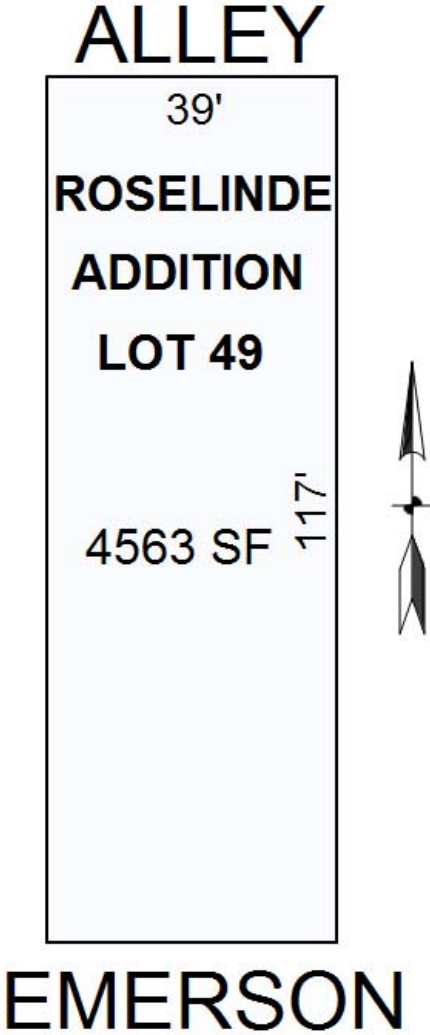


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SARGENT WILLIAM	COUNTY OF MUSKEGON TREASU	0	03/31/2016	OT	OTHER	4087/355	DOC	0.0						
PRATEL ROBERT E/MARGARET	SARGENT WILLIAM	36,200	06/30/2004	WD	ARMS-LENGTH	3610/283	PTA	100.0						
J & M PROPERTY INVESTMENT	PRATEL ROBERT E/MARGARET	0	12/12/2003	QC	OTHER	3582/796	DOC	0.0						
J & M PROPERTY INVESTMENT	PRATEL ROBERT E/MARGARET	0	12/12/2003	QC	OTHER	3585/394	DOC	0.0						
Property Address		Class: 703.EXEMPT COUNTY		Zoning: R-1	Building Permit(s)	Date	Number	Status						
1304 EMERSON AVE		School: MUSKEGON SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #: 24-31-28-410-012												
COUNTY OF MUSKEGON TREASURER 173 E APPLE AVE SUITE 104 MUSKEGON MI 49442		2017 Est TCV 0 TCV/TFA: 0.00												
		X	Improved		Vacant	Land Value Estimates for Land Table R15.1.R15.1 E MUSK/OAKVIEW/SHELDON RES								
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
CITY OF MUSKEGON					<Site Value B> TYPICAL .11-.29 4500 100 39*117 4,500									
ROSELINDE ADD					39 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 4,500									
LOT 49					Land Improvement Cost Estimates									
Comments/Influences					Description	Rate	CountyMult.	Size	%Good	Cash	Value			
		X	Water				3.44	1.39	300	34	488			
		X	Sewer				9.92	1.39	48	44	291			
		X	Electric				Total Estimated Land Improvements True Cash Value =						779	
		X	Gas											
		X	Curb											

