



# CITY OF MARINE CITY

## Community & Economic Development Board Agenda

260 South Parker Street, Marine City, MI

Wednesday, December 8, 2021 6:00 PM

- 
1. **CALL TO ORDER**
  2. **PLEDGE OF ALLEGIANCE**
  3. **ROLL CALL:** Board Members Heather Hatcher, Robert Klingler, Cheryl Ross; Planning Commission Representative Joseph Moran; City Commissioner Cheryl Vercammen; TIFA Board Representative Robert Weisenbaugh; City Manager Holly Tatman
  4. **COMMUNICATIONS**
    - A. Chairperson Laura Scaccia Resignation Letter
  5. **APPOINT CHAIRPERSON**
  6. **APPROVE AGENDA**
  7. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the Community & Economic Development Board. Please state name and limit comments to five (5) minutes.*
  8. **APPROVE MINUTES**
    - A. October 27, 2021
  9. **UNFINISHED BUSINESS**
    - A. Marine City Marina Project
    - B. Informational Area in City Hall
    - C. Wood Chair for Downtown Photo Op
    - D. Vacant Storefronts
  10. **NEW BUSINESS**
    - A. Board Vacancy – Marine City Chamber Representative
    - B. Murals/Signs
  11. **OPEN DISCUSSION**
  12. **ADJOURNMENT**

1012 N. Riverside Avenue  
St. Clair, MI 48079

November 8, 2021

City of Marine City  
Holly Tatman, City Manager  
260 S. Parker Street  
Marine City, MI 48039

Dear Mrs. Tatman,

I am writing this letter in order to resign my position on the City of Marine City Community & Economic Development Board. My seat represented the Marine City Area Chamber of Commerce, therefore I will make every attempt to find a replacement for this seat. I will continue to represent the Chamber as President and focus on our members and their needs.

Thank you for your support and the support of the CED board. I wish you all the best in the continuing your efforts in keeping the growth of Marine City moving forward. Please don't hesitate to reach out to me concerning our business community.

Sincerely,

  
Laura Scaccia

**City of Marine City  
Community and Economic Development Board  
October 27, 2021**

A regular meeting of the Community and Economic Development Board was held on Wednesday, October 27, 2021 at 260 South Parker Street, and was called to order by Planning Commission Representative Moran at 6:00 pm.

The Pledge of Allegiance was led by Planning Commission Representative Moran.

**Present:** Planning Commission Representative Joseph Moran; TIFA Board Representative Bob Weisenbaugh; City Commission Representative Cheryl Vercammen; Board Members Cheryl Ross, Robert Klingler; City Manager Holly Tatman; Deputy Clerk Michele Goodrich

**Absent:** Chairperson Laura Scaccia; Board Member Heather Hatcher

Motion by City Commission Representative Vercammen, seconded by Board Member Klingler, to excuse Chairperson Scaccia and Board Member Hatcher from the meeting. All Ayes. Motion Carried.

**Communications**

None.

**Approve Agenda**

Motion by Board Member Klingler, seconded by City Commission Representative Vercammen, to approve the Agenda. All Ayes. Motion Carried.

**Public Comment**

None.

**Approve Minutes**

Motion by City Commission Representative Vercammen, seconded by Board Member Klingler, to approve the Community & Economic Development Board minutes of September 22, 2021. All Ayes. Motion Carried.

**Unfinished Business**

Marine City Marina Project

City Commission Representative Vercammen informed the Board that she and City Manager Tatman had attended a luncheon with 6 Rivers Conservancy in Detroit and she believed that it looked favorable for Marine City being awarded the DNR grant.

Informational Area in City Hall

City Manager Tatman advised the Board that the informational kiosk was up in the main lobby of the City Offices. City Commission Representative Vercammen expressed her concern that it was not visible enough for people to see and suggested signage pointing people to its location.

Wood Chair for Downtown Photo Op

City Commission Representative Vercammen advised that Chairperson Scaccia had the quote however, they were still waiting on the dimensions of the chair. She stated that they had time to obtain the dimensions as the chair would not be installed until Spring.

Vacant Storefronts

Planning Commission Representative Moran informed the Board that the issue of vacant storefronts was on the agenda at the last Planning Commission meeting. He stated that Wade Trim had provided examples of what other communities were doing to address the issue of vacant storefronts, such as: mandating window coverings, providing rebates for electricity for property owners to keep the lights on, and requiring vacant buildings to be registered and inspected with the City.

Motion by Board Member Klingler, seconded by City Commission Representative Vercammen, instructing the City to compile a list of vacant properties to be brought to the Board for evaluation and inspection. All Ayes. Motion Carried.

**New Business**

Future Projects and Idea Brainstorming

Board Member Ross advised the Board that she had met with Jason Stier with Riverview East School and he was excited about the idea of having the high school students involved with creating murals in town and making an impact in the community.

City Manager Tatman questioned if murals were permitted and stated that the City would need to research the zoning ordinances.

EDA Update – Robert Klingler

Board Member Klingler informed the Board that he was reinstated for another term and recommended that City Manager Tatman join the St. Clair EDA. He stated that the EDA will be building a multi-million dollar complex in Port Huron and it will be a great asset to EDA members who want to meet with potential investors.

**Open Discussion**

TIFA Board Representative Weisenbaugh expressed his interest in holding an October car cruise next year, with Algonac, Clay Township and St. Clair.

City Commission Representative Vercammen stated that she would be filling out a Special Event Permit Application to drive Santa around town again this year.

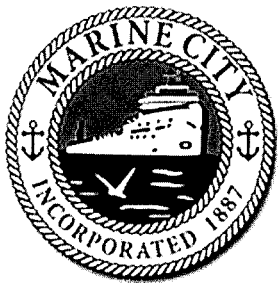
**Adjournment**

Motion by City Commission Representative Vercammen, seconded by Board Member Klingler, to adjourn at 7:09 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele Goodrich  
Deputy Clerk

Kristen Baxter  
City Clerk



# CITY OF MARINE CITY

260 S PARKER ST.  
MARINE CITY, MI 48039  
PHONE (810) 765-8846 • FAX (810) 765-1040

November 2, 2021

**RE: Vacant Properties/Storefronts**

Dear City Manager Tatman:

Attached please find three separate reports regarding Vacant Properties &/or Storefronts.

The "Industrial Vacant Assessing Report" and "Commercial Vacant Assessing Report" are reports generated from assessing and reference vacant parcels – land with no structures on them.

The "Commercial Building List Report" is an assessing generated report that lists all of the Commercial Buildings in the City. I cross referenced the parcel ID with the Utility Billing database to see water usage on these accounts. I have highlighted and printed out the summary sheets for accounts that either have zero water usage, no meter, or are buildings I believe are vacant. This is by no means an entirely accurate list of empty storefronts – storefronts will need to be visually inspected to guarantee vacancy.

These documents have been scanned into my folder on the G:Drive.

If there is any other report you may want, please let me know.

Sincerely,

  
Michele Goodrich

*"In the Heart of Blue Water District"  
Marine City is an Equal Opportunity Provider*

### Commercial Building List Report

Parcel Number	Occupancy Type	Year Built	Floor Area	T.C.V.
02-001-1008-000	Industrial - Light Man <del>0</del>	0	17,164	194,536
02-001-1009-000	Industrial - Light Man 6	1981	7,718	161,949
02-001-1009-000	Warehouses - Storage " "	2018	10,800	231,923
02-001-1010-000	Warehouses - Storage 4	0	27,024	209,064
02-001-1010-000	Warehouses - Storage " "	2011	2,736	41,763
02-001-1011-000	Industrial - Light Man 4	0	2,740	40,455
02-001-1011-000	Industrial - Light Man " "	1973	18,230	165,066
02-001-1012-000	Industrial - Light Man 7	1995	10,740	166,678
02-001-1012-001	Warehouses - Storage <del>0</del>	0	2,568	25,901
02-001-1012-001	Warehouses - Storage " "	1995	5,200	82,440
02-001-1013-050	Industrial - Light Man 2	0	4,880	47,484
02-001-1013-100	Industrial - Light Man 33	1998	51,520	993,139
02-001-1013-200	Industrial - Light Man 4	2001	9,000	197,512
02-001-1013-200	Warehouses - Storage " "	2004	3,200	54,168
02-001-1013-300	Industrial - Light Man <del>0</del>	0	9,000	180,824
02-001-1013-400	Industrial - Light Man 45	2001	11,940	264,061
02-001-1016-000	Industrial - Light Man 16	1960	2,965	63,650
02-001-1016-000	Industrial - Light Man " "	0	7,560	122,055
02-001-1017-000	Industrial - Light Man 202	0	7,860	106,569
02-001-1017-000	Industrial - Light Man " "	0	6,750	92,731
02-001-2023-001	Shed - Utility Light C No meter	0	2,700	12,858
02-001-2023-002	Garages - Service/Flee 4	1955	2,700	61,846
02-001-2023-002	Sheds - Equipment 3 Wa " "	2006	280	6,969
02-001-2023-003	Shed - Utility Light C No meter	1937	1,872	9,398
02-001-2023-003	Shed - Utility Light C " "	1937	1,872	9,398
02-001-2030-001	Industrial - Light Man 1	0	5,000	97,524
02-001-2030-004	Warehouses - Storage Sold recently	1989	9,480	138,150
02-001-2030-004	Stores - Retail " "	0	8,820	268,790
02-001-2030-021	Garages - Storage 16	0	2,400	76,655
02-001-2030-021	Office Buildings " "	0	1,920	163,247
02-001-2030-022	Industrial - Light Man 3	1995	3,600	130,470
02-001-2030-023	Industrial - Light Man 2	1991	5,040	59,323
02-001-2030-026	Office Buildings 2	2002	1,486	184,307
02-001-2030-026	Garages - Service/Flee " "	0	3,237	95,785
02-001-2030-026	Warehouses - Mini " "	2017	4,050	77,432
02-001-2030-026	Warehouses - Mini " "	2017	4,050	77,432
02-001-2030-026	Warehouses - Mini " "	0	9,600	138,288
02-001-2030-027	Maintenance (Storage) 6	2001	4,800	139,287
02-001-2030-050	Garages - Service/Flee <del>0</del>	2004	8,720	124,103
02-001-2030-050	Office Buildings " "	2005	1,488	67,661
02-001-2030-055	Warehouses - Storage 8	1986	3,060	72,727
02-001-2030-055	Warehouses - Mini " "	1990	3,030	42,344
02-001-2030-055	Warehouses - Mini " "	0	3,030	42,344
02-001-2030-055	Warehouses - Mini " "	1994	3,030	42,344

*Water Usage*

## Commercial Building List Report

Parcel Number	Occupancy Type	Year Built	Floor Area	T.C.V.
02-001-2030-055	Warehouses - Mini " "	1994	3,030	42,344
02-001-2030-055	Warehouses - Mini " "	1997	2,020	22,668
02-001-2030-055	Office Buildings " "	2000	1,815	192,479
02-001-2030-055	Sheds - Equipment 3 Wa " "	2014	1,235	14,068
02-001-2030-060	Warehouses - Mini NO meter	2019	13,500	283,482
02-001-2030-100	Industrial - Light Man 22	1997	9,920	212,903
02-001-2030-100	Warehouses - Storage " "	2001	5,000	75,683
02-001-2030-300	Warehouses - Storage New Build	2020	6,504	131,608
02-001-2030-400	Warehouses - Storage 6	1988	8,400	133,476
02-001-3006-000	Garages - Service/Repa Fire Station	0		0
02-001-3006-100	Banks - Branch 5	1965	2,234	358,831
02-001-3007-100	Industrial - Light Man 4	1968	10,230	140,609
02-001-3007-400	Industrial - Light Man 9	2002	17,477	324,463
02-001-3007-999	Industrial - Light Man 5	1999	38,558	570,317
02-002-2000-000	Automobile Showrooms 13	1986	11,570	273,016
02-002-2000-000	Garages - Service/Flee " "	2002	1,500	40,149
02-002-2000-050	Garages - Service/Flee 3	2002	9,752	259,136
02-002-2000-200	Industrial - Light Man 37	1996	19,200	306,378
02-002-2000-200	Industrial - Light Man " "	1996	2,124	32,480
02-002-2010-000	Industrial - Light Man 11	1981	23,640	414,405
02-002-2020-000	Industrial - Light Man " "	0	54,377	720,595
02-002-2030-000	Markets - Mini-Mart Co (6040 King)	1994	2,800	419,559
02-002-2030-100	Industrial - Light Man 5	1988	8,174	317,765
02-002-2030-100	Office Buildings " "	1988	2,524	235,836
02-002-2070-010	Industrial - Light Man 11	2000	11,680	230,455
02-002-2070-010	Industrial - Light Man " "	2012	12,240	518,948
02-002-2071-000	Industrial - Light Man 5	0	6,636	117,453
02-002-2071-000	Warehouses - Storage " "	2005	2,520	28,614
02-002-3011-001	Garages - Service/Flee 11	1977	7,440	166,988
02-002-3011-001	Garages - Service/Flee " "	2001	3,402	116,381
02-002-3011-200	Industrial - Light Man 0	0	6,000	123,787
02-002-3011-300	Industrial - Light Man 1	2002	3,150	87,379
02-002-3011-300	Industrial - Light Man " "	2004	3,036	85,791
02-002-3011-301	Industrial - Light Man 1	2002	3,150	58,886
02-002-3011-301	Industrial - Light Man " "	2004	3,036	57,816
02-002-3011-400	Stores - Retail 3	1998	7,267	327,260
02-011-2000-000	Multiple Residences 6800 King	1998	5,760	155,000
02-011-2000-000	Multiple Residences " "	1998	5,760	155,000
02-011-2000-000	Multiple Residences " "	1998	5,700	171,264
02-011-2000-000	Multiple Residences " "	1998	7,072	212,488
02-011-2000-000	Multiple Residences " "	1998	7,072	212,488
02-011-2000-000	Multiple Residences " "	1998	6,656	199,989
02-011-2001-000	Multiple Residences " "	0	13,608	351,202
02-011-2001-000	Multiple Residences " "	0	13,608	351,202



## Commercial Building List Report

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Parcel Number	Occupancy Type	Year Built	Floor Area	T.C.V.
02-011-2002-000	Multiple Residences - " "	1993	17,992	508,890
02-012-2002-500	Warehouses - Mini 6	1995	2,500	29,383
02-012-2002-500	Warehouses - Mini " "	1995	5,000	57,026
02-012-2006-000	Warehouses - Storage NO meter	1984	3,672	21,169
02-012-2017-100	Industrial - Light Man 255	0	14,000	169,462
02-012-2017-100	Industrial - Light Man " "	0	12,750	262,532
02-012-2017-100	Industrial - Light Man " "	0	13,200	249,075
02-012-2017-200	Industrial - Light Man 33	1972	11,780	142,819
02-012-3002-000	Stores - Retail OFF	0	480	22,320
02-012-3005-000	Industrial - Light Man 5	1972	9,000	142,013
02-012-3005-000	Industrial - Light Man " "	1977	2,160	44,435
02-012-3005-000	Industrial - Light Man " "	1977	2,880	49,259
02-012-3005-000	Warehouses - Storage " "	0	4,536	71,776
02-012-3005-000	Garages - Storage " "	0	576	11,675
02-012-3006-000	Office Buildings 13	0	4,656	906,168
02-012-3008-000	Medical - Office Build 5	2004	3,430	362,416
02-012-3009-100	Restaurants - Fast Foo McDonalds	1981	4,007	372,005
02-012-3009-100	Restaurants - Atrium/P " "	1995	1,132	173,996
02-012-3009-210	Garages - Mini-Lube 51	2007	1,888	206,678
02-012-3010-000	Stores - Retail 1	1988	2,530	122,355
02-012-3010-100	Restaurants " "	1985	5,585	373,539
02-012-3011-000	Stores - Discount Kmart (20 units/vacant)	1980	56,000	1,581,029
02-012-3011-000	Stores - Discount " "	1991	28,119	953,316
02-012-3012-000	Shopping Centers - Nei B	1980	34,420	1,188,566
02-012-3012-000	Stores - Retail " "	2003	3,951	252,071
02-012-3012-000	Markets " "	1980	36,684	1,235,230
02-125-0028-000	Warehouses - Storage B	0	9,120	113,589
02-125-0028-000	Warehouses - Storage " "	0	7,164	91,603
02-125-0028-000	Warehouses - Storage " "	0	6,800	111,767
02-125-0028-001	Warehouses - Storage " "	0	13,014	146,747
02-125-0028-001	Warehouses - Storage " "	0	17,394	164,495
02-125-0028-999	Warehouses - Storage	0	8,322	139,772
02-125-0028-999	Warehouses - Storage	0	4,692	93,188
02-125-0028-999	Warehouses - Storage	0	17,394	237,309
02-235-0042-000	Stores - Warehouse Foo 47	1983	4,352	90,779
02-235-0050-000	Warehouses - Storage 5	0	608	12,138
02-235-0050-000	Warehouses - Storage " "	0	1,220	16,009
02-235-0056-000	Industrial - Light Man 1	0	7,500	92,930
02-235-0058-000	Industrial - Light Man No meter	0	5,560	71,148
02-235-0060-000	Industrial - Light Man B	0	6,120	83,025
02-300-0001-000	Shopping Centers - Nei Life skills	0	2,400	147,518
02-300-0001-000	Shopping Centers - Nei " "	0	9,642	356,210
02-300-0010-000	Medical - Dental Clini New center	1985	1,816	109,021
02-300-0012-000	Multiple Residences apt.	1974	2,640	98,039

