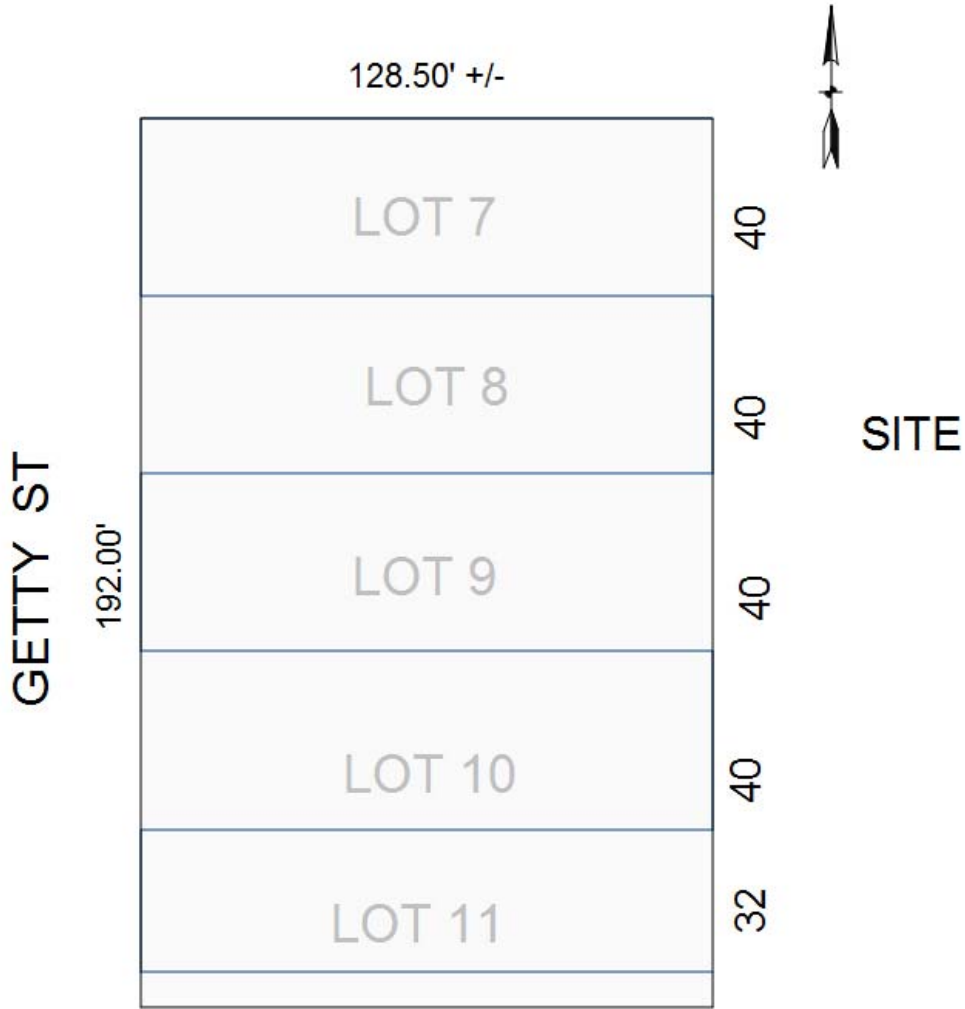


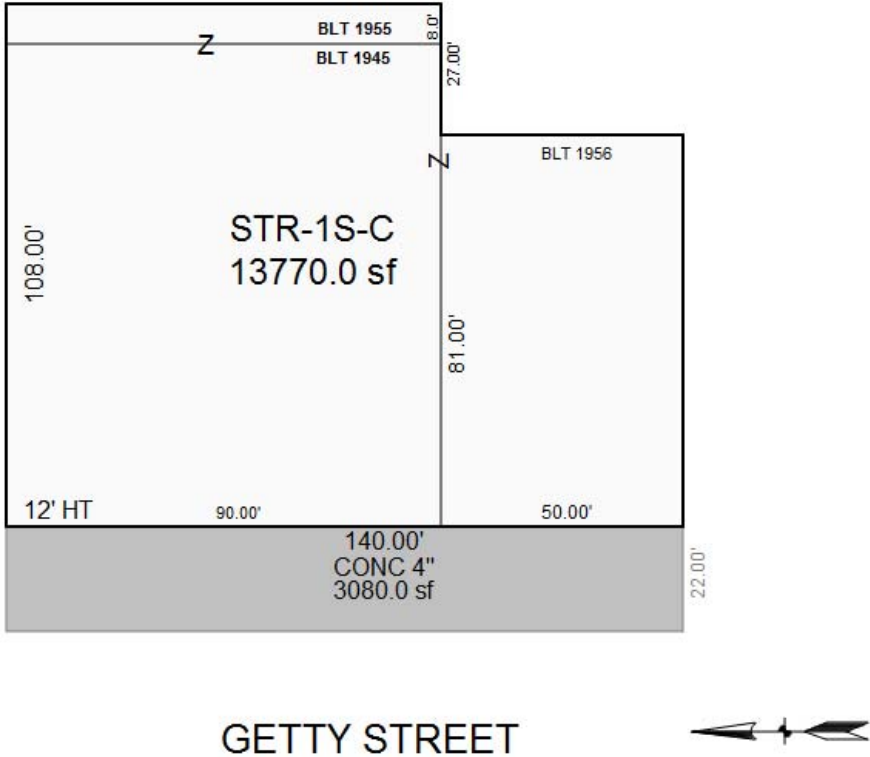
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MUSKEGON COUNTY LAND BANK	RAMOS-DELGADO LLC	53,000	06/28/2012	LC	SELLER FINANCED	3918/148	DOC	100.0				
COUNTY OF MUSKEGON	MUSKEGON COUNTY LAND BANK	0	10/04/2010	QC	OTHER	3858/741	DOC	0.0				
LISINSKI DEBRA L	COUNTY OF MUSKEGON	0	02/09/2010	CO	TAX SALE	3846/113	DOC	0.0				
PLETCHER PROPERTIES LLC	HARVEY HAROLD E/HARVEY JE	0	06/09/2006	WD	OTHER	3926/359	DOC	0.0				
Property Address		Class: 220.COM/LAND BANK		Zoning: B-4		Building Permit(s)		Date	Number	Status		
2152 S GETTY ST		School: MUSKEGON SCHOOLS				BUILDING		11/14/2016	PB161002	ISSUED		
		P.R.E. 0%				MECHANICAL		10/12/2012	PM120387	EXPIRED		
Owner's Name/Address		MAP #: T10N R16W S 33 NW				PLUMBING		10/08/2012	PP120193	EXPIRED		
RAMOS-DELGADO LLC 1040 SHERIDAN AVE SW GRAND RAPIDS MI 49503		2017 Est TCV 121,545 TCV/TFA: 8.83				Commercial, Add/Alter/Repa		08/27/2012	PB120454	EXPIRED		
		X	Improved		Vacant	Land Value Estimates for Land Table C04..C04.04 EAST MUSKEGON COM						
		Public Improvements				* Factors * 192 X 128.5						
						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
						<Site Value H> SUBDIVS .51-.75 50000 100 0						50,000
						192 Actual Front Feet, 0.57 Total Acres						Total Est. Land Value = 50,000
Tax Description						Land Improvement Cost Estimates						
						Description	Rate	CountyMult.	Size	%Good	Cash Value	
						D/W/P: 4in Concrete 3.61 1.39 3080 26						4,018
						Commercial/Industrial Local Cost Land Improvements						
						Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
						PUBLIC WATER 1000.00 1.00 1.0 25 100						250
						PUBLIC SEWER 1000.00 1.00 1.0 25 100						250
Comments/Influences						Total Estimated Land Improvements True Cash Value =						4,518
MARKET - CONVENIENCE												



Sketch by Apex Sketch

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

Desc. of Bldg/Section: Calculator Occupancy: Store, Warehouse Discount										<<<<<< Calculator Cost Computations >>>>>> Class: C Quality: Low Cost Percent Adj: +0									
Class: C Floor Area: 13,770 Gross Bldg Area: 13,770 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 28.75									
					High	Above Ave.		Ave.	X	Low	(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 28.75								