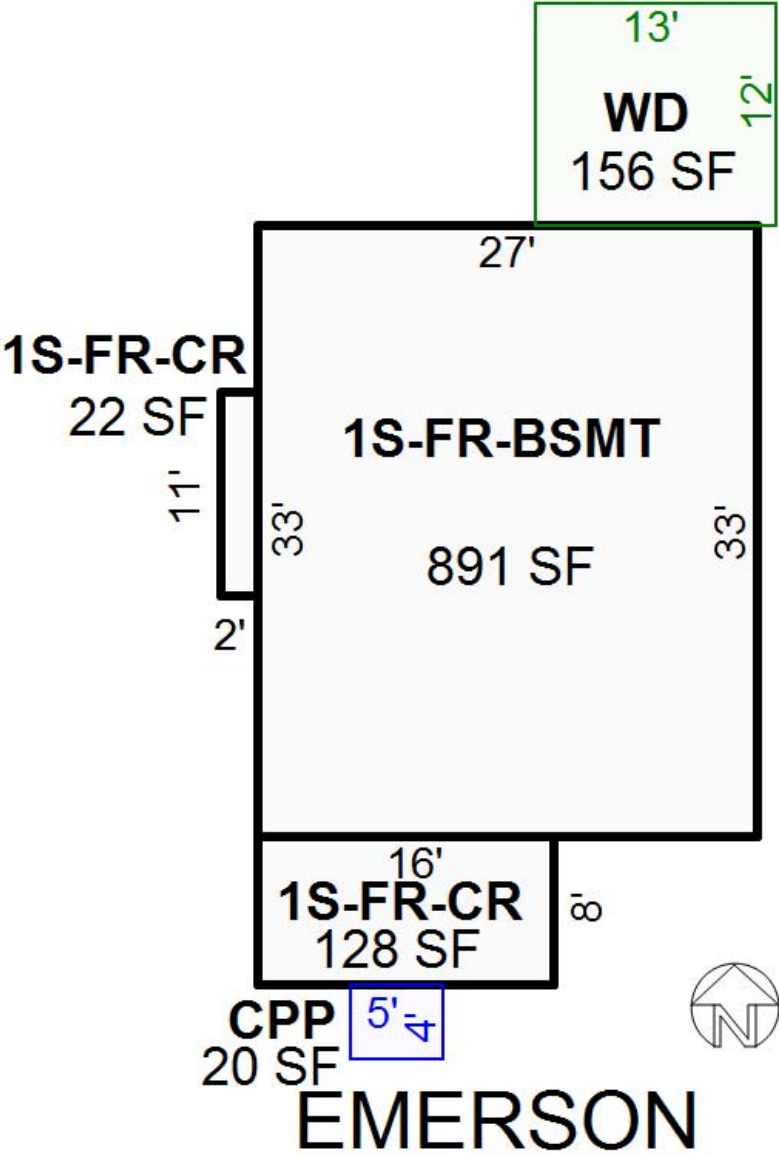
*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** 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 Ga			Area 20 156	Type CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(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													
Building Style: 1 STORY			Trim & Decoration			Central Air Wood Furnace			Class: C -5 Effec. Age: 44 Floor Area: 1041 Total Base Cost: 67,647 Total Base New : 94,029 Total Depr Cost: 52,656 Estimated T.C.V: 32,910				CntyMult X 1.390 E.C.F. X 0.625							
Yr Built 1929	Remodeled 0	Size of Closets			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost												
Condition for Age: Average			Lg	X	Ord	Min	100 Amps Service			1 Story Siding Basement 63.38 0.00 -0.75 891 55,803			Bsmnt Garage:							
Room List			(5) Floors			No./Qual. of Fixtures			1 Story Siding Crawl Space 63.38 -9.19 -0.75 22 1,176			Total Base Cost: 67,647			Carport Area:					
3 Basement 5 1st Floor 2nd Floor 2 Bedrooms			Kitchen: Hardwood Other: Carpeted Other: Tile			(13) Plumbing			1 Story Siding Crawl Space 63.38 -9.19 -0.75 128 6,840			Total Base New : 94,029			Roof:					
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Other Additions/Adjustments Rate			Total Depr Cost: 52,656								
X Wood/Shingle Aluminum/Vinyl Brick X Asbestos X Insulation			X	Plaster	(7) Excavation			(14) Water/Sewer			Estimated T.C.V: 32,910									
			Basement: 891 S.F. Crawl: 150 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 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 1162.00 1 1,162											
			(8) Basement			1 Public Water			Public Sewer 1162.00 1 1,162											
			(9) Basement Finish			1 Public Sewer			(16) Porches											
(2) Windows			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			(16) Deck/Balcony			CPP, Shallow 17.39 20 348								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 Public Water			Treated Wood,Standard 7.41 156 1,156										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			1 Public Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 52,656											
(3) Roof			Recreation SF Living SF Walkout Doors No Floor SF			1 Water Well			ECF (R15.1 E MUSK/OAKVIEW/SHELDON RES) 0.625 => TCV of Bldg: 1 = 32,910											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:														
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:																	
Chimney: Brick																				



Sketch by Apex Sketch

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