## Commercial Building List Report

10/28/2021 04:24 PM

Parcel Number	Occupancy Type	Year Built	Floor Area	T.C.V.
02-300-0012-000	Multiple Residences apt.	1974	2,640	98,039
02-300-0012-000	Multiple Residences apt.	1975	2,640	98,039
02-300-0012-000	Multiple Residences apt.	1978	2,640	98,039
02-300-0018-000	Stores - Retail City of MC	0	2,196	108,307
02-300-0025-000	Markets - Convenience 226	1987	4,156	334,498
02-300-0031-000	Shed - Utility Light C 38	1973	2,816	67,804
02-375-0010-000	Warehouses - Storage No meter	1961	6,696	95,128
02-375-0013-000	Shopping Centers - Mix 30/Vacant	1926	18,896	208,660
02-375-0043-000	Stores - Retail 2	0	728	46,930
02-375-0052-000	Restaurants - Fast Foo 112	1996	3,617	296,658
02-375-0064-000	Markets - Convenience 3	0	1,812	100,264
02-475-0005-000	Stores - Retail off	1950	1,503	62,367
02-475-0006-000	Shopping Centers - Mix 2	0	3,852	113,144
02-475-0110-000	Clubhouses 1	0	5,040	55,968
02-475-0150-000	Multiple Residences Apt	1982	12,704	349,798
02-475-0150-000	Multiple Residences Apt	1982	6,336	174,458
02-475-0150-000	Clubhouses Apt	1982	720	36,405
02-475-0189-000	Office Buildings A++	0	3,080	184,183
02-475-0197-000	Multiple Residences 11	1900	5,730	91,839
02-475-0197-000	Garages - Residential " "	0	970	8,999
02-475-0206-000	Automobile Showrooms Inn Demo	0	11,309	543,858
02-475-0211-000	Stores - Retail Hellsour Home 18	0	2,224	91,103
02-475-0211-000	Barber/Beauty Salons " "	0	1,022	39,302
02-475-0211-100	Clubhouses " "	1946	2,185	83,962
02-475-0211-200	Stores - Retail 2	1956	1,004	41,551
02-475-0212-000	Bar Cocktail Lounges Gords closed / 11	0	1,907	90,376
02-475-0213-000	Office Buildings 1	1964	4,410	175,414
02-475-0215-000	Shopping Centers - Mix 6 Chamber	1974	2,304	113,355
02-475-0215-000	Garages - Residential " "	0	528	11,641
02-475-0216-000	Post Offices - Branch Post Office	1970	4,491	250,035
02-475-0219-000	Shopping Centers - Mix 13	0	7,772	205,312
02-475-0221-000	Office Buildings 2	0	2,226	105,539
02-475-0223-000	Shopping Centers - Mix Geck Bldg	0	11,064	277,342
02-475-0225-000	Theaters - Live Stage 61	1924	5,485	410,899
02-475-0226-000	Stores - Retail Nipenthe	0	4,390	139,789
02-475-0227-000	Stores - Retail 5	0	5,420	172,395
02-475-0228-000	Stores - Retail My sister's closet	0	1,995	101,916
02-475-0230-000	Restaurants - Cafeteri 6	0	1,977	111,678
02-475-0230-100	Stores - Retail 5	0	719	49,820
02-475-0230-100	Multiple Residences " "	2008	731	48,001
02-475-0232-000	Warehouses - Storage No meter	0	806	13,929
02-475-0234-000	Stores - Discount 19	0	8,864	205,503
02-475-0236-000	Shopping Centers - Mix 7	1890	2,286	142,062
02-475-0237-000	Shopping Centers - Mix 3-MC Music/Vacant?	0	3,381	149,802

## Commercial Building List Report

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Parcel Number	Occupancy Type	Year Built	Floor Area	T.C.V.
02-475-0239-000	Shopping Centers - Mix <b>230</b>	0	3,595	139,440
02-475-0240-000	Restaurants <b>45</b>	2019	3,360	412,384
02-475-0241-000	Shopping Centers - Mix <b>25</b>	0	5,620	204,290
02-475-0241-000	Warehouses - Storage " "	0	2,649	52,690
02-475-0242-000	Shopping Centers - Mix <b>12 / Jay Carrothers</b>	0	7,830	229,864
02-475-0243-000	Office Buildings <b>2</b>	0	1,624	108,629
02-475-0245-000	Warehouses - Storage <b>8</b>	0	900	17,239
02-475-0248-000	Medical - Office Build <b>2</b>	0	1,800	104,221
02-475-0251-000	Stores - Retail <b>8 / construction</b>	1997	2,417	176,078
02-475-0252-000	Restaurants <b>176</b>	1951	6,157	224,564
02-475-0252-000	Shopping Centers - Mix " "	0	2,130	70,361
02-475-0253-000	Medical - Office Build <b>8</b>	0	1,958	98,973
02-475-0253-000	Apartment " "	0	1,150	38,160
02-475-0256-000	Shopping Centers - Mix <b>6</b>	0	5,246	233,378
02-475-0258-000	Shopping Centers - Mix <b>Apt</b>	0	12,320	589,209
02-475-0259-000	Shopping Centers - Mix <b>6</b>	0	3,140	120,109
02-475-0261-000	Governmental - Communi <b>buy Center</b>	0	2,400	120,493
02-475-0264-000	Restaurants <b>4</b>	0	1,194	70,869
02-475-0264-000	Rooming Houses " "	0	768	28,548
02-475-0266-000	Office Buildings <b>1</b>	0	1,867	77,245
02-475-0271-000	Pavilions <b>7</b>	2018	2,130	109,889
02-475-0272-000	Shopping Centers - Mix <b>12</b>	0	4,292	142,177
02-475-0272-000	Garages - Residential " "	0	888	10,285
02-475-0273-000	Theaters - Live Stage <b>1 / The Snug</b>	0	2,628	103,037
02-475-0273-000	Multiple Residences " "	0	2,664	72,046
02-475-0273-000	Garages - Residential " "	2013	294	10,338
02-475-0274-000	Stores - Retail <b>34</b>	0	1,443	47,199
02-475-0275-000	Restaurants <b>67</b>	0	3,977	133,515
02-475-0275-000	Multiple Residences " "	0	2,103	58,395
02-475-0277-000	Shopping Centers - Mix <b>17</b>	1932	2,880	95,156
02-475-0279-000	Fraternal Buildings <b>9</b>	0	1,800	105,012
02-475-0279-000	Fraternal Buildings " "	0	1,350	47,244
02-475-0280-000	Stores - Discount <b>off / Auto Value</b>	0	4,940	115,833
02-475-0280-000	Warehouses - Storage " "	0	2,553	36,311
02-475-0283-000	Shopping Centers - Mix <b>4</b>	0	1,648	65,446
02-475-0283-000	Sheds - Material Stora " "	0	190	2,102
02-475-0285-000	Stores - Retail <b>10</b>	1995	3,885	171,231
02-475-0298-000	Shopping Centers - Mix <b>21</b>	1978	5,691	201,758
02-475-0298-000	Garages - Residential " "	1979	575	6,015
02-475-0299-000	Stores - Retail <b>4 / Old times N' Such</b>	0	1,419	40,347
02-475-0302-000	Stores - Retail <b>2</b>	0	2,363	113,934
02-475-0304-000	Medical - Office Build <b>7</b>	0	6,526	300,475
02-475-0319-000	Stores - Retail <b>1 / Pet Fantasy</b>	0	2,819	72,627
02-475-0320-000	Shopping Centers - Mix <b>11</b>	0	2,432	93,131

# Commercial Building List Report

10/28/2021 04:25 PM

Parcel Number	Occupancy Type	Year Built	Floor Area	T.C.V.
02-475-0320-000	Garages - Residential " "	0	726	8,706
02-475-0321-000	Stores - Retail 1	1943	3,460	121,789
02-475-0321-000	Warehouses - Storage " "	1998	3,280	85,963
02-475-0338-000	Warehouses - Storage No meter	1925	900	15,217
02-475-0339-000	Shopping Centers - Mix 16	0	3,413	111,341
02-475-0339-000	Warehouses - Storage " "	0	760	11,725
02-475-0340-000	Shopping Centers - Mix 0	0	1,660	75,469
02-475-0361-000	Garages - Service/Flee 1	1946	1,305	47,997
02-475-0384-000	Shopping Centers - Mix 5	0	2,688	89,678
02-475-0384-000	Shed - Utility Light C " "	0	1,200	8,551
02-475-0385-000	Garages - Service/Flee 0	1986	1,440	23,467
02-475-0388-000	Stores - Retail 4	0	560	19,406
02-475-0390-000	Shopping Centers - Mix 30	1930	2,832	127,164
02-475-0390-000	Warehouses - Storage " "	1930	3,060	43,600
02-475-0391-000	Stores - Retail 1	1948	1,000	56,599
02-475-0392-000	Shopping Centers - Mix 4	0	2,814	102,526
02-475-0393-000	Stores - Retail 1	1947	3,676	105,935
02-475-0400-000	Office Buildings off/McCracken	0	480	8,106
02-475-0400-000	Garages - Storage " "	0	216	5,892
02-475-0406-000	Shopping Centers - Mix 426 Broadway	0	1,716	58,682
02-475-0406-000	Garages - Residential 1	0	768	11,310
02-475-0408-000	Shopping Centers - Mix 48	0	5,016	140,506
02-475-0412-000	Stores - Retail 15	0	4,900	116,536
02-475-0412-000	Multiple Residences " "	2006	2,367	120,509
02-475-0415-000	Stores - Warehouse Sho 3	0	4,694	126,691
02-475-0416-000	Shopping Centers - Mix 9	0	2,640	129,048
02-475-0417-000	Shopping Centers - Mix off/Iacobelli	0	4,320	40,604
02-475-0417-000	Warehouses - Storage " " 110 Broadway	0	2,027	30,076
02-475-0418-000	Warehouses - Storage " "	0	2,550	40,803
02-475-0419-000	Warehouses - Storage " "	0	928	15,697
02-475-0422-000	Shopping Centers - Mix 35	0	3,683	107,753
02-475-0422-000	Warehouses - Storage " "	0	2,566	35,851
02-475-0422-100	Barber/Beauty Salons 14	1935	2,400	84,614
02-475-0438-000	Mortuaries (Funeral Ho 12	0	6,224	282,366
02-475-0438-000	Garages - Residential " "	0	1,283	16,020
02-475-0521-000	Garages - Service/Flee 2	1956	1,232	40,580
02-475-0521-000	Sheds - Equipment 3 Wa " "	1999	420	3,689
02-475-0632-000	Office Buildings 300 Broadway	1884	7,392	319,638
02-475-0632-000	Garages - Emergency Re " "	1884	1,344	64,816
02-500-0024-000	Warehouses - Storage 8	1966	2,160	32,124
02-500-0024-000	Warehouses - Storage " "	0	1,144	26,282
02-500-0024-000	Warehouses - Storage " "	0	952	13,916
02-550-0006-010	Fraternal Buildings 5	0	2,517	145,538
02-550-0018-000	Warehouses - Storage 1	0	2,520	65,176

## Commercial Building List Report

Parcel Number	Occupancy Type	Year Built	Floor Area	T.C.V.
02-550-0019-000	Shopping Centers - Mix 14	1920	1,721	62,992
02-550-0025-000	Office Buildings 1 / Achatz, Wynne	0	833	47,567
02-550-0026-000	Shopping Centers - Mix 20	0	4,182	120,082
02-550-0026-000	Barber/Beauty Salons " "	0	896	32,515
02-550-0027-000	Shed - Utility Light C 59	0	1,722	56,013
02-550-0029-001	Warehouses - Storage No meter	0	2,940	61,744
02-575-0017-000	Barber/Beauty Salons 0	2003	1,176	71,396
02-575-0018-000	Office Buildings 3	1953	2,604	178,359
02-575-0018-001	Office Buildings " "	1953	2,604	122,214
02-575-0020-000	Multiple Residences Apt.	0	3,520	71,988
02-575-0043-000	Fraternal Buildings 22	1970	12,835	562,631
02-625-0005-000	Medical - Dental Clini 21	1992	2,635	326,329
02-625-0011-000	Multiple Residences Apt	1967	9,144	263,054
02-625-0012-000	Multiple Residences Apt	1972	9,144	263,054
02-625-0014-000	Multiple Residences Apt	1968	4,544	131,395
02-625-0014-000	Multiple Residences Apt	0	4,544	131,395
02-625-0014-000	Garages - Residential Apt	0	520	13,593
02-625-0016-000	Markets - Convenience 7	2003	2,164	236,075
02-625-0016-010	Office Buildings 9	1981	1,647	95,473
02-625-0016-020	Multiple Residences Apt	1980	8,928	237,751
02-625-0016-020	Multiple Residences Apt	0	9,072	241,586
02-625-0016-020	Garages - Residential " "	0	484	7,636
02-625-0021-000	Markets 12	1981	18,637	506,926
02-625-0022-000	Laundromats 75	0	4,550	170,963
02-625-0023-100	Office Buildings Library	0	4,000	364,964
02-625-0023-100	Office Buildings " "	0	2,413	270,551
02-625-0025-000	Health Clubs City offices	1991	6,450	216,928
02-625-0025-050	Restaurants 35	0	2,040	155,734
02-625-0025-100	Office Buildings 0 Meridith tax SVcs .	1974	748	38,746
02-625-0025-200	Restaurants 6	1979	1,050	54,989
02-700-0001-000	Multiple Residences 36	0	3,128	112,805
02-700-0007-000	Office Buildings 1	1947	2,640	88,553
02-700-0008-000	Office Buildings 7 / 500 charter	0	2,450	127,314
02-700-0039-050	Office Buildings " "	0	3,428	128,630
02-700-0040-000	Office Buildings " "	1986	1,944	204,351
02-700-0040-000	Office Buildings " "	1996	1,219	134,828
02-700-0060-000	Markets - Convenience 18	0	5,016	157,606
02-700-0060-000	Apartment " "	0	2,376	72,581
02-700-0060-001	Shopping Centers - Mix " "	0	7,392	238,640
02-700-0080-000	Motels - Extended Stay 5	1956	2,996	31,810
02-700-0080-000	Markets - Convenience " "	0	1,088	15,158
02-725-0006-000	Garages - Service/Flee 2	1949	1,920	30,343
02-725-0006-000	Garages - Service/Flee " "	1979	3,000	49,314
02-725-0015-000	Restaurants 28	1950	2,299	128,424

## Commercial Building List Report

Parcel Number	Occupancy Type	Year Built	Floor Area	T.C.V.
02-750-0005-000	Medical - Dental Clini <b>8</b>	1988	3,195	238,416
02-750-0006-000	Office Buildings <b>2</b>	0	1,196	83,743
02-800-0027-000	Shed - Utility Light C <b>No meter/DTE</b>	0	346	3,788
02-825-0003-000	User-Defined <b>1/At Rivers Edge</b>	0		29,515
02-875-0001-010	Stores - Discount <b>7</b>	2007	8,995	266,112
02-875-0008-000	Industrial - Light Man <b>8</b>	1988	15,527	85,451
02-875-0009-000	Industrial - Light Man <b>15</b>	1954	12,676	65,721
02-875-0020-000	Garages - Service/Flee <b>" "</b>	0	2,160	49,856
02-875-0029-000	Garages - Service/Flee <b>3</b>	0	3,200	79,794
02-875-0029-000	Sheds - Boat Storage <b>4 " "</b>	0	600	8,379
02-875-0030-000	Industrial - Light Man <b>5</b>	1940	9,614	135,994
02-875-0031-000	Industrial - Light Man <b>2</b>	1976	432	10,047
02-875-0031-000	Industrial - Light Man <b>" "</b>	1957	3,240	53,462
02-875-0031-000	Industrial - Light Man <b>" "</b>	0	3,960	57,467
02-875-0033-100	Industrial - Light Man <b>93</b>	0	4,200	103,626
02-875-0033-100	Industrial - Light Man <b>" "</b>	0	6,000	96,843
02-875-0033-100	Industrial - Light Man <b>" "</b>	0	2,135	23,503
02-875-0033-100	Industrial - Light Man <b>" "</b>	0	12,540	147,476
02-875-0033-100	Industrial - Light Man <b>" "</b>	2007	8,200	192,834
02-875-0035-000	Industrial - Light Man <b>Recently sold</b>	0	56,182	698,224
02-875-0035-000	Industrial - Light Man <b>" "</b>	2000	18,000	252,465
02-875-0036-000	Warehouses - Storage <b>Recently sold</b>	0	1,120	26,460
02-875-0037-000	Office Buildings <b>3</b>	0	4,000	169,462
02-875-0038-000	Stores - Retail <b>6</b>	1968	10,624	342,572
02-875-0038-000	Sheds - Lumber Yard Ho <b>" "</b>	1968	13,912	86,592
02-875-0038-000	Sheds - Lumber Yard Ho <b>" "</b>	1997	5,760	38,022
02-875-0038-000	Sheds - Lumber Yard Ho <b>" "</b>	1990	3,456	25,617
02-875-0040-000	Warehouses - Storage <b>" "</b>	1971	9,600	106,489
02-875-0046-000	Industrial - Light Man <b>0</b>	0	12,304	100,898
02-875-0047-000	Warehouses - Storage <b>Semco</b>	0		0
02-875-0048-000	Industrial - Light Man <b>2</b>	1962	15,734	173,206
02-875-0048-000	Warehouses - Storage <b>" "</b>	1964	4,800	33,144
02-875-0048-000	Warehouses - Storage <b>" "</b>	1984	9,900	63,976
02-875-0049-000	Industrial - Light Man <b>5</b>	1961	19,348	272,841
02-875-0051-000	Clubhouses <b>DNR</b>	0	1,000	70,779
02-875-0052-000	Warehouses - Storage <b>Sec Road Comm.</b>	0	7,680	154,511
02-875-0075-000	Stores - Retail <b>Theut</b>	0	2,400	81,853
02-875-0075-000	Warehouses - Storage <b>" "</b>	0	2,400	22,926
02-875-0075-000	Warehouses - Storage <b>" "</b>	0	1,530	19,552
02-875-0075-000	Warehouses - Storage <b>" "</b>	0	377	8,249
02-875-0075-000	Warehouses - Storage <b>" "</b>	2005	480	26,282
02-875-0077-001	Stores - Retail <b>Theut</b>	0	2,400	121,459
02-875-0077-001	Warehouses - Storage <b>" "</b>	0	2,400	34,019
02-875-0077-001	Warehouses - Storage <b>" "</b>	0	1,530	29,013