Depr. Table : 2.5% Effective Age : 36 Physical %Good: 40 Func. %Good : 80 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 13770 Ave. Perimeter: 496 Has Elevators:					1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 0.920 Ave. Floor Area: 13,770 Perimeter: 496 Perim. Multiplier: 0.900 Refined Square Foot Cost for Upper Floors: 23.81									
1945 Year Built Remodeled					Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 33.803									
12 Overall Bldg Height					* Mezzanine Info *					Total Floor Area: 13,770 Base Cost New of Upper Floors = 465,469 Reproduction/Replacement Cost = 465,469 Eff.Age:36 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/80 /100/32.0 Total Depreciated Cost = 148,950									
Comments: FUNC DUE TO STYLE & DESIGN, PLOT PLAN (MINIMAL PARKING) 08/06 EJN					Area #1: Type #1: Area #2: Type #2:					<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial Cost # or Height Storys Base Item Description Col. Rate SqFt Adj. Adj. Cost									
					* Sprinkler Info *					Total Base Cost New = 0									
					Area: Type: Low					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>									
(1) Excavation/Site Prep: X Site Prep					(7) Interior: X Masonry, Retail Stores					(11) Electric and Lighting: X Typical, Retail Stores, Class C,					(39) Miscellaneous:				
(2) Foundation: X Poured Conc Brick/Stone Block					(8) Plumbing:					Outlets:					Fixtures:				
X Class C, Bearing Walls					Many Above Ave. Average Typical Few None					Few Average Many Unfinished Typical					Few Average Many Unfinished Typical				
(3) Frame: X Bearing Walls, Masonry supports on					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					X Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				
(4) Floor Structure: X Concrete, On Ground					X Typical, Retail Stores					X Incandescent Fluorescent Mercury Sodium Vapor Transformer									
(5) Floor Cover: X Carpet and Pad X Hardener and Sealer, Concrete					(9) Sprinklers:					(13) Roof Structure: Slope=0 X Steel Joists, Steel Deck					(40) Exterior Wall: Thickness Bsmnt Insul.				
(6) Ceiling: X Plywood or Hardboard Panels, Softw					(10) Heating and Cooling:					(14) Roof Cover: X Built-Up Composite					X Block, Concrete, 8" X Glass Panels X Vinyl Siding				
					X Gas Oil Coal Stoker Hand Fired Boiler														
					X Space Heaters, Gas, with Fan														



Sketch by Apex Sketch

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