Basement 1st Floor 2nd Floor Bedrooms							Ex. X Ord. Min			1.75 Story Siding			Basement 101.72 0.00 0.00			576 58,591		
(1) Exterior							No. of Elec. Outlets			1 Story Siding			Crawl Space 70.03 -10.31 0.00			244 14,572		
X Wood/Shingle Aluminum/Vinyl Brick							Many X Ave. Few			Other Additions/Adjustments			Rate			Size Cost		
Insulation		(7) Excavation		Basement: 576 S.F. Crawl: 244 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			(14) Water/Sewer			Public Water 1162.00 1 1,162			1 1,162		
(2) Windows							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			(16) Porches			CCP (1 Story), Standard 23.95 168 4,024					
X Many Avg. Few	X Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 75/33.8, Depr.Cost = 37,873			0.600 => TCV of Bldg: 1 = 22,724					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(9) Basement Finish														
(3) Roof				Recreation SF Living SF Walkout Doors No Floor SF														
X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
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.				
SPEARS CRAIG	COUNTY OF MUSKEGON TREASURER	0	04/01/2014	QC	TAX REVERTED	4021/149	DEED	0.0				
ELLIOTT GEORGE II	SPEARS CRAIG	0	01/26/2012	TA	TRANSFER AFFIDAVIT		DEED	100.0				
MUSKEGON COUNTY TREASURER	ELLIOTT GEORGE II	100	09/20/2011	QC	QUIT- CLAIM	3895/762	AFFIDAVIT	100.0				
WRIGHT VANESSA/GEORGE	MUSKEGON COUNTY TREASURER	0	04/01/2011		COURT ORDER	3880/605	DEED	0.0				
Property Address		Class: 703.EXEMPT COUNTY		Zoning: R1-RES	Building Permit(s)		Date	Number	Status			
2201 SANFORD ST		School: MUSKEGON HEIGHTS SCHOOLS					10/09/2003	B-307-03				
Owner's Name/Address		P.R.E. 0%					11/08/2001	B-366-01				
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-072-010					04/15/1999	B-95-99				
Tax Description		2016 Est TCV 0 TCV/TFA: 0.00		Land Value Estimates for Land Table 00013.ORANGE								
HT0549 BLK 72 LOT 1		X Improved		Vacant		* Factors *						
Comments/Influences		Public Improvements		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Dirt Road		NEIGHBORHOOD		13	50.00	125.00	1.0000	1.0000	80 100	4,000
		Gravel Road		50 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =		4,000
		X Paved Road										
		X Storm Sewer										
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X Gas										
		X Curb										
		X 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	2016	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		RJ	01/05/1999	REVIEWED	2015	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		RJ	01/05/1999	DATA ENTER	2014	2,000	12,200	14,200		14,200S		
					2013	2,000	12,600	14,600		14,600S		



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

*** 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 1 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:							
			(4) Interior	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									504	WGEP (1 Story)								
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G																		
Building Style: 1 3/4 STY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Foundation			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built	Remodeled	Ex		X	Ord		Min	No. of Elec. Outlets			Exterior			Bsmnt-Adj			Heat-Adj		Size		Cost		
1925	0	Size of Closets		100			Amps Service			Stories			Rate			Heat-Adj		Size		Cost			
Condition for Age: Average		Lg	X	Ord		Small	Other Additions/Adjustments			Rate			Rate		Rate		Rate		Rate		Rate		
Room List		Doors:		Solid	X	H.C.	(13) Plumbing			Rate			Rate		Rate		Rate		Rate		Rate		
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Vinyl Other: Carpeted Other:			Average Fixture(s)			Rate			Rate		Rate		Rate		Rate		Rate		
(1) Exterior		X	Plaster				1 3 Fixture Bath			Rate			Rate		Rate		Rate		Rate		Rate		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			1 2 Fixture Bath			Rate			Rate		Rate		Rate		Rate		Rate		
X	Insulation	(7) Excavation		Basement: 1368 S.F. Crawl: 0 S.F. Slab: 48 S.F. Height to Joists: 0.0			Softener, Auto			Rate			Rate		Rate		Rate		Rate		Rate		
(2) Windows		Many	X	Avg.		Large	Softener, Manual			Rate			Rate		Rate		Rate		Rate		Rate		
X	Avg. Few	X	Avg. Small	(8) Basement			Solar Water Heat			Rate			Rate		Rate		Rate		Rate		Rate		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Rate		Rate		Rate		Rate		Rate		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate			Rate		Rate		Rate		Rate		Rate		
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Rate			Rate		Rate		Rate		Rate		Rate		
X	Asphalt Shingle	Chimney: Brick								Rate			Rate		Rate		Rate		Rate		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.
CITY OF MUSKEGON HEIGHTS	MUSKEGON COUNTY LAND BANK	0	08/10/2015	QC	QUIT- CLAIM	4063/143	DEED	0.0
MUSKEGON COUNTY TREASURER	CITY OF MUSKEGON HEIGHTS	0	12/09/2009	QC	TAX DEEDS	3831/192	DEED	0.0
AL-UQDAH AZEEZUDDIN/GLORIA	MUSKEGON COUNTY TREASURER	0	04/02/2009	CD	ASSIGNMENT	3808/471	DEED	0.0
FINN ALLAN/CANDICE	AL-UQDAH AZEEZUDDIN/GLORIA	45,000	03/26/2004	LC	LAND CONTRACT	3600/641	DEED	100.0