## Commercial Building List Report

10/28/2021 04:25 PM

Parcel Number	Occupancy Type	Year Built	Floor Area	T.C.V.
02-875-0077-001	Warehouses - Storage " "	0	377	12,240
02-875-0077-001	Warehouses - Storage " "	2005	480	38,999
02-900-0002-000	Warehouses - Storage <i>No meter</i>	0	16,800	75,589
02-900-0002-000	Garages - Residential " "	0	2,016	19,311
02-900-0004-001	Restaurants - Fast Foo <i>39</i>	2016	1,728	257,028
02-900-0006-001	Restaurants <i>90</i>	1900	2,025	77,829
02-900-0006-001	Multiple Residences " "	0	1,404	40,874
02-900-0010-000	Garages - Service/Flee <i>N/A</i>	0	320	15,777
02-900-0011-000	Industrial - Light Man <i>7</i>	0	1,900	40,120
02-900-0011-100	Stores - Drug Store " "	2000	10,644	734,554
02-925-0001-000	Multiple Residences <i>Apt</i>	0	2,342	62,364
02-925-0001-000	Warehouses - Storage " "	0	2,640	38,882
02-925-0075-000	Industrial - Light Man <i>8/Hepta</i>	1993	6,720	161,167
02-940-0001-000	Motels <i>109</i>	2018	16,914	1,782,655
02-990-0015-000	Industrial - Light Man <i>4</i>	0	9,000	356,750
02-990-0016-000	Warehouses - Storage " "	2004	3,200	80,379
02-990-0017-000	Industrial - Light Man <i>9</i>	2002	17,477	481,462
02-990-0018-000	Industrial - Light Man <i>93</i>	2007	8,200	286,141
02-990-0019-000	Industrial - Light Man <i>33</i>	0		0
02-998-0099-010	Stores - Discount <i>Kmart complex</i>	1991	28,119	953,316

# Real Estate Summary Sheet

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

10/28/2021 4:30 PM

<b>Parcel:</b>	02-001-1008-000	<b>Current Class:</b>	301.INDUSTRIAL-IMPROVED
<b>Owner's Name:</b>	814 DEGURSE LLC	<b>Previous Class:</b>	301.INDUSTRIAL-IMPROVED
<b>Property Address:</b>	814 DEGURSE AVE MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5248-401	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	MC 1619S2
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL

## Mailing Address:

814 DEGURSE LLC  
837 DEGURSE AVE  
MARINE CITY MI 48039

## Description:

E100' OF W 307.08' OF THAT PART OF NW 1/4 LYING E OF W CITY LIMITS & N OF DEGURSE AVE T3N R16E SEC 1

## Most Recent Sale Information

Sold on 09/24/2020 for 0 by BIG RIVER ASSET MANAGEMENT INC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5248-401

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	119,700	<b>2022 Taxable:</b>	112,700	<b>Lot Dimensions:</b>	AVG DEPTH
<b>2021 S.E.V.:</b>	112,700	<b>2021 Taxable:</b>	112,700	<b>Acreage:</b>	1.62
<b>Zoning:</b>		<b>Land Value:</b>	34,702	<b>Frontage:</b>	100.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	10,138	<b>Average Depth:</b>	704.9

## Improvement Data

# of Commercial Buildings: 1  
Type: Industrial - Light Manufacturing  
Desc: FACTORY  
Class: C  
Quality: Low Cost  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 17,164  
Sale Price/Floor Area: 0.00  
Estimated TCV: 194,536  
Cmts:

## Image





# Real Estate Summary Sheet

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

10/28/2021 4:34 PM

<b>Parcel:</b>	02-001-1012-001	<b>Current Class:</b>	301.INDUSTRIAL-IMPROVED
<b>Owner's Name:</b>	824 DEGURSE LLC	<b>Previous Class:</b>	301.INDUSTRIAL-IMPROVED
<b>Property Address:</b>	824 DEGURSE AVE MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	4010-664	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL
	824 DEGURSE LLC 7075 S RIVER RD MARINE CITY MI 48039		

## Most Recent Sale Information

Sold on 11/02/2009 for 175,000 by KINDSVATER A JOSEPH/JOAN.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 4010-664

## Most Recent Permit Information

Permit 769 on 11/19/1996 for \$4,100 category .

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	78,400	<b>2022 Taxable:</b>	73,862	<b>Lot Dimensions:</b>	ACT FF/AVG DEPTH
<b>2021 S.E.V.:</b>	74,900	<b>2021 Taxable:</b>	73,862	<b>Acreage:</b>	1.67
<b>Zoning:</b>		<b>Land Value:</b>	35,281	<b>Frontage:</b>	100.3
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	13,093	<b>Average Depth:</b>	725.1

## Improvement Data

# of Commercial Buildings: 2  
Type: Warehouses - Storage  
Desc: SHOP  
Class: C  
Quality: Low Cost  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 7,768  
Sale Price/Floor Area: 22.53  
Estimated TCV: 108,341  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/28/2021 4:39 PM

<b>Parcel:</b>	02-001-1013-300	<b>Current Class:</b>	301.INDUSTRIAL-IMPROVED
<b>Owner's Name:</b>	ERICKSON HOLDINGS INC	<b>Previous Class:</b>	301.INDUSTRIAL-IMPROVED
<b>Property Address:</b>	817 DEGURSE AVE MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>	4103-105	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	04/06/2000	<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

ERICKSON HOLDINGS INC  
6317 KING RD  
MARINE CITY MI 48039

## Most Recent Sale Information

Sold on 08/19/2010 for 300,000 by BOWEN JOHN P LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 4103-105

## Most Recent Permit Information

Permit 01-002 on 02/23/2001 for \$150,000 category .

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	125,600	<b>2022 Taxable:</b>	111,614	<b>Lot Dimensions:</b>	ACT FF/AVG DEPTH
<b>2021 S.E.V.:</b>	122,800	<b>2021 Taxable:</b>	111,614	<b>Acreage:</b>	2.69
<b>Zoning:</b>		<b>Land Value:</b>	50,634	<b>Frontage:</b>	162.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	19,741	<b>Average Depth:</b>	693.9

## Improvement Data

# of Commercial Buildings: 1  
Type: Industrial - Light Manufacturing  
Desc:  
Class: S  
Quality: Average  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 9,000  
Sale Price/Floor Area: 33.33  
Estimated TCV: 180,824  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/28/2021 4:42 PM

<b>Parcel:</b>	02-001-2023-003	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	BAKER EUGENE L	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	N SECOND ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5075-701	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2100 COMMERCIAL

## Mailing Address:

BAKER EUGENE L  
342 S MAIN ST  
MARINE CITY MI 48039

## Description:

N 50 FT OF S 100 FT OF THAT PART OF FRAC SEC 1 LYING N OF BLK 2 DEMONTS ADD. & E OF 2ND ST. EX E 139.24 FT THEREOF FRAC SEC 1 T3N R16E

## Most Recent Sale Information

Sold on 07/10/2019 for 0 by SCHNEIDER PAUL A/JANICE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5075-701

## Most Recent Permit Information

None Found

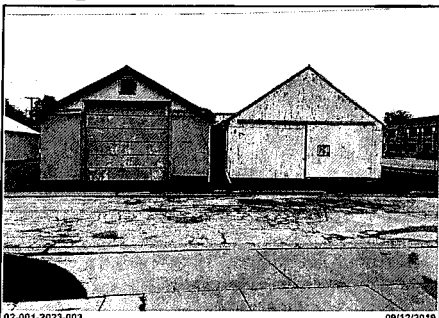
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	18,800	<b>2022 Taxable:</b>	18,200	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	18,200	<b>2021 Taxable:</b>	18,200	<b>Acreage:</b>	0.10
<b>Zoning:</b>		<b>Land Value:</b>	18,819	<b>Frontage:</b>	50.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	85.0

## Improvement Data

# of Commercial Buildings: 2  
Type: Shed - Utility Light Commercial Building  
Desc:  
Class: D,Pole  
Quality: Low Cost  
Built: 1937 Remodeled: 0  
Overall Building Height: 14  
Floor Area: 3,744  
Sale Price/Floor Area: 0.00  
Estimated TCV: 18,796  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/28/2021 4:43 PM

<b>Parcel:</b>	02-001-2023-001	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	BAKER EUGENE L	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	232 N SECOND ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5075-701	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #:</b>	MC 1627 A
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2100 COMMERCIAL

## Mailing Address:

BAKER EUGENE L  
342 S MAIN ST  
MARINE CITY MI 48039

## Description:

N 66' OF S 166' OF THAT PART OF FRAC SEC 1 LYING N OF BLK 2, DEMONTS ADDT & E OF 2ND ST & W OF BELLE RIVER AVE EXC BEG ON W LINE OF SAID BELLE RIVER AVE 100' N OF FAIRBANKS ST, TH W PARALLEL WITH FAIRBANKS ST 139.24', TH N 30', TH E 7', TH N 36', TH E 131.96', TH S 66' TO POB. FRAC SEC 1 T3N R16E 0.13 A

## Most Recent Sale Information

Sold on 07/10/2019 for 0 by SCHNEIDER PAUL A/JANICE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5075-701

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	19,100	<b>2022 Taxable:</b>	16,224	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	18,700	<b>2021 Taxable:</b>	16,224	<b>Acreage:</b>	0.14
<b>Zoning:</b>		<b>Land Value:</b>	25,388	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	88.8

## Improvement Data

# of Commercial Buildings: 1

Type: Shed - Utility Light Commercial Building

Desc:

Class: D,Pole

Quality: Low Cost

Built: 0 Remodeled: 0

Overall Building Height: 0

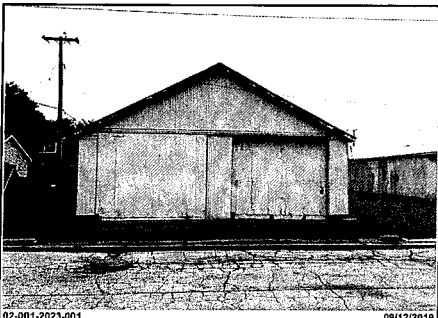
Floor Area: 2,700

Sale Price/Floor Area: 0.00

Estimated TCV: 12,858

Cmts:

## Image



# Real Estate Summary Sheet

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

10/28/2021 4:48 PM

<b>Parcel:</b>	02-001-2030-050	<b>Current Class:</b>	301.INDUSTRIAL-IMPROVED
<b>Owner's Name:</b>	TALMER BANK AND TRUST	<b>Previous Class:</b>	301.INDUSTRIAL-IMPROVED
<b>Property Address:</b>	6219 KING RD MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	3820-509	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL

## Mailing Address:

TALMER BANK AND TRUST  
TCF BANK  
P O BOX 182334  
COLUMBUS OH 43218

## Most Recent Sale Information

Sold on 02/28/2008 for 517,154 by M & R INVESTMENT GROUP LLC.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 3820-509

## Most Recent Permit Information

Permit 04-070 on 10/14/2004 for \$350,000 category COMMERCIAL BLDG.

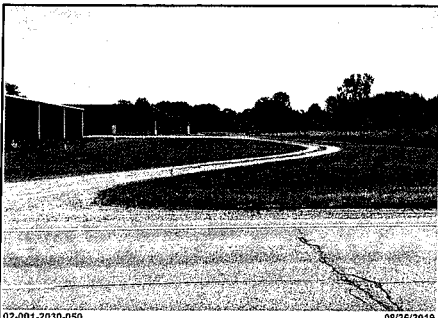
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	151,900	<b>2022 Taxable:</b>	119,626	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	147,200	<b>2021 Taxable:</b>	119,626	<b>Acreage:</b>	2.66
<b>Zoning:</b>		<b>Land Value:</b>	111,950	<b>Frontage:</b>	200.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	540.0

## Improvement Data

# of Commercial Buildings: 2  
Type: Garages - Service/Fleet Facilities Repair  
Desc:  
Class: C  
Quality: Low Cost  
Built: 2004 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 10,208  
Sale Price/Floor Area: 50.66  
Estimated TCV: 191,764  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/28/2021 4:52 PM

**Parcel:** 02-001-2030-060  
**Owner's Name:** BEINDIT INVESTMENTS LLC  
**Property Address:** 6217 KING RD  
MARINE CITY, MI 48039  
**Liber/Page:** 4790-717  
**Split:** / /  
**Public Impr.:** Paved Road, Storm Sewer, Water, Sewer, Electric, Gas  
**Topography:** None

**Current Class:** 301.INDUSTRIAL-IMPROVED  
**Previous Class:** 301.INDUSTRIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

## Mailing Address:

BEINDIT INVESTMENTS LLC  
6215 KING ROAD  
MARINE CITY MI 48039

## Description:

BEG N 1D 27M W 748' FROM W 1/4 COR, TH N 1D 27M W 100', TH E 350', TH S 1D 27M E 100', TH W 350' TO BEG SECTION 1 T3N R16E 0.8 A

## Most Recent Sale Information

Sold on 01/05/2017 for 32,000 by DEROCHE THOMAS P TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 4790-717

## Most Recent Permit Information

None Found

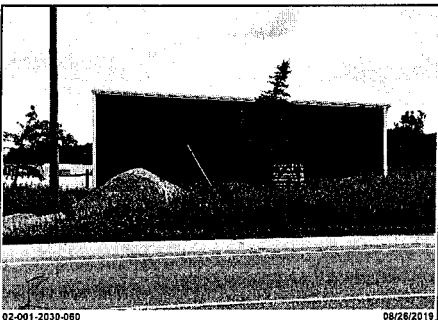
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 200,800	<b>2022 Taxable:</b> 192,900	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 192,900	<b>2021 Taxable:</b> 192,900	<b>Acreage:</b> 0.80
<b>Zoning:</b>	<b>Land Value:</b> 66,144	<b>Frontage:</b> 100.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 51,886	<b>Average Depth:</b> 350.0

## Improvement Data

# of Commercial Buildings: 1  
Type: Warehouses - Mini  
Desc:  
Class: D,Pole  
Quality: Average  
Built: 2019 Remodeled: 0  
Overall Building Height: 17  
Floor Area: 13,500  
Sale Price/Floor Area: 2.37  
Estimated TCV: 283,482  
Cmts:

## Image



02-001-2030-060

08/28/2019

# Real Estate Summary Sheet

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

10/28/2021 5:01 PM

<b>Parcel:</b>	02-002-3011-200	<b>Current Class:</b>	301.INDUSTRIAL-IMPROVED
<b>Owner's Name:</b>	HALL RONALD & BARBARA	<b>Previous Class:</b>	301.INDUSTRIAL-IMPROVED
<b>Property Address:</b>	6340 KING RD MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Liber/Page:</b>	4293-622	<b>MAP #:</b>	
<b>Split:</b>	//	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

HALL RONALD & BARBARA  
873 DEVONSHIRE AVE  
WOODSTOCK, ONT N4S 8Z4

## Description:

BEG N019'30"W 1049' & N8823'30"W 100' FROM SE SEC COR, TH N8823'30"W 585.49', TH N018'W 200', TH S8823'30"E 585.4', TH S019'30"E 200' TO BEG SECTION 2 T3N R16E 2.69 A

## Most Recent Sale Information

Sold on 08/30/2012 for 175,000 by GILL MELVIN A & TAMMY L.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 4293-622

## Most Recent Permit Information

Permit PB120076 on 10/19/2012 for \$0 category Commercial, Add/Alter/Repair.