Property Address	Class: 701.EXEMPT FEDERAL	Zoning: R1-RES	Building Permit(s)	Date	Number	Status
2329 BAKER ST	School: MUSKEGON HEIGHTS SCHOOLS					
Owner's Name/Address	P.R.E. 0%					
MUSKEGON COUNTY LAND BANK AUTHORITY 173 E APPLE AVE STE 104 MUSKEGON MI 49442	MAP #: 26-000-096-080					
	2016 Est TCV 0 TCV/TFA: 0.00					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table 00001.NORTHEAST								
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HT1099 BLK 96 LOT 8				NORTHEAST	50.00	125.00	1.0000	1.0000	80	100		4,000
Comments/Influences	X	X		50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 4,000								
WATER OFF 4/15/05. CONDEMNED 6/09	X	X										

Comments/Influences

WATER OFF 4/15/05.
CONDEMNED 6/09



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	Rolling		2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	Low		2014	0	0	0			0
	High		2013	0	0	0			0
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
CEJ 06/30/1999	REVIEWED								

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN MAJOR	COUNTY OF MUSKEGON TREASURER	0	04/01/2014	QC	TAX REVERTED	4021/88	DEED	0.0
MUSKEGON COUNTY TREASURER	BROWN MAJOR	0	09/01/2011		AFFIDAVIT	3889/147	DEED	0.0
BROWN MAJOR	MUSKEGON COUNTY TREASURER	0	04/01/2011	QC	QUIT- CLAIM	3880/745	DEED	0.0
POTTS HALEY C	BROWN MAJOR	0	03/10/2010	QC	QUIT-CLAIM	3838/544	DEED	100.0

Property Address	Class: 703.EXEMPT COUNTY	Zoning: R1-RES	Building Permit(s)	Date	Number	Status				
2525 LEAHY ST	School: MUSKEGON HEIGHTS SCHOOLS									
	P.R.E. 0%									
Owner's Name/Address	MAP #: 26-000-147-070									
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442	2016 Est TCV 0 TCV/TFA: 0.00									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 00001.NORTHEAST							
HT2247 BLK 147 LOT 7	Public Improvements		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
WATER/UTILITIES OFF:9/24/2013			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							
			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.							
			Topography of Site X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			CEJ 07/30/1999 REVIEWED	2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2014	2,000	3,500	5,500			5,500S
				2013	2,000	8,000	10,000			10,000S