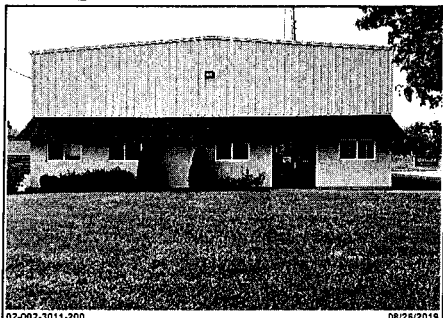
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	144,400	<b>2022 Taxable:</b>	119,134	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	141,500	<b>2021 Taxable:</b>	119,134	<b>Acreage:</b>	2.69
<b>Zoning:</b>		<b>Land Value:</b>	148,887	<b>Frontage:</b>	200.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	16,092	<b>Average Depth:</b>	585.0

## Improvement Data

# of Commercial Buildings: 1  
Type: Industrial - Light Manufacturing  
Desc:  
Class: S  
Quality: Average  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 6,000  
Sale Price/Floor Area: 29.17  
Estimated TCV: 123,787  
Cmts:

## Image



02-002-3011-200

08/26/2019

# Real Estate Summary Sheet

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

10/28/2021 5:06 PM

**Parcel:** 02-012-2006-000  
**Owner's Name:** MARINE CITY MARINE AND SERVICES L  
**Property Address:** 1032 S BELLE RIVER AVE  
MARINE CITY, MI 48039  
**Liber/Page:** 3776-452  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 201.COMMERCIAL-IMPROVED  
**Previous Class:** 201.COMMERCIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 2100 COMMERCIAL

**Mailing Address:**

MARINE CITY MARINE AND SERVICES LLC  
38209 DODGE PARK  
STERLING HEIGHTS MI 48312

**Description:**

BEGINNING AT THE INTERSECTION OF THE N LINE OF SCOTT ST WITH W LINE OF BELLE RIVER AVE TH N ALONG BELLE RIVER AVE 60 FT TH W PARALLEL TO SCOTT ST 81.95 FT TH S PARALLEL WITH LOT 109 SCOTTS SUB 59.4 FT TO SCOTT ST TH E ALONG N LINE OF SCOTT ST 75 FT TO THE PLACE OF BEGINNING INCLUDED IN THIS DESC. IS A PART OF LOT B SCOTTS SUB T3N R16E SEC 12

## Most Recent Sale Information

Sold on 10/11/2007 for 0 by KNIGHT PAULA.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 3776-452

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2022 S.E.V.:** 15,500  
**2021 S.E.V.:** 14,800  
**Zoning:**  
**PRE:** 0.000

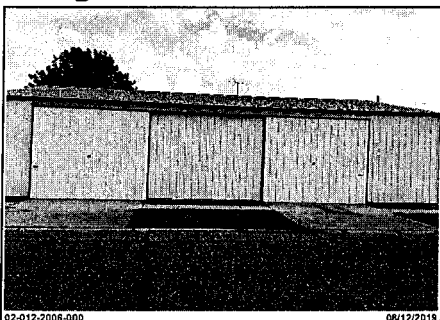
**2022 Taxable:** 11,661  
**2021 Taxable:** 11,661  
**Land Value:** 9,029  
**Land Impr. Value:** 820

**Lot Dimensions:**  
**Acreage:** 0.11  
**Frontage:** 60.0  
**Average Depth:** 78.5

## Improvement Data

# of Commercial Buildings: 1  
Type: Warehouses - Storage  
Desc:  
Class: D,Pole  
Quality: Low Cost  
Built: 1984 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 3,672  
Sale Price/Floor Area: 0.00  
Estimated TCV: 21,169  
Cmts:

## Image



02-012-2006-000

08/12/2019



# Real Estate Summary Sheet

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

10/28/2021 5:07 PM

<b>Parcel:</b>	02-012-3002-000	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	ROSE WILLIAM/KANDY	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	1215 S BELLE RIVER AVE MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #:</b>	
<b>Liber/Page:</b>	5242-282	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

ROSE WILLIAM/KANDY  
8468 ANCHOR BAY DRIVE  
CLAY TOWNSHIP MI 48001

## Description:

ALL THAT PART OF FRAC SEC 12 LYING BETWEEN BELLE RIVER AND BELLE RIVER AVE AND N OF THE S LINE OF LOT 5 SUPERVISOR CLEMENT ZOBLS PLAT NO 1 EXTENDED E AND S OF N LINE OF LOT 3 SAID PLAT EXTENDED E AND CONT. .12 A FRAC SEC 12 T3N R16E

## Most Recent Sale Information

Sold on 09/11/2020 for 0 by DUNN MARILYNN D.

**Terms of Sale:** 09-FAMILY SALE

**Liber/Page:** 5242-282

## Most Recent Permit Information

Permit PB210001 on 01/05/2021 for \$25,000 category Commercial, Utility Building.

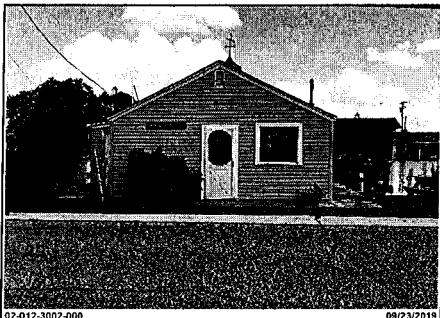
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	29,200	<b>2022 Taxable:</b>	28,200	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	28,200	<b>2021 Taxable:</b>	28,200	<b>Acreage:</b>	0.12
<b>Zoning:</b>		<b>Land Value:</b>	23,823	<b>Frontage:</b>	158.8
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	12,244	<b>Average Depth:</b>	32.9

## Improvement Data

# of Commercial Buildings: 1  
Type: Stores - Retail  
Desc:  
Class: D  
Quality: Average  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 480  
Sale Price/Floor Area: 0.00  
Estimated TCV: 22,320  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/28/2021 5:11 PM

**Parcel:** 02-012-3011-000  
**Owner's Name:** FIRST COMMERCIAL REALTY  
**Property Address:** 6730 S RIVERSIDE  
MARINE CITY, MI 48039  
**Liber/Page:** // **Created:** //  
**Split:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 201.COMMERCIAL-IMPROVED  
**Previous Class:** 201.COMMERCIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 2100 COMMERCIAL

## Mailing Address:

FIRST COMMERCIAL REALTY  
FIRST RIVERSIDE PARTNERS LLC  
27600 NORTHWESTERN HWY, SUITE  
#200  
SOUTHFIELD MI 48034

## Description:

COMM AT INT/SEC OF SWLY LINE OF PC 598 & THE WLY LINE OF RIVER RD (M-29), 66 FT WIDE, TH N 10D 56M 30S E 347 FT TO POB OF THIS DESC, TH EXT N 70D 07M 22S W 50 FT, TH S 10D 56M 30S W 35 FT, TH N 70D 07M 22S W 420 FT, TH N 19D 52M 38S E 657.07 FT, TH S 69D 59M 42S E 123.75 FT, TH S 19D 52M 38S W 168.79 FT, TH S 70D 07M 22S E 242.89 FT, TH ALG THE WLY LINE OF RIVER RD (M-29) 66 FT WIDE, THE FOLL COURSES & DISTANCES, S 05D 44M W 174.27 FT & ALG A CURVE (R-2539.85 FT CONCAVE TO THE W WHOSE LONG CHORD BEARS S 08D 20M 15S W 230.81 FT & S 10D 56M 30S W 59.01 FT TO THE POB CONT 5.185 A SUBJ TO EASEMENTS OF RECORD. T3N R17E SEC 12

## Most Recent Sale Information

Sold on 05/24/2002 for 0 by A.F.J. MARINE CITY-KMART, LLC.

**Terms of Sale:** 21-NOT USED

**Liber/Page:**

## Most Recent Permit Information

Permit PB190070 on 09/23/2019 for \$0 category TEMPORARY SIGNAGE.

## Physical Property Characteristics

<b>2022 S.E.V.:</b> 1,530,000	<b>2022 Taxable:</b> 1,156,782	<b>Lot Dimensions:</b> DEPTH FOR ACREAGE
<b>2021 S.E.V.:</b> 1,450,600	<b>2021 Taxable:</b> 1,156,782	<b>Acreage:</b> 5.19
<b>Zoning:</b>	<b>Land Value:</b> 417,969	<b>Frontage:</b> 464.1
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 107,712	<b>Average Depth:</b> 486.7

## Improvement Data

# of Commercial Buildings: 2  
Type: Stores - Discount  
Desc: K MART ORIGINAL BLDG  
Class: C  
Quality: Average  
Built: 1980 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 84,119  
Sale Price/Floor Area: 0.00  
Estimated TCV: 2,534,345  
Cmts: INTERIOR REMODELED 1996/7

## Image



# Real Estate Summary Sheet

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

10/28/2021 5:15 PM

**Parcel:** 02-235-0058-000  
**Owner's Name:** KLOEFFLER PROPERTIES LLC  
**Property Address:** 6043 KING RD  
MARINE CITY, MI 48039  
**Liber/Page:** 5352-368  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 301.INDUSTRIAL-IMPROVED  
**Previous Class:** 301.INDUSTRIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:** MC 0928 P  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

## Mailing Address:

KLOEFFLER PROPERTIES LLC  
6033 KING RD  
MARINE CITY MI 48039-1403

## Description:

LOTS 58 & 59 BURTONS MARINE CITY SUBD 1 SEC 1 T3N R16E

## Most Recent Sale Information

Sold on 02/02/2021 for 0 by KLOEFFLER WILLIAM & GAIL.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 5352-368

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b> 67,200	<b>2022 Taxable:</b> 50,426	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 64,500	<b>2021 Taxable:</b> 50,426	<b>Acreage:</b> 0.55
<b>Zoning:</b>	<b>Land Value:</b> 51,226	<b>Frontage:</b> 80.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 12,004	<b>Average Depth:</b> 300.0

## Improvement Data

# of Commercial Buildings: 1  
Type: Industrial - Light Manufacturing  
Desc:  
Class: D,Pole  
Quality: Average  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 5,560  
Sale Price/Floor Area: 0.00  
Estimated TCV: 71,148  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/28/2021 5:20 PM

**Parcel:** 02-375-0010-000  
**Owner's Name:** AVERY TERRANCE A & ALICE S  
**Property Address:** 123 N BELLE RIVER AVE  
MARINE CITY, MI 48039  
**Liber/Page:** 4282-928  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 201.COMMERCIAL-IMPROVED  
**Previous Class:** 201.COMMERCIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 2100 COMMERCIAL

## Mailing Address:

AVERY TERRANCE A & ALICE S  
407 WESTMINISTER  
MARINE CITY MI 48039

## Description:

LOT A BLK 2 LYING S OF A LINE, BEG 124' N OF SW COR BLK 2, TH S 89D 48M 30S E 79', TH N 11.5', TH S 89D 50M 56S E 141' TO E LINE DEMONT'S ADDITION TO WEST MARINE CITY

## Most Recent Sale Information

Sold on 07/26/2012 for 60,000 by SEAWAY COMMUNITY BANK.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 4282-928

## Most Recent Permit Information

Permit PB180071 on 11/26/2018 for \$0 category TEMPORARY SIGNAGE.

## Physical Property Characteristics

<b>2022 S.E.V.:</b> 73,900	<b>2022 Taxable:</b> 40,010	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 70,500	<b>2021 Taxable:</b> 40,010	<b>Acreage:</b> 0.41
<b>Zoning:</b> R1	<b>Land Value:</b> 50,384	<b>Frontage:</b> 85.5
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 2,214	<b>Average Depth:</b> 209.4

## Improvement Data

# of Commercial Buildings: 1  
Type: Warehouses - Storage  
Desc: VAC STORAGE  
Class: C  
Quality: Low Cost  
Built: 1961 Remodeled: 1985  
Overall Building Height: 0  
Floor Area: 6,696  
Sale Price/Floor Area: 8.96  
Estimated TCV: 95,128  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/28/2021 5:22 PM

<b>Parcel:</b>	02-375-0013-000	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	TROY PROPERTY INVESTMENTS LLC	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	105 FAIRBANKS ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #:</b>	
<b>Liber/Page:</b>	5099-512	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

TROY PROPERTY INVESTMENTS LLC  
6887 DAKOTA DR  
TROY MI 48098

## Description:

LOTS 3 & 4 BLK 2 & THAT PART OF LOT A LYING N OF A LINE, BEG 124' N OF SW COR BLK 2, TH S 89D 48M 30S E 79', TH N 11.5' TH S 89D 50M 56S E 141' TO E LINE OF LOT A DEMONT'S ADDITION TO WEST MARINE CITY

## Most Recent Sale Information

Sold on 09/18/2019 for 0 by PPM INVESTMENT LLC.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5099-512

## Most Recent Permit Information

Permit PB200074 on 01/14/2021 for \$246,000 category Commercial, Add/Alter/Repair.

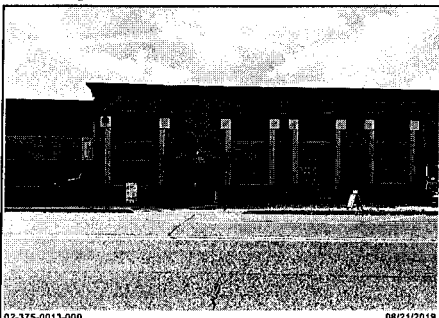
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	155,700	<b>2022 Taxable:</b>	138,613	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	148,500	<b>2021 Taxable:</b>	138,613	<b>Acreage:</b>	0.61
<b>Zoning:</b>	R1	<b>Land Value:</b>	98,619	<b>Frontage:</b>	220.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	4,043	<b>Average Depth:</b>	120.6

## Improvement Data

# of Commercial Buildings: 1  
Type: Shopping Centers - Mixed w/Residential Units  
Desc:  
Class: C  
Quality: Low Cost  
Built: 1926 Remodeled: 1992  
Overall Building Height: 0  
Floor Area: 18,896  
Sale Price/Floor Area: 0.00  
Estimated TCV: 208,660  
Cmts: REMODELED 1958/78/92  
1032 SQ FT BASEMENT - USED FOR

## Image



# Real Estate Summary Sheet

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

10/28/2021 5:25 PM

**Parcel:** 02-475-0005-000  
**Owner's Name:** KUHR STEVEN M/DONNA R RUSSELL-  
**Property Address:** 625 S MAIN ST  
MARINE CITY, MI 48039  
**Liber/Page:** 4723-25  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 201.COMMERCIAL-IMPROVED  
**Previous Class:** 201.COMMERCIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 2100 COMMERCIAL

## Mailing Address:

KUHR STEVEN M/DONNA R RUSSELL-  
7804 LONG ISLAND CT  
FAIR HAVEN MI 48023-2453

## Description:

THAT PART OF LOT 3 LYING S & W OF A LINE, BEG ON E LINE MAIN ST N 58.15 FT FROM ITS INT/SEC WITH NLY LINE BRIDGE ST, TH E 78 FT, TH S & PAR TO MAIN ST MAP OF THE VILLAGE OF MARINE, T3N R16E SEC 01

## Most Recent Sale Information

Sold on 06/24/2016 for 54,000 by LATHAM ROSE MARIE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 4723-25

## Most Recent Permit Information

None Found

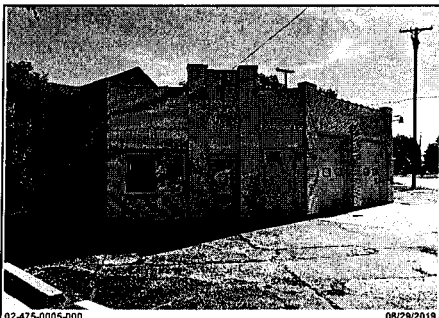
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 43,700	<b>2022 Taxable:</b> 34,458	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 41,500	<b>2021 Taxable:</b> 34,458	<b>Acreage:</b> 0.10
<b>Zoning:</b>	<b>Land Value:</b> 23,319	<b>Frontage:</b> 58.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 1,759	<b>Average Depth:</b> 78.0

## Improvement Data

# of Commercial Buildings: 1  
Type: Stores - Retail  
Desc:  
Class: C  
Quality: Average  
Built: 1950 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 1,503  
Sale Price/Floor Area: 35.93  
Estimated TCV: 62,367  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/28/2021 5:30 PM

**Parcel:** 02-475-0212-000  
**Owner's Name:** GORD'S BAR  
**Property Address:** 514 S WATER ST  
MARINE CITY, MI 48039

**Current Class:** 201.COMMERCIAL-IMPROVED  
**Previous Class:** 201.COMMERCIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 2102 S WATER COMMERCIAL

**Liber/Page:**  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Mailing Address:**

GORD'S BAR  
514 S WATER ST  
MARINE CITY MI 48039

**Description:**

S 24' OF LOT 44 & S 24' OF W 11.5' OF LOT 45 & E 89' OF LOT 45 EXC N 54.2' BLK 18 MAP OF THE VILLAGE OF MARINE

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b> 59,200	<b>2022 Taxable:</b> 39,316	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 56,100	<b>2021 Taxable:</b> 39,316	<b>Acreage:</b> 0.12
<b>Zoning:</b>	<b>Land Value:</b> 28,086	<b>Frontage:</b> 26.1
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 191.9

## Improvement Data

# of Commercial Buildings: 1  
Type: Bar Cocktail Lounges  
Desc:  
Class: C  
Quality: Low Cost  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 1,907  
Sale Price/Floor Area: 0.00  
Estimated TCV: 90,376  
Cmts:

## Image



# Real Estate Summary Sheet

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

11/01/2021 10:51 AM

**Parcel:** 02-475-0226-000  
**Owner's Name:** DUPONT PATRICIA  
**Property Address:** 338 S WATER ST  
MARINE CITY, MI 48039  
**Liber/Page:** 3153-194  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 201.COMMERCIAL-IMPROVED  
**Previous Class:** 201.COMMERCIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 2102 S WATER COMMERCIAL

**Mailing Address:**

DUPONT PATRICIA  
375 S MARKET ST  
MARINE CITY MI 48039

**Description:**

PART OF LOTS 112 & 113 BLK 20 BEG ON E LINE OF LOT 113, 25 FT N OF SE COR, TH RUNG W WITH S LOT LINES 201 FT TO W LINE OF LOT 112, TH N 27.96 FT ON SAID W LINE, TH E WITH S LOT LINE 54.4 FT, TH N 2.03 FT, TH E WITH S LOT LINES 146.6 FT TO E LINE OF LOT 113 TH S 29.99 FT TO BEG MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

## Most Recent Sale Information

Sold on 07/09/2004 for 159,900 by MASONIC TEMPLE ASSOC OF MC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 3153-194

## Most Recent Permit Information

Permit 02-051 on 07/23/2002 for \$1,000 category .

## Physical Property Characteristics

<b>2022 S.E.V.:</b> 85,900	<b>2022 Taxable:</b> 48,647	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 81,100	<b>2021 Taxable:</b> 48,647	<b>Acreage:</b> 0.14
<b>Zoning:</b>	<b>Land Value:</b> 31,925	<b>Frontage:</b> 30.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 197.3

## Improvement Data

# of Commercial Buildings: 1  
Type: Stores - Retail  
Desc:  
Class: C  
Quality: Low Cost  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 4,390  
Sale Price/Floor Area: 36.42  
Estimated TCV: 139,789  
Cmts:

## Image





# Real Estate Summary Sheet

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

11/01/2021 10:55 AM

<b>Parcel:</b>	02-475-0232-000	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	LAKANUKI LLC	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	S WATER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	4967-829	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	BLDG BEHIND MILLERS NO ST
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2102 S WATER COMMERCIAL

## Mailing Address:

LAKANUKI LLC  
130 WASHINGTON ST  
MARINE CITY MI 48039

## Description:

S 37 FT OF LOT 124 BLK 20 EX W 72 FT & EX S 1.0 FT OF E 10 FT THEREOF MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

## Most Recent Sale Information

Sold on 06/25/2018 for 0 by MAHONEY PATRICK.