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

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:	
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G								35 96	WSEP (1 Story) WCP (1 Story)		Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
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	Remodeled	Ex		X	Ord		Min											
1920	0	Size of Closets																
Condition for Age: Average		Lg	X	Ord		Small												
Room List		Doors:		Solid	X	H.C.												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Linoleum Other: Softwood Other:			Central Air Wood Furnace											
(1) Exterior		X		Plaster			(12) Electric											
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.		X	Ord.		Min	100 Amps Service										
Insulation		No./Qual. of Fixtures																
(2) Windows		Many		X	Ave.		Few											
X	Avg. Few	X	Large Avg. Small	Basement: 815 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			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Mich Bsmnt. 50.86 -4.45 0.66 815 38,362			Other Additions/Adjustments Rate Size Cost (14) Water/Sewer Public Water 912.00 1 912 Public Sewer 912.00 1 912			(16) Porches WSEP (1 Story), Standard 52.01 35 1,820 WCP (1 Story), Standard 26.99 96 2,591 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 45/100/100/20.3, Depr.Cost = 12,372 ECF (NORTHEAST) 0.528 => TCV of Bldg: 1 = 6,533		
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 X Concrete Floor		(8) Basement			(13) Plumbing											
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(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.						
HARRIS ADAM/SHARON BURNSID	COUNTY OF MUSKEGON TREASURER	0	04/29/2015	WD	TAX REVERTED	4053/968	DEED	0.0						
DEUTSCHE BANK	HARRIS ADAM/SHARON BURNSID	8,500	12/22/2008		FORECLOSURE PURCHASE	3799/326	DEED	100.0						
SHERIFF	DEUTSCHE BANK	38,344	09/21/2007	SD	SHERIFF DEED	3756/742	DEED	0.0						
PATINO CHARLES	HARRIS MICHELLE/TONY	63,000	10/20/2005	WD	WARRANTY DEED	3673/812	DEED	100.0						
Property Address		Class: 401 RESIDENTIAL		Zoning: RM-2	Building Permit(s)		Date	Number	Status					
2816 BAKER ST		School: MUSKEGON HEIGHTS SCHOOLS				12/04/2007	E-135-07							
Owner's Name/Address		P.R.E. 0%				08/19/2005	P-17A-05							
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-209-160				08/12/2005	E-89-05							
		2016 Est TCV 16,600 (Value Overridden)				05/24/2005	B-127-05							
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 00007. SKY BLUE								
HT3117 BLK 209 LOT 16		Public Improvements				* Factors *								
Comments/Influences		Dirt Road		NEIGHBORHOOD #7		50.00	125.00	1.0000	1.0000	70	100	Reason	Value	
		Gravel Road		50 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =		3,500		
		Paved Road										3,500		
		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												
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		CEJ 12/31/1992		REVIEWED				2016	1,800	6,500	8,300			8,300C
								2015	1,800	6,500	8,300			8,300S
								2014	1,800	15,300	17,100			17,100S
								2013	1,800	15,900	17,700			17,700S



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

*** 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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G								35	WSEP (1 Story)			
Building Style: 2 STY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 56 Floor Area: 1472 Total Base Cost: 95,819 Total Base New : 131,273 Total Depr Cost: 29,536 Estimated T.C.V: 13,144			CntyMult X 1.370 E.C.F. X 0.445			Bsmnt Garage: Carport Area: Roof:				
Yr Built	Remodeled	Size of Closets		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost										
1905	0	Ex	X	Ord		Min	100 Amps Service			2 Story Siding Mich Bsmnt. 105.91 -4.87 0.00 456 46,074							
Condition for Age: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			1 Story Siding Mich Bsmnt. 67.01 -4.87 0.00 560 34,798							
Room List		Doors:		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments							
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		(12) Electric			Many			(13) Plumbing							
(1) Exterior		(6) Ceilings		Average Fixture(s)			X			3 Fixture Bath							
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1016 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			X			2 Fixture Bath							
(2) Windows		(7) Excavation		2 Fixture Bath			X			Softener, Auto							
Many	X	Large	Basement: 1016 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath			X			Softener, Manual						
Avg.	X	Avg.	Basement: 1016 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath			X			Solar Water Heat						
Few	X	Small	Basement: 1016 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath			X			No Plumbing						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		2 Fixture Bath			X			Softener, Auto							
(3) Roof		(9) Basement Finish		2 Fixture Bath			X			Softener, Manual							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		2 Fixture Bath			X			Solar Water Heat							
Gambrel Mansard Shed		(10) Floor Support		2 Fixture Bath			X			No Plumbing							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		2 Fixture Bath			X			Public Water							
Chimney: Brick		Lump Sum Items:		2 Fixture Bath			X			Public Sewer							
				2 Fixture Bath			X			Water Well							
				2 Fixture Bath			X			1000 Gal Septic							
				2 Fixture Bath			X			2000 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.
BRIGGS TAMEKA	CITY OF MUSKEGON HEIGHTS	5,000	07/13/2012	QC	QUIT- CLAIM		DEED	0.0
MITCHELL ROBERT	RICE WILLIE C ET AL	18,000	04/07/2000	WD	ESTATE	3042/524	DEED	0.0
FMB LUMBERMANS	MITCHELL, ROBERT	10,000	02/19/1997		WARRANTY DEED	1970:94	DEED	0.0