**Terms of Sale:** 10-FORECLOSURE

**Liber/Page:** 4967-829

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	10,500	<b>2022 Taxable:</b>	5,790	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	10,000	<b>2021 Taxable:</b>	5,790	<b>Acreage:</b>	0.02
<b>Zoning:</b>		<b>Land Value:</b>	7,026	<b>Frontage:</b>	36.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	28.5

## Improvement Data

# of Commercial Buildings: 1  
Type: Warehouses - Storage  
Desc:  
Class: C  
Quality: Low Cost  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 806  
Sale Price/Floor Area: 0.00  
Estimated TCV: 13,929  
Cmts:

## Image



# Real Estate Summary Sheet

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

11/01/2021 11:22 AM

<b>Parcel:</b>	02-475-0237-000	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	MCDONALD JOHN A	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	302 S WATER ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #:</b>	
<b>Liber/Page:</b>	4636-523	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	2102 S WATER COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

MCDONALD JOHN A  
357 N MAIN ST  
MARINE CITY MI 48039

## Description:

LOT 137 BLK 20 EX S 57.92 FT MAP OF THE VILLAGE OF MARINE

## Most Recent Sale Information

Sold on 08/21/2015 for 0 by NAJJAR KHALIC C & DELAGRAMMATIKAS H.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 4636-523

## Most Recent Permit Information

Permit PB130062 on 10/07/2013 for \$0 category Res. Add/Alter/Repair.

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	84,100	<b>2022 Taxable:</b>	58,531	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	79,000	<b>2021 Taxable:</b>	58,531	<b>Acreage:</b>	0.05
<b>Zoning:</b>		<b>Land Value:</b>	18,439	<b>Frontage:</b>	23.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	100.5

## Improvement Data

# of Commercial Buildings: 1

Type: Shopping Centers - Mixed w/Residential Units

Desc:

Class: C

Quality: Average

Built: 0 Remodeled: 0

Overall Building Height: 0

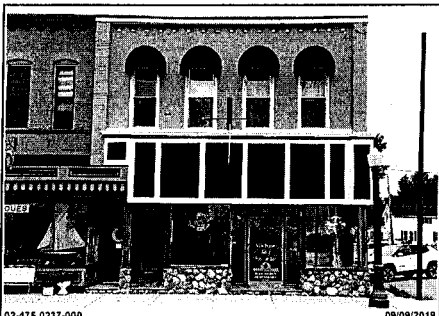
Floor Area: 3,381

Sale Price/Floor Area: 0.00

Estimated TCV: 149,802

Cmts: 1529 SQ FT BASEMENT USED FOR  
STORAGE - NO VALUE

## Image



# Real Estate Summary Sheet

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

11/01/2021 11:37 AM

<b>Parcel:</b>	02-475-0245-000	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	MAHONEY PATRICK B	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	221 S MARKET ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #:</b>	
<b>Liber/Page:</b>	5367-775	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	2102 S WATER COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

MAHONEY PATRICK B  
580 MEISNER RD  
EAST CHINA MI 48054

## Description:

N 30 FT OF W 70 FT OF LOT 6 BLK 21 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

## Most Recent Sale Information

Sold on 04/30/2021 for 0 by MAHONEY PATRICK.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 5367-775

## Most Recent Permit Information

None Found

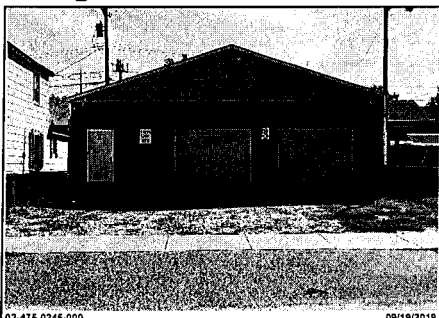
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	18,100	<b>2022 Taxable:</b>	17,643	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	17,700	<b>2021 Taxable:</b>	17,643	<b>Acreage:</b>	0.05
<b>Zoning:</b>		<b>Land Value:</b>	19,033	<b>Frontage:</b>	30.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	70.0

## Improvement Data

# of Commercial Buildings: 1  
Type: Warehouses - Storage  
Desc:  
Class: C  
Quality: Low Cost  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 900  
Sale Price/Floor Area: 0.00  
Estimated TCV: 17,239  
Cmts:

## Image



# Real Estate Summary Sheet

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

11/01/2021 11:48 AM

**Parcel:** 02-475-0280-000  
**Owner's Name:** MARINE CITY INVESTMENTS LLC  
**Property Address:** 114 S WATER ST  
MARINE CITY, MI 48039  
**Liber/Page:** 4098-238  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 201.COMMERCIAL-IMPROVED  
**Previous Class:** 201.COMMERCIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:** MC 246  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 2102 S WATER COMMERCIAL

**Mailing Address:**

MARINE CITY INVESTMENTS LLC  
ERNEST VANDALE  
37891 LAKEVILLE  
HARRISON TOWNSHIP MI 48045

**Description:**

LOTS 7 AND 12 EX THE S 12 FT THEREOF BLK 27 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

## Most Recent Sale Information

Sold on 04/27/2005 for 125,000 by ACTION AUTO PARTS.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 4098-238

## Most Recent Permit Information

Permit 00-0078 on 10/10/2000 for \$20,000 category .

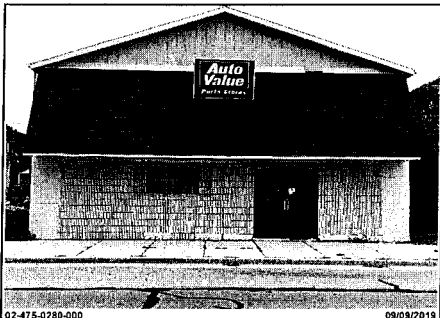
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 95,700	<b>2022 Taxable:</b> 61,646	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 90,500	<b>2021 Taxable:</b> 61,646	<b>Acreage:</b> 0.18
<b>Zoning:</b>	<b>Land Value:</b> 39,335	<b>Frontage:</b> 38.5
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 201.0

## Improvement Data

# of Commercial Buildings: 2  
Type: Stores - Discount  
Desc: AUTO PARTS STORE  
Class: C  
Quality: Low Cost  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 7,493  
Sale Price/Floor Area: 16.68  
Estimated TCV: 152,144  
Cmts:

## Image



02-475-0280-000

09/08/2019

# Real Estate Summary Sheet

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

11/01/2021 11:54 AM

<b>Parcel:</b>	02-475-0338-000	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	WEEKS DANIEL	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	403 BROADWAY ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5340-236	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Curb	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Mailing Address:</b>		<b>Description:</b>	
WEEKS DANIEL 1068 N RIVERSIDE AVE SAINT CLAIR MI 48079		LOT 8 BLK 30 MAP OF THE VILL OF MARINE T3N R16E SEC 01	

## Most Recent Sale Information

Sold on 03/05/2021 for 51,300 by TEBEAU WILLIAM E/DONNA L.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5340-236

## Most Recent Permit Information

Permit PB210031 on 05/05/2021 for \$0 category Industrial, Add/Alter/Repair.

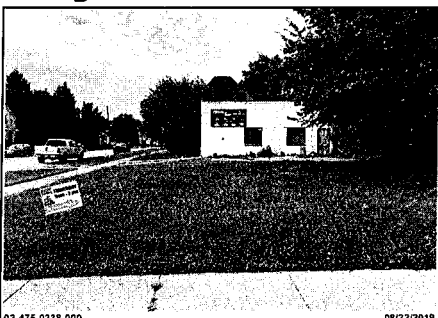
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	20,100	<b>2022 Taxable:</b>	20,100	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	19,500	<b>2021 Taxable:</b>	11,437	<b>Acreage:</b>	0.12
<b>Zoning:</b>	B2 GEN BUSINESS	<b>Land Value:</b>	23,647	<b>Frontage:</b>	50.3
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	1,279	<b>Average Depth:</b>	100.9

## Improvement Data

# of Commercial Buildings: 1  
Type: Warehouses - Storage  
Desc:  
Class: C  
Quality: Low Cost  
Built: 1925 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 900  
Sale Price/Floor Area: 57.00  
Estimated TCV: 15,217  
Cmts:

## Image



02-475-0338-000

08/22/2019

# Real Estate Summary Sheet

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

11/01/2021 11:56 AM

<b>Parcel:</b>	02-475-0340-000	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	BELANGER FAMILY TRUST	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	421 BROADWAY ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5096-835	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2100 COMMERCIAL

## Mailing Address:

BELANGER FAMILY TRUST  
3472 CONGER ST  
PORT HURON MI 48060

## Description:

E1/2 OF LOT 10 BLK 30 MAP OF THE VILL OF MARINE

## Most Recent Sale Information

Sold on 02/27/2019 for 0 by BELANGER BRIAN/BARBARA L.

**Terms of Sale:** 09-FAMILY SALE

**Liber/Page:** 5096-835

## Most Recent Permit Information

Permit PB170010 on 10/25/2017 for \$100,000 category Commercial, Add/Alter/Repair.

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	44,600	<b>2022 Taxable:</b>	40,735	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	42,100	<b>2021 Taxable:</b>	40,735	<b>Acreage:</b>	0.06
<b>Zoning:</b>		<b>Land Value:</b>	13,580	<b>Frontage:</b>	25.1
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	230	<b>Average Depth:</b>	100.9

## Improvement Data

# of Commercial Buildings: 1

Type: Shopping Centers - Mixed w/Residential Units

Desc:

Class: D

Quality: Average

Built: 0 Remodeled: 0

Overall Building Height: 0

Floor Area: 1,660

Sale Price/Floor Area: 0.00

Estimated TCV: 75,469

Cmts:

## Image



# Real Estate Summary Sheet

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

11/01/2021 11:57 AM

<b>Parcel:</b>	02-475-0385-000	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	STEINMETZ TOM	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	615 BROADWAY ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>		<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

STEINMETZ TOM  
635 BROADWAY  
MARINE CITY MI 48039

## Description:

LOT 5 EX W 1 FT BLK 33 MAP OF THE VILL OF MARINE

## Most Recent Sale Information

None Found

## Most Recent Permit Information

Permit PB170055 on // for \$1,500 category Commercial, Add/Alter/Repair.

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	25,700	<b>2022 Taxable:</b>	18,325	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	24,800	<b>2021 Taxable:</b>	18,325	<b>Acreage:</b>	0.11
<b>Zoning:</b>		<b>Land Value:</b>	23,270	<b>Frontage:</b>	49.3
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	4,591	<b>Average Depth:</b>	100.9

## Improvement Data

# of Commercial Buildings: 1  
Type: Garages - Service/Fleet Facilities Repair  
Desc:  
Class: D,Pole  
Quality: Low Cost  
Built: 1986 Remodeled: 0  
Overall Building Height: 12  
Floor Area: 1,440  
Sale Price/Floor Area: 0.00  
Estimated TCV: 23,467  
Cmts:

## Image



# Real Estate Summary Sheet

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

11/01/2021 12:04 PM

<b>Parcel:</b>	02-475-0400-000	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MCCRACKEN MARGARET	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	406 BROADWAY ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>		<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #:</b>	RENTAL
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	475 VILLAGE OF MARINE
		<b>Created:</b>	//
		<b>Active:</b>	Active

## Mailing Address:

MCCRACKEN MARGARET  
404 PARKDALE AVE  
BUFFALO NY 14213-1215

## Description:

LOT 1 BLK 35 MAP OF THE VILL OF MARINE T3N R16E SEC 01

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	78,900	<b>2022 Taxable:</b>	43,897	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	75,000	<b>2021 Taxable:</b>	43,897	<b>Acreage:</b>	0.12
<b>Zoning:</b>		<b>Land Value:</b>	41,457	<b>Frontage:</b>	100.5
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	50.2

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 2 Story  
Exterior: Wood Siding  
% Good (Physical): 45  
Heating System: Forced Hot Water  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 4 Half Baths: 0  
Floor Area: 2,112  
Ground Area: 1,056  
Garage Area: 0  
Basement Area: 1,056  
Basement Walls:  
Estimated TCV: 102,346

# of Commercial Buildings: 2  
Type: Office Buildings  
Desc: 414 BROADWAY  
Class: D  
Quality: Average  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 696  
Sale Price/Floor Area: 0.00  
Estimated TCV: 13,998  
Cmts:

## Image





# Real Estate Summary Sheet

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

11/01/2021 12:07 PM

<b>Parcel:</b>	02-475-0417-000	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	IACOBELLI STEVEN	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	110 BROADWAY ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>	5083-340	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

IACOBELLI STEVEN  
35461 HICKORY WOODS APT 7  
CLINTON TOWNSHIP MI 48035

## Description:

W57 FT OF THE E 87 FT OF LOT 1 AND E 37 FT OF THE W 50' OF LOT 2 BLK 37 MAP OF THE VILLAGE OF MARINE

## Most Recent Sale Information

Sold on 04/08/2019 for 0 by SCC TREASURER.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 5083-340

## Most Recent Permit Information

Permit PB130040 on 07/31/2013 for \$0 category Commercial, Add/Alter/Repair.

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	47,000	<b>2022 Taxable:</b>	29,543	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	44,600	<b>2021 Taxable:</b>	29,543	<b>Acreage:</b>	0.11
<b>Zoning:</b>		<b>Land Value:</b>	23,410	<b>Frontage:</b>	57.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	82.8

## Improvement Data

# of Commercial Buildings: 2

Type: Shopping Centers - Mixed w/Residential Units

Desc:

Class: C

Quality: Low Cost

Built: 0 Remodeled: 0

Overall Building Height: 0

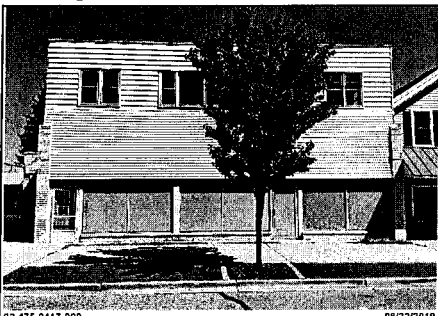
Floor Area: 6,347

Sale Price/Floor Area: 0.00

Estimated TCV: 70,680

Cmts: APARTMENTS NOT COMPLETE

## Image



# Real Estate Summary Sheet

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

11/01/2021 4:43 PM

**Parcel:** 02-550-0029-001  
**Owner's Name:** SMITH DAVID & SCHUTT RUTH  
**Property Address:** 555 WEST BLVD  
MARINE CITY, MI 48039  
**Liber/Page:**  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 201.COMMERCIAL-IMPROVED  
**Previous Class:** 201.COMMERCIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 2100 COMMERCIAL

**Created:** 06/13/2007  
**Active:** Active

## Mailing Address:

SMITH DAVID & SCHUTT RUTH  
555 WEST BLVD  
MARINE CITY MI 48039

## Description:

W 50' OF LOT 4 BLK 3 & W 100' OF LOTS 5,6 & 7 BLK 3 & 1/2 VACATED ALLEY ADJ MARINE CITY WEST SECTION 1 T3N R16E SPLIT ON 11/4/2005 FROM 02-550-0029-000, 02-550-0030-000, 02-550-0030-500

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

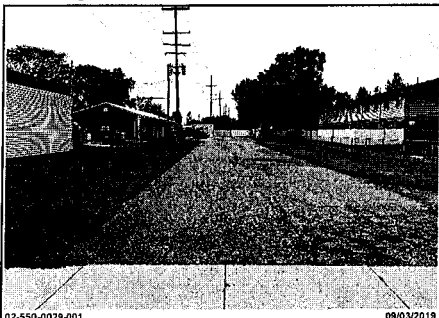
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 64,500	<b>2022 Taxable:</b> 44,056	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 63,200	<b>2021 Taxable:</b> 44,056	<b>Acreage:</b> 0.63
<b>Zoning:</b>	<b>Land Value:</b> 59,728	<b>Frontage:</b> 100.0
<b>PRE:</b> 50.000	<b>Land Impr. Value:</b> 7,518	<b>Average Depth:</b> 274.0

## Improvement Data

# of Commercial Buildings: 1  
Type: Warehouses - Storage  
Desc:  
Class: S  
Quality: Average  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 2,940  
Sale Price/Floor Area: 0.00  
Estimated TCV: 61,744  
Cmts:

## Image



02-550-0029-001

06/13/2013

# Real Estate Summary Sheet

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

11/01/2021 4:55 PM

<b>Parcel:</b>	02-575-0017-000	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	BSGB LLC	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	832 S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #:</b>	
<b>Liber/Page:</b>	5383-361	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

BSGB LLC  
4961 SADDLE BROOK COURT  
TROY MI 48085

## Description:

LOT 2, BLK 1 AMENDED PLAT OF MC ELROY & PEARCE ADDITION PLUS 1/2 OF VACATED ALLEY ADJ THERETO. T3N R16E SEC 1

## Most Recent Sale Information

Sold on 05/07/2021 for 135,000 by POLLOCK JODIE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5383-361

## Most Recent Permit Information

Permit 03-090 on 10/08/2003 for \$0 category COMMERCIAL BLDG.

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	55,100	<b>2022 Taxable:</b>	55,100	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	53,600	<b>2021 Taxable:</b>	43,380	<b>Acreage:</b>	0.17
<b>Zoning:</b>		<b>Land Value:</b>	29,012	<b>Frontage:</b>	67.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	9,845	<b>Average Depth:</b>	112.5

## Improvement Data

# of Commercial Buildings: 1  
Type: Barber/Beauty Salons  
Desc:  
Class: D  
Quality: Average  
Built: 2003 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 1,176  
Sale Price/Floor Area: 114.80  
Estimated TCV: 71,396  
Cmts:

## Image



# Real Estate Summary Sheet

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

11/01/2021 5:34 PM

**Parcel:** 02-825-0003-000  
**Owner's Name:** AT RIVERS EDGE RESORT LLC  
**Property Address:** 6609 S PARKER ST  
MARINE CITY, MI 48039  
**Liber/Page:** 4719-779  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 201.COMMERCIAL-IMPROVED  
**Previous Class:** 201.COMMERCIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 2100 COMMERCIAL

**Mailing Address:**

AT RIVERS EDGE RESORT LLC  
P.O. BOX 160  
MARINE CITY MI 48039

**Description:**

LOT 2 SUPERVISORS NICKEL PLAT T3N R16E SEC 01

## Most Recent Sale Information

Sold on 05/25/2016 for 0 by LANDMARK FINANCIAL GROUP LLC.

**Terms of Sale:** 16-LC PAYOFF

**Liber/Page:** 4719-779

## Most Recent Permit Information

Permit PB090065 on 10/15/2009 for \$0 category Demolish.

## Physical Property Characteristics

<b>2022 S.E.V.:</b> 171,400	<b>2022 Taxable:</b> 118,728	<b>Lot Dimensions:</b> AVG DEPTH
<b>2021 S.E.V.:</b> 169,500	<b>2021 Taxable:</b> 118,728	<b>Acreage:</b> 2.60
<b>Zoning:</b> MHP-MOBILE HOME	<b>Land Value:</b> 246,991	<b>Frontage:</b> 200.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 566.5

## Improvement Data

# of Residential Buildings: 2  
Year Built: 0  
Occupancy: Single Family  
Class: D+10  
Style: 2 Story  
Exterior: Wood Siding  
% Good (Physical): 43  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,798  
Ground Area: 1,318  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 66,326

# of Commercial Buildings: 1  
Type: User-Defined  
Desc: TAG A LONG TRAILER PARK  
Class: C  
Quality: Good  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 0  
Sale Price/Floor Area: 0.00  
Estimated TCV: 29,515  
Cmts:

## Image



02-825-0003-000

09/19/2019

# Real Estate Summary Sheet

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

11/02/2021 11:25 AM

<b>Parcel:</b>	02-875-0046-000	<b>Current Class:</b>	301.INDUSTRIAL-IMPROVED
<b>Owner's Name:</b>	BROWN R. SIDNEY	<b>Previous Class:</b>	301.INDUSTRIAL-IMPROVED
<b>Property Address:</b>	617 ALGER ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Liber/Page:</b>	2783/541	<b>MAP #</b>	
<b>Split:</b>	//	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

BROWN R. SIDNEY  
1474 S PARKER ST  
MARINE CITY MI 48039

## Description:

N 220' OF LOT 42 EXC N 40' OF W 30' & THAT PART OF ABANDONED RR R/W LYING S OF ALGER STREET & N OF A LINE, BEG S014'45"W 436' & ALG A CV WITH A RADIUS OF 2827.89' & LONG CHORD S036'1'W 34.96' FROM NE COR LOT 42, TH S7251'1"E 68.66' SUPERVISOR'S WONSEY PLAT

## Most Recent Sale Information

Sold on 05/14/2003 for 162,500 by D.K. PROPERTIES LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2783/541

## Most Recent Permit Information

None Found

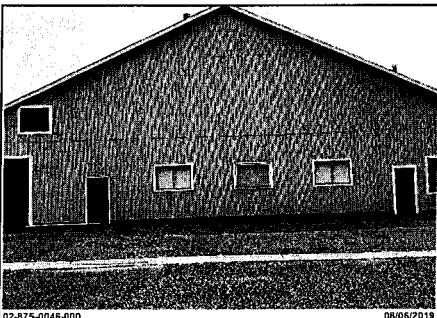
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	85,500	<b>2022 Taxable:</b>	73,309	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	82,000	<b>2021 Taxable:</b>	73,309	<b>Acreage:</b>	2.46
<b>Zoning:</b>		<b>Land Value:</b>	64,615	<b>Frontage:</b>	282.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	5,517	<b>Average Depth:</b>	379.1

## Improvement Data

# of Commercial Buildings: 1  
Type: Industrial - Light Manufacturing  
Desc:  
Class: D,Pole  
Quality: Low Cost  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 12,304  
Sale Price/Floor Area: 13.21  
Estimated TCV: 100,898  
Cmts:

## Image



02-875-0046-000

08/08/2018

# Real Estate Summary Sheet

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

11/02/2021 11:29 AM

<b>Parcel:</b>	02-900-0002-000	<b>Current Class:</b>	201.COMMERCIAL-IMPROVED
<b>Owner's Name:</b>	ROSE WILLIAM/KANDY	<b>Previous Class:</b>	201.COMMERCIAL-IMPROVED
<b>Property Address:</b>	1226 S BELLE RIVER AVE MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5400-967	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Split:</b>	//	<b>MAP #</b>	
<b>Public Impr.:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Topography:</b>	None	<b>Neighborhood:</b>	2100 COMMERCIAL

## Mailing Address:

ROSE WILLIAM/KANDY  
8468 ANCHOR BAY DRIVE  
CLAY TOWNSHIP MI 48001

## Description:

LOTS 3, 4 AND 5 SUPERVISOR CLEMENT ZOBL'S PLAT NO. 1 T3N R16E SEC 01

## Most Recent Sale Information

Sold on 07/30/2021 for 50,000 by DUNN MARILYN D/RYAN.

**Terms of Sale:** 16-LC PAYOFF

**Liber/Page:** 5400-967

## Most Recent Permit Information

Permit PB210002 on 01/05/2021 for \$0 category Demolish.

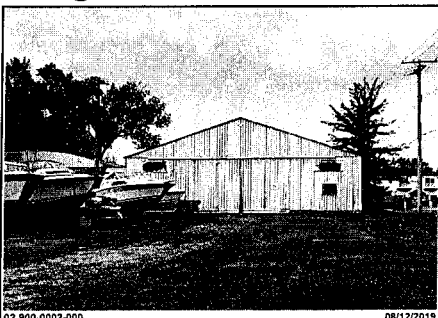
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	88,800	<b>2022 Taxable:</b>	86,500	<b>Lot Dimensions:</b>	AVG DEPTH
<b>2021 S.E.V.:</b>	86,500	<b>2021 Taxable:</b>	86,500	<b>Acreage:</b>	1.12
<b>Zoning:</b>		<b>Land Value:</b>	82,768	<b>Frontage:</b>	158.8
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	306.4

## Improvement Data

# of Commercial Buildings: 2  
Type: Warehouses - Storage  
Desc:  
Class: D,Pole  
Quality: Low Cost  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 18,816  
Sale Price/Floor Area: 2.66  
Estimated TCV: 94,900  
Cmts:

## Image



# Real Estate Summary Sheet

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

11/02/2021 11:34 AM

**Parcel:** 02-998-0099-010  
**Owner's Name:** K MART CORPORATION  
**Property Address:** 6730 S RIVER RD  
MARINE CITY, MI 48039

**Current Class:** 001.RETIRED SPLIT/COMBINE  
**Previous Class:** 001.RETIRED SPLIT/COMBINE  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 998 BLL

**Liber/Page:**  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Mailing Address:**

K MART CORPORATION  
SEARS ROEBUCK AND CO  
FIRST RIVERSIDE PARTNERS LLC  
27600 NORTHWESTERN HWY STE 200  
SOUTHFIELD MI 48034

**Description:**

PERSONAL PROPERTY - BUILDING ON LEASED LAND

## Most Recent Sale Information

None Found

## Most Recent Permit Information

Permit PB210011 on 02/23/2021 for \$0 category Sign.

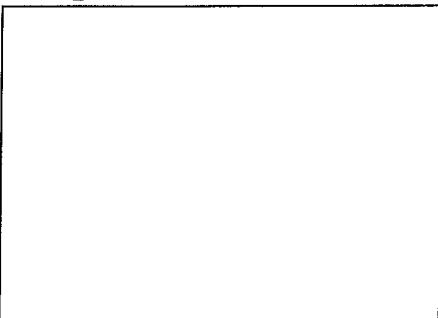
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 0	<b>2022 Taxable:</b> 0	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 0	<b>2021 Taxable:</b> 0	<b>Acreage:</b> 0.00
<b>Zoning:</b>	<b>Land Value:</b> 0	<b>Frontage:</b> 0.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 0.0

## Improvement Data

# of Commercial Buildings: 1  
Type: Stores - Discount  
Desc:  
Class: C  
Quality: Average  
Built: 1991 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 28,119  
Sale Price/Floor Area: 0.00  
Estimated TCV: 953,316  
Cmts:

## Image



COMMERCIAL VACANT ASSESSING REPORT (AS OF 09/27/2021)  
 VACANT PARCELS NOT EMPTY BUILDINGS

OWNER'S NAME	PARCEL NUMBER	PROPERTY ADDRESS	NOTES
CITY OF MARINE CITY	02-001-2022-500	DEGURSE	
SPRING WATERS	02-001-2023-004	N BELLE RIVER AVE	
AVERY TERRANCE ALLEN	02-001-2033-000	S BELLE RIVER	
ZWENG MICHAEL	02-012-3007-003	S RIVERSIDE	
JURIGA JOHN	02-012-3009-000	SHORTCUT	
STOCKWELL FRANKLIN/JANET	02-012-3009-202	SHORTCUT	
CITY OF MARINE CITY	02-012-3013-000	SHORTCUT	
MAD HOUSE LLC	02-300-0010-100	PARKER ST	
CITY OF MARINE CITY LITTLE LEAGUE	02-300-0034-000	WARD ST	
MI DEPT OF TRANSPORTATION	02-375-0045-000	M-29 HWY	
KADOUH, HASSAN	02-375-0054-000	FAIRBANKS	
CITY OF MARINE CITY NAUTICAL PARK	02-475-0249-000	477 S WATER	
PATSALIS, ANGELO	02-475-0250-000	509 S WATER	
CITY OF MARINE CITY - LIONS PARK	02-475-0254-000	S WATER ST	
CITY OF MARINE CITY - DRAKE PARK	02-475-0255-000	401 S WATER ST	
CITY OF MARINE CITY	02-475-0260-000	S WATER ST.	
LMM HOLDINGS, LLC	02-475-0265-000	147 S WATER ST	
CITY OF MARINE CITY	02-475-0268-000	131 S WATER ST	
CITY OF MARINE CITY	02-475-0270-000	100 BROADWAY	
GARWOOD THOMAS/PENNIE	02-475-0278-000	130 S WATER	
IACOBELLI STEVEN	02-475-0282-000	BROADWAY	
ST. CLAIR COUNTY COMMUNITY MENTAL	02-475-0284-000	BROADWAY	
OLD TIMES N SUCH	02-475-0297-000	S MARKET	
GRACE GAIL	02-475-0300-000	223 BROADWAY	
CAMPBELL GAIL GRACE	02-475-0301-000	229 BROADWAY	
DUMARS STEVEN	02-475-0337-000	S ELIZABETH ST	
PHELPS KENNETH	02-475-0360-000	S WILLIAM ST	



MARINE CITY REAL ESTATE GROUP	02-625-0018-000	S PARKER ST	
CITY OF MARINE CITY	02-625-0020-000	S PARKER ST	
TENYER THOMAS	02-725-0005-000	BUTLER	
PELC BERNARD J & ANN M	02-750-0009-000	PARKER ST	
CITY OF MARINE CITY	02-775-0012-000	DEGURSE	
CITY OF MARINE CITY	02-800-0002-000	N WILLIAM	
HARVEST TIME CHRISTIAN CHAPEL	02-850-0001-000	KING RD	
ROSE WILLIAM FREDERICK	02-875-0001-002	1242 S BELLE RIVER	
ROSE WILLIAM FREDERICK	02-875-0001-020	1257 S PARKER	
STATE OF MICHIGAN	02-875-0020-100	S PARKER ST	
STATE OF MICHIGAN	02-875-0036-100	S PARKER ST	
STATE OF MICHIGAN DNR	02-875-0051-000	1771 S PARKER	
ROSE WILLIAM FREDERICK	02-800-0003-000	CHARTIER	
SEAWAY COMMUNITY BANK	02-925-0069-000	KING RD	

COMMERCIAL VACANT

County: ST. CLAIR Unit: CITY OF MARINE CITY

***** Owner's Name *****	**** Parcel Number ****	2021 March BOR S.E.V.	2021 March BOR Taxable	Class	Zone	* Property Address	*	PRE %	Tran%
CITY OF MARINE CITY	02-001-2022-500	0	0	202		DEGURSE AVE		0.000	0.00
SPRING WATERS	02-001-2023-004	1,800	980	202		N BELLE RIVER AVE		0.000	0.00
AVERY TERRANCE ALLEN	02-001-2033-000	7,900	4,794	202		S BELLE RIVER AVE		0.000	0.00
ZWENG MICHAEL J REV TRUST	02-012-3007-003	36,800	36,800	202		S RIVERSIDE		100.000	0.00
JURIGA JOHN	02-012-3009-000	32,000	32,000	202		SHORTCUT RD		0.000	0.00
STOCKWELL FRANKLIN/JANET	02-012-3009-202	164,800	22,669	202		SHORTCUT RD		0.000	0.00
CITY OF MARINE CITY	02-012-3013-000	0	0	202		SHORTCUT RD R/W		0.000	0.00
MAD HOUSE LLC	02-300-0010-100	16,700	12,637	202	R1	PARKER ST		0.000	0.00
CITY OF MARINE CITY-LITTLE LEA	02-300-0034-000	0	0	202	R1	WARD ST		0.000	0.00
MI DEPT OF TRANSPORTATION	02-375-0045-000	0	0	202	R1	M-29 HWY R/W		0.000	0.00
KADOUH HASSAN	02-375-0054-000	21,100	21,100	202	R1	FAIRBANKS ST		0.000	100.00
CITY OF MARINE CITY- NAUTICAL	02-475-0249-000	0	0	202		477 S WATER ST		0.000	0.00
PATSALIS ANGELO	02-475-0250-000	31,600	25,878	202		509 S WATER ST		0.000	0.00
CITY OF MARINE CITY LIONS PARK	02-475-0254-000	0	0	202		S WATER ST		0.000	0.00
CITY OF MARINE CITY- DRAKE PAR	02-475-0255-000	0	0	202		401 S WATER ST		0.000	0.00
CITY OF MARINE CITY	02-475-0260-000	0	0	202		S WATER ST C WOM PARK		0.000	0.00
LMM HOLDINGS, LLC	02-475-0265-000	19,600	16,396	202		147 S WATER ST		0.000	0.00
CITY OF MARINE CITY	02-475-0268-000	0	0	202	R1	131 S WATER ST		0.000	0.00
CITY OF MARINE CITY	02-475-0270-000	0	0	202		100 BROADWAY ST		0.000	0.00
GARWOOD THOMAS S/PENNIE R	02-475-0278-000	22,300	11,104	202		130 S WATER ST		0.000	0.00
IACOBELLI STEVEN	02-475-0282-000	17,100	8,439	202		BROADWAY ST		0.000	0.00
ST CLAIR COUNTY COMMUNITY MENT	02-475-0284-000	0	0	202	R1	BROADWAY ST		0.000	0.00
OLD TIMES N SUCH LLC	02-475-0297-000	19,500	9,385	202		S MARKET ST PAR		0.000	0.00
GRACE GAIL	02-475-0300-000	6,100	670	202		223 BROADWAY ST		0.000	0.00
CAMPBELL GAIL GRACE/MUELLER KE	02-475-0301-000	9,500	7,706	202		229 BROADWAY ST		0.000	0.00
DUMARS STEVEN	02-475-0337-000	16,400	4,953	202		S ELIZABETH ST		0.000	0.00
PHELPS KENNETH JR/REBECCA	02-475-0360-000	17,800	6,665	202		S WILLIAM ST		0.000	0.00
MARINE CITY REAL ESTATE GROUP	02-625-0018-000	51,600	36,295	202		S PARKER ST		0.000	0.00
CITY OF MARINE CITY	02-625-0020-000	0	0	202		S PARKER ST		0.000	0.00
TENYER THOMAS P/NANCY C	02-725-0005-000	42,600	25,009	202	R1	BUTLER ST		0.000	0.00
PELC BERNARD J & ANN M	02-750-0009-000	11,400	5,464	202	R1	PARKER ST		0.000	0.00
CITY OF MARINE CITY	02-775-0012-000	0	0	202		DEGURSE AVE		0.000	0.00
CITY OF MARINE CITY	02-800-0002-000	0	0	202		N WILLIAM ST ROW		0.000	0.00
HARVEST TIME CHRISTIAN CHAPEL	02-850-0001-000	45,000	36,184	202		KING RD		0.000	0.00
ROSE WILLIAM FREDERICK/KANDY L	02-875-0001-002	47,300	47,300	202		1242 S BELLE RIVER AVE		0.000	100.00
ROSE WILLIAM FREDERICK/KANDY L	02-875-0001-020	42,500	42,500	202		1257 S PARKER ST		0.000	100.00
STATE OF MICHIGAN	02-875-0020-100	0	0	202		S PARKER ST		0.000	0.00
STATE OF MICHIGAN	02-875-0036-100	0	0	202		S PARKER ST		0.000	0.00
STATE OF MICHIGAN DNR	02-875-0051-000	553,400	477,614	202	R1	1771 S PARKER ST		100.000	0.00
ROSE WILLIAM/KANDY	02-900-0003-000	14,100	14,100	202		CHARTIER ST		0.000	100.00
SEAWAY COMMUNITY BANK	02-925-0069-000	181,600	133,414	202		KING RD		0.000	0.00

Totals for all Parcels: Count= 41, S.E.V.= 1,430,500, Taxable= 1,040,056

# Real Estate Summary Sheet

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

10/07/2021 8:21 AM

<b>Parcel:</b>	02-001-2022-500	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	CITY OF MARINE CITY	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	DEGURSE AVE MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7M)
<b>Liber/Page:</b>	2144-455	<b>Prev. Taxable Status</b>	EXEMPT (211.7M)
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	VAC
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	EXMPT EXEMPT PARCELS