Property Address	Class: 703.EXEMPT COUNTY	Zoning: RM-2	Building Permit(s)	Date	Number	Status
2820 BAKER ST	School: MUSKEGON HEIGHTS SCHOOLS			09/02/2009	B-213-09	
	P.R.E. 0%			06/27/2007	B-160-07	
Owner's Name/Address	MAP #: 26-000-209-150			05/20/1998	B-136-98	
CITY OF MUSKEGON HEIGHTS 2724 PECK ST MUSKEGON MI 49444	2016 Est TCV 0 TCV/TFA: 0.00					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 00007. SKY BLUE							
HT3116 BLK 209 LOT 15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Factors *							
Comments/Influences	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
FIRE: 12/31/2014	Dirt Road		NEIGHBORHOOD #7	50.00	125.00	1.0000	1.0000	70	100	3,500
	Gravel Road		50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 3,500							

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
<input checked="" type="checkbox"/> Level	2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
<input type="checkbox"/> Rolling	2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
<input type="checkbox"/> Low	2014	0	0	0			0
<input type="checkbox"/> High	2013	0	0	0			0
<input type="checkbox"/> Landscaped							
<input type="checkbox"/> Swamp							
<input type="checkbox"/> Wooded							
<input type="checkbox"/> Pond							
<input type="checkbox"/> Waterfront							
<input type="checkbox"/> Ravine							
<input type="checkbox"/> Wetland							
<input type="checkbox"/> Flood Plain							



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
DANIELS RENE S	COUNTY OF MUSKEGON TREASURER	0	04/01/2014	QC	TAX REVERTED	4021/52	DEED	0.0						
K & D REAL ESTATE LLC	DANIELS RENE S	0	09/06/2012	QC	QUIT- CLAIM	3925/917	DEED	100.0						
KEELER KIMBERLY/RASHID ALI	K & D REAL ESTATE LLC	0	05/29/2012	QC	QUIT- CLAIM	3916/59	DEED	100.0						
SULLIVAN ANITA	KEELER KIMBERLY/RASHID ALI	0	04/11/2012	QC	QUIT- CLAIM	3913/178	DEED	100.0						
Property Address		Class: 703.EXEMPT COUNTY		Zoning:		Building Permit(s)		Date	Number	Status				
2822 HOWDEN ST		School: MUSKEGON HEIGHTS SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-249-100		2016 Est TCV 0 TCV/TFA: 0.00										
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 00007. SKY BLUE								
HT3849 BLK 249 LOTS 10 & 11 MUSKEGON IMPROVEMENT CO'S ANNEX #1		Public Improvements		* Factors *										
Comments/Influences		Dirt Road		NEIGHBORHOOD #7		80.00 125.00		1.0000 1.0000		70 100	5,600			
		Gravel Road		80 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =				5,600				
		X Paved Road												
		X Storm Sewer												
		X Sidewalk												
		X Water												
		X Sewer												
		X Electric												
		X Gas												
		X Curb												
		X Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		CEJ 12/31/1992		REVIEWED		2016	EXEMPT	EXEMPT	EXEMPT					EXEMPT
		CED 06/01/2001		REVIEWED		2015	EXEMPT	EXEMPT	EXEMPT					EXEMPT
						2014	2,800	11,100	13,900					13,900S
						2013	2,800	11,500	14,300					14,300S



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

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 180	Type WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G												
Building Style: 1 1/2 STY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			CnlyMult			Bsmnt Garage:	
Yr Built 1905	Remodeled 1991	Ex	X	Ord		Min	100 Amps Service			1.5 Story Siding Basement 87.35 0.00 0.00 720 62,892			X 1.370				
Condition for Age: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			1 Story Siding Crawl Space 68.63 -10.06 0.00 180 10,543			E.C.F.			Carport Area: Roof:	
Room List		(5) Floors		Kitchen: Softwood Other: Carpeted Other: Tile			No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost	
	Basement 1 1st Floor 2 2nd Floor 3 Bedrooms	(6) Ceilings		Basement: 720 S.F. Crawl: 180 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			(13) Plumbing			1600.00			1 1,600	
(1) Exterior	X Wood/Shingle Aluminum/Vinyl Brick	X	Plaster				Average Fixture(s)			(14) Water/Sewer			1162.00			1 1,162	
X	Insulation	(7) Excavation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 3 Fixture Bath			Public Water			1162.00			1 1,162	
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches			22.55			180 4,059	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 85/38.3, Depr.Cost = 42,665			WCP (1 Story), Standard			0.445 => TCV of Bldg: 1 = 18,986				
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (SKY BLUE)							
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer			Lump Sum Items:										
X	Asphalt Shingle																
Chimney: Brick																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MAY PROPERTY MANAGEMENT	CITY OF MUSKEGON HEIGHTS	5,000	02/26/2010	WD	WARRANTY DEED	3838/583	DEED	0.0			
		2,000	10/27/1995	LC	QUIT-CLAIM	1864:0483	DEED	0.0			
Property Address		Class: 703.EXEMPT COUNTY		Zoning: RM-2	Building Permit(s)		Date	Number	Status		
2824 BAKER ST		School: MUSKEGON HEIGHTS SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
CITY OF MUSKEGON HEIGHTS 2724 PECK ST MUSKEGON MI 49444		MAP #: 26-000-209-140		2016 Est TCV 0 TCV/TFA: 0.00							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 00007. SKY BLUE						
HT3115 BLK 209 LOT 14		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		NEIGHBORHOOD #7	50.00	125.00	1.0000	1.0000	70	100	3,500
		Paved Road		50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 3,500							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		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	2016	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		CEJ 12/31/1992 REVIEWED			2015	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2014	0	0	0		0	
					2013	0	0	0		0	



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

*** 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	Oil	Elec.	Appliance Allow.	Cook Top	Interior 1 Story	Interior 2 Story	Area	Type	90	WSEP (1 Story)	Year Built:																																																														
	Wood				Coal												Steam	Dishwasher	2nd/Same Stack	Class: C																																																										
X	Duplex	0	0	X	Forced Air w/o Ducts			Garbage Disposal	Bath Heater	Exterior 1 Story	Exterior 2 Story	Two Sided	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Gas	Class: C -10	Effec. Age: 56	Floor Area: 692	CntyMult	X 1.370	Total Base Cost: 96,881	Total Base New : 132,727	Total Depr Cost: 55,307	Estimated T.C.V: 24,612	X 0.445	No Conc. Floor: 0																																															
	A-Frame				(4) Interior		Forced Air w/ Ducts																									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	Storage Area: 0																																
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Electric Baseboard			Electric Wall Heat			Space Heater			Wall/Floor Furnace			Forced Heat & Cool			Heat Pump			No Heating/Cooling			Central Air Wood Furnace																																																		
Building Style: 1 1/4 STY		Trim & Decoration		Ex			X			Ord			Min			Size of Closets			Lg			X			Ord			Small			Doors:			Solid			X			H.C.																																						
Yr Built 1920		Remodeled 0		Condition for Age: Average			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			No./Qual. of Fixtures			Ex.			X			Ord.			Min																																												
Room List		Basement		1st Floor		2nd Floor		Bedrooms		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		
(1) Exterior		Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(7) Excavation			Basement: 546 S.F.			Crawl: 0 S.F.			Slab: 10 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																							
X	Wood/Shingle	Aluminum/Vinyl		Brick		Insulation		(7) Excavation			Basement: 546 S.F.			Crawl: 0 S.F.			Slab: 10 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																									
(2) Windows		Many		X		Large		Avg.		X		Avg.		Small		Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens																																						
X	Many	X		Large		Avg.		X		Avg.		Small		Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens																																								
(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle			Chimney: Brick			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic																																		
(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle			Chimney: Brick			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic																																		
Chimney: Brick		Lump Sum Items:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																																																										

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDERS J ARTHUR	CITY OF MUSKEGON HEIGHTS	4,100	01/21/2011	WD	WARRANTY DEED	3868/252	DEED	100.0
DAS KC/JOYCE M	SANDERS J ARTHUR	0	05/17/2000	WD	LC PAYOFF	3361/880	DEED	0.0
		0	06/19/1990	WD	LAND CONTRACT	1524:0477	DEED	0.0

Property Address	Class: 703.EXEMPT COUNTY	Zoning: RM-2	Building Permit(s)	Date	Number	Status
2828 BAKER ST	School: MUSKEGON HEIGHTS SCHOOLS			07/20/1998	B-230-98	
Owner's Name/Address	P.R.E. 0%					
CITY OF MUSKEGON HEIGHTS 2724 PECK ST MUSKEGON HTS MI 49444	MAP #: 26-000-209-130					
	2016 Est TCV 0 TCV/TFA: 0.00					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 00007. SKY BLUE						Value
HT3114 BLK 209 LOT 13	X		NEIGHBORHOOD #7 50.00 125.00 1.0000 1.0000 70 100						3,500
Comments/Influences	X		50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =						3,500

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.