## Mailing Address:

CITY OF MARINE CITY  
303 S WATER  
MARINE CITY MI 48039

## Description:

THAT PART OF THE ABANDONED PH & D RR R/W LYING IN SEC 1 & S OF THE C/L OF DE GURSE AVE & N OF N LINE OF SUPERVISOR'S CENTER STREET PLAT SECTION 1 T3N R16E 1.08 A

## Most Recent Sale Information

Sold on 12/14/2000 for 0 by CSX TRANSPORTATION.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 2144-455

## Most Recent Permit Information

None Found

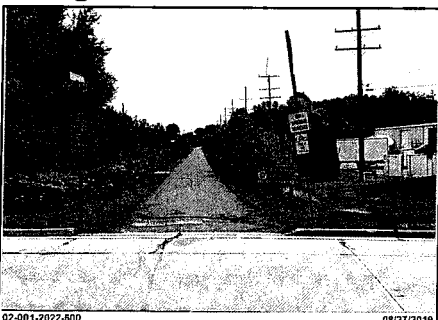
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	1.07
<b>Zoning:</b>		<b>Land Value:</b>	24,879	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	704.4

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:21 AM

<b>Parcel:</b>	02-001-2023-004	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	SPRING WATERS	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	N BELLE RIVER AVE MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Liber/Page:</b>	4461-203	<b>MAP #</b>	
<b>Split:</b>	//	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

SPRING WATERS  
5855 BELLE RIVER RD  
CHINA MI 48054

## Description:

N 116' OF S 166' OF THAT PART OF FRAC SECTION 1 LYING N OF BLOCK 2 DEMONT'S ADDITION, E OF BELLE RIVER ROAD & W OF BELLE RIVER FRAC SECTION 1 T3N R16E 0.07 A

## Most Recent Sale Information

Sold on 11/13/2013 for 100 by ST CLAIR COUNTY TREASURER.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 4461-203

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	1,800	<b>2022 Taxable:</b>	980	<b>Lot Dimensions:</b>	AVERAGE DEPTH
<b>2021 S.E.V.:</b>	1,800	<b>2021 Taxable:</b>	980	<b>Acreage:</b>	0.04
<b>Zoning:</b>		<b>Land Value:</b>	3,668	<b>Frontage:</b>	116.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	15.0

## Improvement Data

None

## Image



02-001-2023-004

09/24/2019

# Real Estate Summary Sheet

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

10/07/2021 8:22 AM

<b>Parcel:</b>	02-001-2033-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	AVERY TERRANCE ALLEN	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	S BELLE RIVER AVE MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Librer/Page:</b>	4639-257	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2100 COMMERCIAL

## Mailing Address:

AVERY TERRANCE ALLEN  
407 WESTMINSTER  
MARINE CITY MI 48039

## Description:

ALL THAT PART OF FR SEC 1 LYING S OF LOT A BLK 2 & E OF LOT 6 BLK 2 DEMONTS ADD & N OF W BLVD & W OF BELLE RIVER AVE & CONT. .07 A FRAC SEC 1 T3N R16E

## Most Recent Sale Information

Sold on 09/14/2015 for 1,514 by SCC TREASURER.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 4639-257

## Most Recent Permit Information

None Found

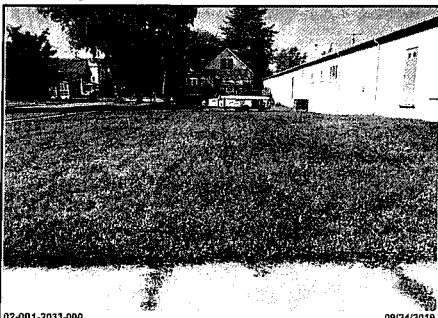
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	7,900	<b>2022 Taxable:</b>	4,794	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	7,900	<b>2021 Taxable:</b>	4,794	<b>Acreage:</b>	0.07
<b>Zoning:</b>		<b>Land Value:</b>	15,811	<b>Frontage:</b>	50.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	60.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:23 AM

<b>Parcel:</b> 02-012-3007-003	<b>Current Class:</b> 202.COMMERCIAL-VACANT
<b>Owner's Name:</b> ZWENG MICHAEL J REV TRUST	<b>Previous Class:</b> 202.COMMERCIAL-VACANT
<b>Property Address:</b> S RIVERSIDE MARINE CITY, MI 48039	<b>Taxable Status:</b> TAXABLE
	<b>Prev. Taxable Status:</b> TAXABLE
	<b>Gov. Unit:</b> 02 CITY OF MARINE CITY
	<b>MAP #:</b>
<b>Liber/Page:</b>	<b>School:</b> 74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b> / /	<b>Neighborhood:</b> 2100 COMMERCIAL
<b>Public Impr.:</b> None	
<b>Topography:</b> None	
<b>Mailing Address:</b>	<b>Description:</b>
ZWENG MICHAEL J REV TRUST 4555 CHARTIER MARINE CITY MI 48039	S 0D 2M 30S E 2322.89' FROM E 1/4 COR, TH S 64D 37M 9S E 422.71', TH S 24D 56M 22S W 255.07' TH N 64D 34M 38S W 809.84', TH S 25D 22M 51S W 20.61 TH N 64D 37M 9S W 2101.25' TH N 25D 17M 59S E 275.07' TH S 64D 37M 9S E 2486.8' TO BEG PC 598 18 A

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b> 36,800	<b>2022 Taxable:</b> 36,800	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 36,800	<b>2021 Taxable:</b> 36,800	<b>Acreage:</b> 18.00
<b>Zoning:</b>	<b>Land Value:</b> 73,540	<b>Frontage:</b> 275.1
<b>PRE:</b> 100.000 (Qual. Ag.)	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 2,851.2

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:24 AM

<b>Parcel:</b>	02-012-3009-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	JURIGA JOHN	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	SHORTCUT RD MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>	1192/0873	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

JURIGA JOHN  
232 CHARING CROSS CT  
BLOOMFIELD HILLS MI 48304-3506

## Description:

BEG N1036'30"E 406',N820'15"E 230.81',N544'E 306.87', N442'56"E 109.69' & N6959'42"W 352.31' FROM S LINE OF PC 598 & W LINE OF M-29 ,TH N65W 4758.69',TH N2749'E 271.5',TH S6458'E 4745.52',TH S2018'W 268.63' TO BEG EXC W'LY 4080' OF PC 598 & EXC E 903.06' THEREOF PC 598 13.79 A

## Most Recent Sale Information

Sold on 09/30/1987 for 30,000 by .

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1192/0873

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	32,000	<b>2022 Taxable:</b>	32,000	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	32,000	<b>2021 Taxable:</b>	32,000	<b>Acreage:</b>	13.79
<b>Zoning:</b>		<b>Land Value:</b>	63,952	<b>Frontage:</b>	268.6
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	2,236.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:24 AM

<b>Parcel:</b>	02-012-3009-202	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	STOCKWELL FRANKLIN/JANET	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	SHORTCUT RD MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>	3794-004	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	/ /	<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

STOCKWELL FRANKLIN/JANET  
5789 RIVER ROAD  
EAST CHINA MI 48054

## Description:

BEG N 10D 36M 30S E 406.01', N 8D 20M 15S "E 230.81', N5D 44M E 306.87', N 4D 42M 56S E 109.69' & N 2D 14M 22S E 114.68' & N 1D 10M 0S E 167.8' FROM INTERSECTION OF THE S LINE OF PC 598 & W'LY LINE OF RIVER RD , N 69D 57M 52S W 370.98', TH S 20D 0M 18S E 268.68', TH N 69D 59M 42S W 795.06', TH N20D 0M 18S E 269.1' TH N 69D 57M 52S W 93.29', TH N 20D 2M 8S E 20.61' TH S 69D 57M 52S E 1252.5' TH S 1D 6M 8S W 21.63' TO BEG. PC 598 5.5 A SPLIT ON 1/23/2008 FROM 02-012-3009-201,02-012-3007-000

## Most Recent Sale Information

Sold on 12/04/2007 for 0 by ZWENG MICHAEL J REV TRUST .

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 3794-004

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	164,800	<b>2022 Taxable:</b>	22,669	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	164,800	<b>2021 Taxable:</b>	22,669	<b>Acreage:</b>	5.57
<b>Zoning:</b>		<b>Land Value:</b>	329,562	<b>Frontage:</b>	268.6
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	903.1

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

10/07/2021 8:25 AM

<b>Parcel:</b>	02-012-3013-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	CITY OF MARINE CITY	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	SHORTCUT RD R/W MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7M)
		<b>Prev. Taxable Status</b>	EXEMPT (211.7M)
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	VAC ROW
<b>Liber/Page:</b>		<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	EXMPT EXEMPT PARCELS
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

CITY OF MARINE CITY  
303 S WATER  
MARINE CITY MI 48039

## Description:

COMM N 10 56 1/2' E 406.01' & N 8 20' 15" E 230.81' & N 5 44' E 306.87' & N 5 18' 53" E 41.08' FROM INT/SEC OF S LINE OF PC 598 & THE W LINE OF M-29 FOR POB, TH N 69 59' 42" W 1202.34', TH N 19 52' 38" E 66', TH S 69 59' 42" E 1183.8', TH S ALG W LINE OF M-29 68.61' TO POB. T3N R16E SEC 12 1.8 A

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

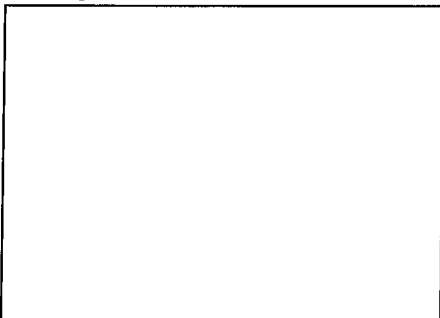
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	1.80
<b>Zoning:</b>		<b>Land Value:</b>	0	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:25 AM

<b>Parcel:</b>	02-300-0010-100	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	MAD HOUSE LLC	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	PARKER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>	4709-279	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

MAD HOUSE LLC  
P O BOX 3327  
GRANADA HILLS CA 91394

## Description:

THE N 80' OF LOT 2, BLK 2 & THE W 50' OF THE N 80' OF LOT 4, BLK 2, COTTRELL SUBD WITH RIGHTS OF INGRESS & EGRESS OVER E 24' OF W 44' OF S 40' OF LOT 2, BLK 2 & THAT PART OF VACATED COTTRELL BLVD ADJ (40') ADJ THERETO WITH RIGHTS TO INSTALL & MAINTAIN PUBLIC UNDERGROUND UTILITIES WITHIN SAID EASEMENT ABOVE DESC PARCEL IS SUBJ TO EASEMENT FOR INGRESS & EGRESS OVER E 24' OF W 44' OF N 80' OF LOT 2, BLK 2 COTTRELL SUBD T3N R16E SEC 1

## Most Recent Sale Information

Sold on 05/06/2016 for 35,000 by SMITH FAMILY TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 4709-279

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	16,700	<b>2022 Taxable:</b>	12,637	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	16,700	<b>2021 Taxable:</b>	12,637	<b>Acreage:</b>	0.19
<b>Zoning:</b>	R1	<b>Land Value:</b>	33,466	<b>Frontage:</b>	80.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	105.0

## Improvement Data

None

## Image



02-300-0010-100

09/17/2019

# Real Estate Summary Sheet

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

10/07/2021 8:26 AM

**Parcel:** 02-300-0034-000  
**Owner's Name:** CITY OF MARINE CITY-LITTLE LEAGUE  
**Property Address:** WARD ST  
MARINE CITY, MI 48039  
**Liber/Page:** 2144-455  
**Split:** / /  
**Public Impr.:** Paved Road, Water, Sewer, Electric, Gas  
**Topography:** None

**Current Class:** 202.COMMERCIAL-VACANT  
**Previous Class:** 202.COMMERCIAL-VACANT  
**Taxable Status:** EXEMPT (211.7M)  
**Prev. Taxable Status:** EXEMPT (211.7M)  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:** LITTLE LEAGUE  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** EXMPT EXEMPT PARCELS

**Mailing Address:**

CITY OF MARINE CITY-LITTLE LEAGUE  
303 S WATER  
MARINE CITY MI 48039

**Description:**

ALL THAT PART OF LOT 2 BLK 6 W OF A LINE 33 FT E OF THE CENTERLINE OF PH AND DET RR ROW & LOT 1 COTTRELL S SUB- DIVISION OF PART OF SECTION 1 T3N R16E SEC 01

## Most Recent Sale Information

Sold on 12/14/2000 for 0 by CSX TRANSPORTATION.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 2144-455

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	0.20
<b>Zoning:</b>	R1	<b>Land Value:</b>	15,691	<b>Frontage:</b>	86.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	101.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:26 AM

**Parcel:** 02-375-0045-000  
**Owner's Name:** MI DEPT OF TRANSPORTATION  
**Property Address:** M-29 HWY R/W  
MARINE CITY, MI 48039

**Current Class:** 202.COMMERCIAL-VACANT  
**Previous Class:** 202.COMMERCIAL-VACANT  
**Taxable Status:** EXEMPT (211.7L)  
**Prev. Taxable Status:** EXEMPT (211.7L)  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** EXMPT EXEMPT PARCELS

**Liber/Page:** Created: //  
**Split:** // Active: Active  
**Public Impr.:** None  
**Topography:** None

**Mailing Address:**

MI DEPT OF TRANSPORTATION  
LANSING MI 48922

**Description:**

LOTS 9 & 10 BLK 5 LOTS 9 & 10 BLK 6 DEMONTS ADDITION TO WEST MARINE CITY T3N R16E SEC 01

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

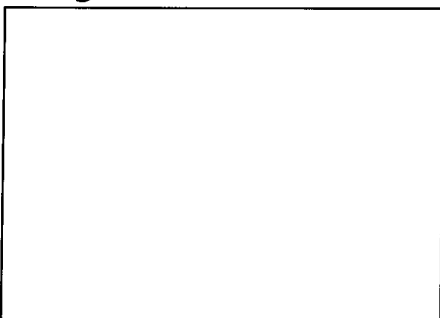
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	0.00
<b>Zoning:</b>	R1	<b>Land Value:</b>	0	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

10/07/2021 8:27 AM

**Parcel:** 02-475-0249-000  
**Owner's Name:** CITY OF MARINE CITY- NAUTICAL  
**Property Address:** 477 S WATER ST  
MARINE CITY, MI 48039

**Current Class:** 202.COMMERCIAL-VACANT  
**Previous Class:** 202.COMMERCIAL-VACANT  
**Taxable Status:** EXEMPT (211.7M)  
**Prev. Taxable Status:** EXEMPT (211.7M)  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:** VAC NAUTICAL PARK  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** EXMPT EXEMPT PARCELS

**Liber/Page:** Created: //  
**Split:** // Active: Active  
**Public Impr.:** None  
**Topography:** None

## Mailing Address:

CITY OF MARINE CITY- NAUTICAL  
303 S WATER  
MARINE CITY MI 48039

## Description:

LOTS 17, 27, 36 & LOT 46 EX N 61 FT THEREOF BLK 22 ALSO THAT PART OF FR SEC 12 T3N R16E LYING N OF A LINE 50.66 FT S OF & PARALLEL TO S LINE OF LOT 27 BLK 22 & E OF WATER ST. BLK 22 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

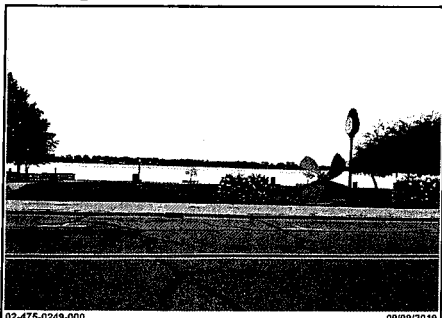
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	0.82
<b>Zoning:</b>		<b>Land Value:</b>	401,427	<b>Frontage:</b>	230.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	155.0

## Improvement Data

None

## Image



02-475-0249-000

09/09/2019

# Real Estate Summary Sheet

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

10/07/2021 8:27 AM

<b>Parcel:</b>	02-475-0250-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	PATSALIS ANGELO	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	509 S WATER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	4252-611	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2102 S WATER COMMERCIAL

## Mailing Address:

PATSALIS ANGELO  
475 S WATER ST  
MARINE CITY MI 48039-1695

## Description:

N 61 FT OF LOT 46 BLK 22 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

## Most Recent Sale Information

Sold on 05/02/2012 for 0 by PATSALIS ANDIGONI P.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 4252-611

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	31,800	<b>2022 Taxable:</b>	25,878	<b>Lot Dimensions:</b>	ESTIMATED DEPTH
<b>2021 S.E.V.:</b>	31,600	<b>2021 Taxable:</b>	25,878	<b>Acreage:</b>	0.25
<b>Zoning:</b>		<b>Land Value:</b>	53,847	<b>Frontage:</b>	61.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	9,723	<b>Average Depth:</b>	180.0

## Improvement Data

None

## Image



02-475-0250-000

09/09/2013

# Real Estate Summary Sheet

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

10/07/2021 8:28 AM

**Parcel:** 02-475-0254-000  
**Owner's Name:** CITY OF MARINE CITY LIONS PARK  
**Property Address:** S WATER ST  
MARINE CITY, MI 48039

**Current Class:** 202.COMMERCIAL-VACANT  
**Previous Class:** 202.COMMERCIAL-VACANT  
**Taxable Status:** EXEMPT (211.7M)  
**Prev. Taxable Status:** EXEMPT (211.7M)  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:** VAC LIONS PARK  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** EXMPT EXEMPT PARCELS

**Liber/Page:** // **Created:** //  
**Split:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Mailing Address:**

CITY OF MARINE CITY LIONS PARK  
303 S WATER  
MARINE CITY MI 48039

**Description:**

S69.39 FT OF LOT 79 BLK 23 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b> 0	<b>2022 Taxable:</b> 0	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 0	<b>2021 Taxable:</b> 0	<b>Acreage:</b> 0.00
<b>Zoning:</b>	<b>Land Value:</b> 0	<b>Frontage:</b> 0.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 0.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

10/07/2021 8:28 AM

**Parcel:** 02-475-0260-000  
**Owner's Name:** CITY OF MARINE CITY  
**Property Address:** S WATER ST C WOM PARK  
MARINE CITY, MI 48039  
**Liber/Page:**  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 202.COMMERCIAL-VACANT  
**Previous Class:** 202.COMMERCIAL-VACANT  
**Taxable Status:** EXEMPT (211.7M)  
**Prev. Taxable Status:** EXEMPT (211.7M)  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:** CIVIC WOMEN PARK  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** EXMPT EXEMPT PARCELS

**Mailing Address:**  
CITY OF MARINE CITY  
303 S WATER  
MARINE CITY MI 48039

**Description:**  
LOT 126 BLK 24 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

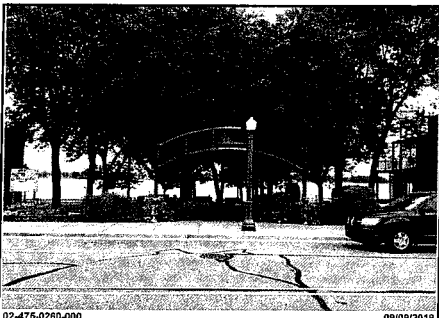
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	0	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



02-475-0260-000

09/09/2019

# Real Estate Summary Sheet

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

10/07/2021 8:29 AM

<b>Parcel:</b>	02-475-0265-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	LMM HOLDINGS, LLC	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	147 S WATER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>	4736-98	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	2102 S WATER COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

LMM HOLDINGS, LLC  
147 S WATER ST  
MARINE CITY MI 48039

## Description:

NLY 32.75 FT OF LOT 3 & S LY 3 FT OF LOT 4 BLK 26 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

## Most Recent Sale Information

Sold on 07/28/2016 for 0 by GARWOOD PENNIE R.