64:27:2008 11:13:35

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Rolling	2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Low	2014	0	0	0			0
High	2013	0	0	0			0
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
CEJ 12/31/1998	REVIEWED						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
LAKELAND ENTERPRISES LLC	COUNTY OF MUSKEGON TREASURER	0	04/01/2014	QC	TAX REVERTED	4021/130	DEED	0.0													
HAVERMANS LOIS A TRUST	LAKELAND ENTERPRISES	0	09/28/2012	QC	QUIT- CLAIM	3926/281	DEED	0.0													
LUNAR PROPERTIES L L C	LOIS A HAVERMANS TRUST	0	04/10/2003	TA	AFFIDAVIT		DEED	0.0													
HAVERMANS THEODORE/LOIS	LUNAR PROPERTIES L L C	0	05/17/2002	QC	QUIT-CLAIM	3465/643	DEED	0.0													
Property Address		Class: 703.EXEMPT COUNTY		Zoning:		Building Permit(s)		Date	Number	Status											
2916 BAKER ST		School: MUSKEGON HEIGHTS SCHOOLS						12/21/2009	E-121-09												
Owner's Name/Address		P.R.E. 0%						12/18/2007	H-179-07												
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-230-160						02/07/2006	SR-20-06												
		2016 Est TCV 0 TCV/TFA: 0.00						11/29/2005	B-322-05												
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 00007. SKY BLUE															
HT3529 BLK 230 LOT 16		Public Improvements		* Factors *							Value										
Comments/Influences		Dirt Road		NEIGHBORHOOD #7		Frontage 50.00		Depth 125.00		Front 1.0000		Depth 1.0000		Rate %Adj. 70 100		Reason		Value 3,500			
		X Paved Road		50 Actual Front Feet,		0.14 Total Acres		Total Est. Land Value =		3,500											
		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																			
		Rolling																			
		Low																			
		High																			
		Landscaped																			
		Swamp																			
		Wooded																			
		Pond																			
		Waterfront																			
		Ravine																			
		Wetland																			
		Flood Plain																			
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		CEJ 12/31/1992		REVIEWED				2016		EXEMPT		EXEMPT		EXEMPT						EXEMPT	
		CED 05/01/2001		REVIEWED				2015		EXEMPT		EXEMPT		EXEMPT						EXEMPT	
								2014		1,800		10,300		12,100						12,100S	
								2013		1,800		10,700		12,500						12,500S	



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

*** 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 WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1 STY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 1910	Remodeled 1989	Ex	X	Ord		Min	Size of Closets			Class: CD Effec. Age: 57 Floor Area: 1056 Total Base Cost: 64,588 Total Base New : 88,486 Total Depr Cost: 39,819 Estimated T.C.V: 17,719						
Condition for Age: Average		Lg	X	Ord		Small	Central Air Wood Furnace			CnlyMult X 1.370 E.C.F. X 0.445						
Room List		(5) Floors		Kitchen: Softwood Other: Carpeted Other: Tile			(12) Electric 100 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Mich Bsmnt. 58.72 -4.32 0.00 Other Additions/Adjustments Rate (14) Water/Sewer Public Water 1025.00 1 1,025 Public Sewer 1025.00 1 1,025 (16) Porches WGEP (1 Story), Standard 35.36 144 5,092 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 39,819 ECF (SKY BLUE) 0.445 => TCV of Bldg: 1 = 17,719						
Basement 2 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		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						
(1) Exterior	X	Plaster														
Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer										
X Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(2) Windows	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish												
Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide Casement	(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF													
X Double Glass Patio Doors X Storms & Screens	(3) Roof		Joists: Unsupported Len: Cntr.Sup:													
X Gable Hip Flat		Gambrel Mansard Shed														
X Asphalt Shingle																
Chimney: Brick																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WRIGHT GREGG	MUSKEGON COUNTY TREASURER	0	09/30/2014	WD	FORECLOSURE	4033/6	DEED	0.0			
COUNTY OF MUSKEGON TREASURER	WRIGHT GREGG	110	08/25/2014	QC	QUIT- CLAIM	4030/229	DEED	0.0			
MCCLAIN ALONDO L	COUNTY OF MUSKEGON TREASURER	0	04/01/2013	QC	FORECLOSURE	3950/175	DEED	0.0			
MAY STEPHAN	MCCLAIN ALONDO L	0	02/03/2012	QC	QUIT- CLAIM	3901/854	DEED	100.0			
Property Address		Class: 703.EXEMPT COUNTY		Zoning: R1-RES	Building Permit(s)		Date	Number	Status		
2921 JEFFERSON ST		School: MUSKEGON HEIGHTS SCHOOLS					08/08/2000	B-238-00			
Owner's Name/Address		P.R.E. 0%					11/30/1999	H-130-09			
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-225-060		2016 Est TCV 0 TCV/TFA: 0.00							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 00011.DK GREEN						
HT3427 BLK 225 LOT 6		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		NEIGHBORHOOD	11	50.00	125.00	1.0000	1.0000	60 100	3,000
		Paved Road		50 Actual Front Feet, 0.14 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	2016	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
CEJ 12/31/1997 REVIEWED				2015	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
ROB 01/02/2014 FIELD REVI				2014	0	0	0	0			
				2013	1,500	10,600	12,100	12,100S			



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

*** 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: 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											
Condition for Age: Average		Lg	X	Ord		Small	Doors:											
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			51.10	0.00	0.66	800	41,408	
	Insulation			No. of Elec. Outlets			Other Additions/Adjustments						Rate		Size		Cost	
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer											
X	Many Avg. Few	X	Large Avg. Small	Basement: 800 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			Public Water Public Sewer			912.00 912.00			1 1		912 912
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement Finish			(16) Porches			WSEP (1 Story), Standard			26.77		144		3,855	
(3) Roof		(9) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 50/100/100/22.5, ECF (DK GREEN)			0.535 => TCV of Bldg: 1 =				14,515 7,765	
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***

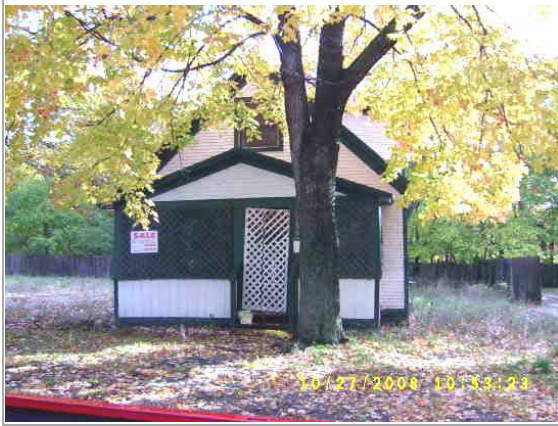
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HOWARD U T	COUNTY OF MUSKEGON TREASURER	0	04/01/2013	QC	FORECLOSURE	3950/233	DEED	0.0			
SHERROD STEPHON	HOWARD U T	0	07/11/2011	QC	QUIT-CLAIM	3885/636	DEED	100.0			
MUSKEGON COUNTY TREASURER	SHERROD STEPHON	100	10/04/2010	QC	QUIT-CLAIM	3860/650	DEED	100.0			
PEAKE ANNA	MUSKEGON COUNTY TREASURER	0	04/02/2010	CD	ASSIGNMENT	3846/268	DEED	0.0			
Property Address		Class: 703.EXEMPT COUNTY		Zoning: R1-RES	Building Permit(s)		Date	Number	Status		
3133 JEFFERSON ST		School: MUSKEGON HEIGHTS SCHOOLS					07/24/2006	B-313-06			
Owner's Name/Address		P.R.E. 0%		MAP #: 26-061-012-170		2016 Est TCV 0 TCV/TFA: 0.00					
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		X Improved		Vacant		Land Value Estimates for Land Table 00010.SOUTHWEST					
Tax Description		Public Improvements		* Factors *							
HT7069 CHAS M STEELE'S SUB'D BLK 12 LOTS 17 THRU 20 INCLUSIVE		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		SOUTHWEST	100.00	104.00	1.0000	1.0000	70	100	7,000
7/24/14: LEGAL DESCRIPTION CHANGED FOR 2015 TAX YEAR		X Paved Road		100 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 7,000							
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Topography of Site		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		Low		2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		High		2014	0	0	0			0	
		Landscaped		2013	1,800	9,200	11,000			11,000S	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan		Who When What									
		CEJ 12/31/1998 REVIEWED									
		DG 12/14/1998 DATA ENTER									



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 80	Type 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				Plaster Wood T&G										
Building Style: 1 1/2 STY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Yr Built 1930	Remodeled 0	Ex	X	Ord		Min	Size of Closets		Lg		X	Ord		Small	Doors: Solid X H.C.		
Condition for Age: Average		(5) Floors		Central Air Wood Furnace													
Room List		Kitchen: Other: Other:		(12) Electric			100 Amps Service										
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost				
(1) Exterior										1.5 Story Siding Basement 65.51 0.00 0.98			784 52,128				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments Rate			Size Cost				
	Insulation	(7) Excavation		(13) Plumbing						Public Water 912.00 1 912							
(2) Windows		Basement: 784 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						Public Sewer 912.00 1 912							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement					Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 75/33.8, Depr.Cost = 25,512								
	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						ECF (SOUTHWEST) 0.498 => TCV of Bldg: 1 = 12,705							
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(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.				
INTERSTATE INVESTMENT GROU	COUNTY OF MUSKEGON TREASUR	0	04/01/2014	QC	TAX REVERTED	4021/63	DEED	0.0				
INTERSTATE INVESTMENT GROU	6313 HOWDEN TRUST	0	06/02/2009	QC	QUIT-CLAIM	3821/111	DEED	100.0				
LENDER USA LLC	MOORE GARY	5,901	10/22/2008	QC	QUIT-CLAIM	3794/488	DEED	100.0				
SB HOLDING LLC	LENDERUSA LLC	0	05/27/2008	QC	FORECLOSURE PURCHASE	3782/358	DEED	100.0				
Property Address		Class: 703.EXEMPT COUNTY		Zoning: R1-RES	Building Permit(s)	Date	Number	Status				
3136 HOWDEN ST		School: MUSKEGON HEIGHTS SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE STE 104 MUSKEGON MI 49442		MAP #: 26-000-276-230										
Tax Description		2016 Est TCV 0 TCV/TFA: 0.00										
HT4453 BLK 276 LOT 23 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 00008.DK. BLUE							
		Public Improvements		* Factors *								
		X	Dirt Road	NEIGHBORHOOD 8	40.00	125.00	1.0000	1.0000	50	100	Reason	Value
			Gravel Road	40 Actual Front Feet,	0.12	Total Acres	Total Est. Land Value =				2,000	
			Paved Road								2,000	
			Storm Sewer									
			Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	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				
		2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		2014	1,000	4,900	5,900			5,900S				
		2013	1,000	10,300	11,300			11,300S				
Who		When	What									
RJ		01/11/1999	REVIEWED									



10/27/2008 10:53:23

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Muskegon, Michigan

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 108	Type WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame		Drywall Paneled				Plaster Wood T&G													
Building Style: 1 1/4 STY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																
Yr Built 1940	Remodeled 0	Ex	X	Ord		Min	Size of Closets		Lg		X	Ord		Small	Doors:		Solid	X	H.C.	
Condition for Age: Average		(5) Floors		Central Air Wood Furnace			(12) Electric			100 Amps Service			Class: D Effec. Age: 55 Floor Area: 990 Total Base Cost: 52,248 Total Base New: 71,579 Total Depr Cost: 16,105 Estimated T.C.V: 7,167			CntyMult X 1.370 E.C.F. X 0.445	Bsmnt Garage:			
Room List		Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			No./Qual. of Fixtures			Stories Exterior 1.25 Story Siding			Foundation Basement	Rate 59.34	Bsmnt-Adj 0.00	Heat-Adj 0.83	Size 792	Cost 47,655		
(1) Exterior				Ex.			X	Ord.		Min	No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size	Cost
X	Wood/Shingle Aluminum/Vinyl Brick			Many			X	Ave.		Few	(14) Water/Sewer			Public Water Public Sewer			912.00 912.00	1 1	912 912	
Insulation		(7) Excavation		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			(16) Porches WCP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 50/100/100/22.5, ECF (DK. BLUE)			25.64	108	2,769	Depr.Cost = 16,105	0.445 => TCV of Bldg: 1 = 7,167
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
(3) Roof		X		Gable Hip Flat	Gambrel Mansard Shed															
X		Asphalt Shingle		Chimney: Brick																

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