**Terms of Sale:** 16-LC PAYOFF

**Liber/Page:** 4736-98

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	19,800	<b>2022 Taxable:</b>	16,396	<b>Lot Dimensions:</b>	ESTIMATED DEPTH
<b>2021 S.E.V.:</b>	19,600	<b>2021 Taxable:</b>	16,396	<b>Acreage:</b>	0.12
<b>Zoning:</b>		<b>Land Value:</b>	30,971	<b>Frontage:</b>	35.8
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	8,717	<b>Average Depth:</b>	140.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:29 AM

<b>Parcel:</b>	02-475-0268-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	CITY OF MARINE CITY	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	131 S WATER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7M)
		<b>Prev. Taxable Status</b>	EXEMPT (211.7M)
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Liber/Page:</b>	3834-922	<b>MAP #</b>	
<b>Split:</b>	//	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	4104 ST CLAIR RIVER
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb		
<b>Topography:</b>	None		
<b>Mailing Address:</b>		<b>Description:</b>	
CITY OF MARINE CITY		S 50 FT OF LOT 5 BLK 26 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01	
303 S WATER			
MARINE CITY MI 48039			

## Most Recent Sale Information

Sold on 04/09/2008 for 240,000 by CITIZENS FIRST SAVINGS BANK.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 3834-922

## Most Recent Permit Information

Permit 08-240 on 07/01/2008 for \$0 category DEMOLITION.

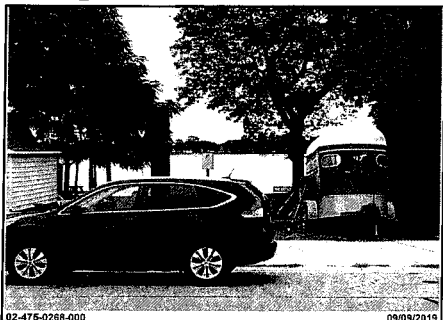
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	0.20
<b>Zoning:</b>	R1	<b>Land Value:</b>	124,011	<b>Frontage:</b>	50.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	170.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:30 AM

<b>Parcel:</b>	02-475-0270-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	CITY OF MARINE CITY	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	100 BROADWAY ST MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7M)
<b>Liber/Page:</b>		<b>Prev. Taxable Status</b>	EXEMPT (211.7M)
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	VAC
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	EXMPT EXEMPT PARCELS

## Mailing Address:

CITY OF MARINE CITY  
303 S WATER  
MARINE CITY MI 48039

## Description:

LOTS 7 TO 9 INC BLK 26 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

## Most Recent Sale Information

None Found

## Most Recent Permit Information

Permit PB100182 on 11/05/2010 for \$0 category Commercial, Add/Alter/Repair.

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	0	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



02-475-0270-000

08/22/2019

# Real Estate Summary Sheet

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

10/07/2021 8:30 AM

**Parcel:** 02-475-0278-000  
**Owner's Name:** GARWOOD THOMAS S/PENNIE R  
**Property Address:** 130 S WATER ST  
MARINE CITY, MI 48039  
**Liber/Page:** 4896-788  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 202.COMMERCIAL-VACANT  
**Previous Class:** 202.COMMERCIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 2102 S WATER COMMERCIAL

**Created:** / /  
**Active:** Active

**Mailing Address:**

GARWOOD THOMAS S/PENNIE R  
124 S WATER ST  
MARINE CITY MI 48039-1687

**Description:**

S45 FT OF LOTS 5 AND 14 BLK 27 MAP OF THE VILLAGE OF MARINE

## Most Recent Sale Information

Sold on 11/29/2017 for 0 by GARWOOD THOMAS S/PENNIE R.

**Terms of Sale:** 09-FAMILY SALE

**Liber/Page:** 4896-788

## Most Recent Permit Information

None Found

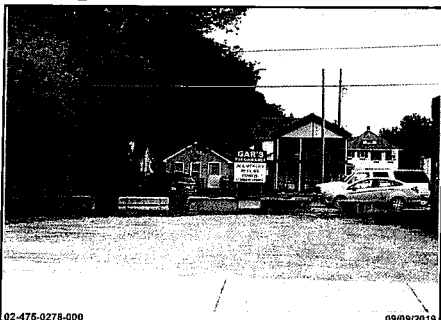
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 22,300	<b>2022 Taxable:</b> 11,104	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 22,300	<b>2021 Taxable:</b> 11,104	<b>Acreage:</b> 0.21
<b>Zoning:</b>	<b>Land Value:</b> 44,610	<b>Frontage:</b> 45.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 201.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:31 AM

<b>Parcel:</b>	02-475-0282-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	IACOBELLI STEVEN	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	BROADWAY ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Liber/Page:</b>	5118-962	<b>MAP #</b>	
<b>Split:</b>	//	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2102 S WATER COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

IACOBELLI STEVEN  
35461 HICKORY WOODS APT 7  
CLINTON TOWNSHIP MI 48035

## Description:

LOT 9 BLK 27 MAP OF THE VILLAGE OF MARINE

## Most Recent Sale Information

Sold on 10/22/2019 for 0 by CITY OF MARINE CITY.

**Terms of Sale:** 06-COURT JUDGEMENT

**Liber/Page:** 5118-962

## Most Recent Permit Information

None Found

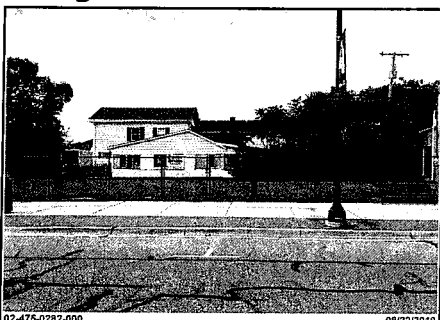
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	17,100	<b>2022 Taxable:</b>	8,439	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	17,100	<b>2021 Taxable:</b>	8,439	<b>Acreage:</b>	0.12
<b>Zoning:</b>		<b>Land Value:</b>	34,233	<b>Frontage:</b>	50.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	100.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:31 AM

<b>Parcel:</b>	02-475-0284-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	ST CLAIR COUNTY COMMUNITY MENTA	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	BROADWAY ST MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7M)
		<b>Prev. Taxable Status</b>	EXEMPT (211.7M)
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>	4281-860	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	475 VILLAGE OF MARINE
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb		
<b>Topography:</b>	None		

## Mailing Address:

ST CLAIR COUNTY COMMUNITY MENTAL  
HEALTH AUTHORITY  
3111 ELECTRIC AVE  
PORT HURON MI 48060

## Description:

LOT 10 EX THE E 22 FT THEREOF BLK 27 MAP OF THE VILL OF MARINE

## Most Recent Sale Information

Sold on 07/27/2012 for 0 by LION HOLDING LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 4281-860

## Most Recent Permit Information

Permit 99-1106 on 06/29/1999 for \$0 category .

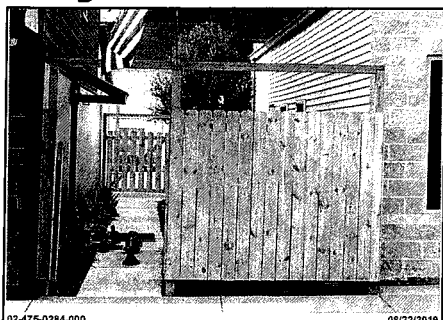
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	0.06
<b>Zoning:</b>	R1	<b>Land Value:</b>	21,049	<b>Frontage:</b>	28.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	100.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:31 AM

<b>Parcel:</b>	02-475-0297-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	OLD TIMES N SUCH LLC	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	S MARKET ST PAR MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	4796-71	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	MC 262
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2102 S WATER COMMERCIAL

## Mailing Address:

OLD TIMES N SUCH LLC  
113 N EIGHTH ST  
SAINT CLAIR MI 48079

## Description:

LOT 7 BLK 28 MAP OF THE VILL OF MARINE

## Most Recent Sale Information

Sold on 01/26/2017 for 0 by STOCKI RAYMOND W & HARRIET P.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 4796-71

## Most Recent Permit Information

None Found

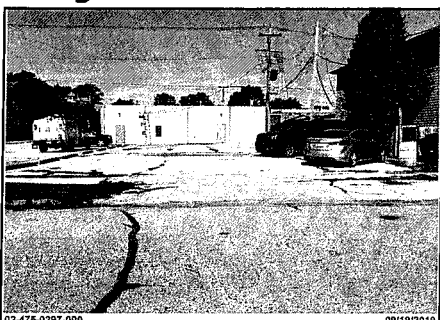
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	19,600	<b>2022 Taxable:</b>	9,385	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	19,500	<b>2021 Taxable:</b>	9,385	<b>Acreage:</b>	0.12
<b>Zoning:</b>		<b>Land Value:</b>	34,233	<b>Frontage:</b>	50.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	4,981	<b>Average Depth:</b>	100.0

## Improvement Data

None

## Image



02-475-0297-000

08/19/2019



# Real Estate Summary Sheet

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

10/07/2021 8:32 AM

<b>Parcel:</b>	02-475-0300-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	GRACE GAIL	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	223 BROADWAY ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>		<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		
<b>Mailing Address:</b>		<b>Description:</b>	
GRACE GAIL		W 22 FT OF THE E 32 FT OF LOT 10 BLK 28 MAP OF THE VILL OF MARINE	
762 S WATER ST			
MARINE CITY MI 48039			

## Most Recent Sale Information

None Found

## Most Recent Permit Information

Permit 529 on 11/05/1994 for \$0 category .

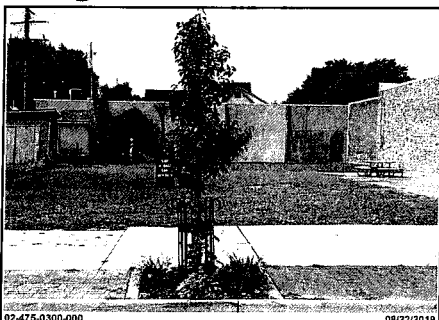
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	6,100	<b>2022 Taxable:</b>	670	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	6,100	<b>2021 Taxable:</b>	670	<b>Acreage:</b>	0.05
<b>Zoning:</b>		<b>Land Value:</b>	12,213	<b>Frontage:</b>	22.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	100.9

## Improvement Data

None

## Image



02-475-0300-000

08/22/2019

# Real Estate Summary Sheet

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

10/07/2021 8:32 AM

<b>Parcel:</b>	02-475-0301-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	CAMPBELL GAIL GRACE/MUELLER KENN	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	229 BROADWAY ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	4965-963	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2100 COMMERCIAL

## Mailing Address:

CAMPBELL GAIL GRACE/MUELLER  
KENNETH  
762 S WATER ST  
MARINE CITY MI 48039

## Description:

LOT 10 EX THE E 32 FT THEREOF ALSO E 20 FT OF LOT 11 BLK 28 MAP OF THE VILL OF MARINE T3N R16E SEC 01

## Most Recent Sale Information

Sold on 06/20/2018 for 18,500 by DMD BROADWAY LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 4965-963

## Most Recent Permit Information

Permit PB180009 on 02/20/2018 for \$25,800 category Commercial, Add/Alter/Repair.

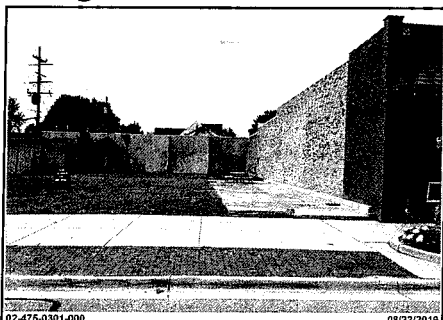
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	9,500	<b>2022 Taxable:</b>	7,706	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	9,500	<b>2021 Taxable:</b>	7,706	<b>Acreage:</b>	0.09
<b>Zoning:</b>		<b>Land Value:</b>	19,010	<b>Frontage:</b>	38.3
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	100.9

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:33 AM

<b>Parcel:</b>	02-475-0337-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	DUMARS STEVEN	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	S ELIZABETH ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>		<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		
<b>Mailing Address:</b>		<b>Description:</b>	
DUMARS STEVEN		LOT 7 BLK 30 MAP OF THE VILLAGE OF MARINE	
4410 KING RD			
EAST CHINA MI 48054			

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

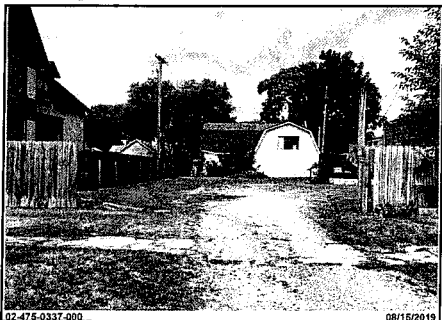
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	16,600	<b>2022 Taxable:</b>	4,953	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	16,400	<b>2021 Taxable:</b>	4,953	<b>Acreage:</b>	0.12
<b>Zoning:</b>		<b>Land Value:</b>	23,616	<b>Frontage:</b>	50.5
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	9,543	<b>Average Depth:</b>	100.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:33 AM

**Parcel:** 02-475-0360-000  
**Owner's Name:** PHELPS KENNETH JR/REBECCA  
**Property Address:** S WILLIAM ST  
MARINE CITY, MI 48039

**Current Class:** 202.COMMERCIAL-VACANT  
**Previous Class:** 202.COMMERCIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 2100 COMMERCIAL

**Liber/Page:**  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

## Mailing Address:

PHELPS KENNETH JR/REBECCA  
1183 WEST BLVD  
MARINE CITY MI 48039-1587

## Description:

LOT 7 EX S 15 FT, & N 7 FT OF S 15 FT OF W 90 FT OF LOT 7 ALSO LOT 8 EX N 75 FT & EX W 10 FT OF THE REMAINDER  
BLK 31 MAP OF THE VILLAGE OF MARINE T3N R16E SEC 01

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b> 17,800	<b>2022 Taxable:</b> 6,665	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 17,800	<b>2021 Taxable:</b> 6,665	<b>Acreage:</b> 0.17
<b>Zoning:</b>	<b>Land Value:</b> 35,695	<b>Frontage:</b> 103.8
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 72.7

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:33 AM

<b>Parcel:</b>	02-625-0018-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	MARINE CITY REAL ESTATE GROUP LLC	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5354-21	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Split:</b>	//	<b>MAP #</b>	MC 1243 B/C
<b>Public Impr.:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Topography:</b>	None	<b>Neighborhood:</b>	2100 COMMERCIAL
		<b>Created:</b>	//
		<b>Active:</b>	Active

## Mailing Address:

MARINE CITY REAL ESTATE GROUP LLC  
21631 OVERLAND COURT  
MACOMB MI 48044

## Description:

PART OF LOTS 1,3,5,7,9 & 11, BLK 3, & PART OF LOTS 2,4,6,8,10 & 12, BLK 4, & PART OF VACATED JEFFERSON AVE, PARKER & LESTER ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 3, ST CLAIR CO REGISTER OF DEEDS, DESCR AS FOLLOWS: COMM AT AN IRON PIPE AT S LINE OF PARKER & LESTER ADDITION, & THE E LINE OF PARKER ST (SAID PIPE BEING N 0D 48M 20S E 101.90' FROM THE N LINE OF WARD ST), TH N 0D 48M 20S E 365.80' ALG E LINE OF PARKER ST TO POB OF THIS DESCR; TH CONT N 0D 48M 20S E 100' ALG E LINE OF PARKER ST, TH S 89D 09M 10S E 348.09', TH S 0D 15M W 100', TH N 89D 09M 10S W 349.06' TO POB. T3N R16E SEC 1

## Most Recent Sale Information

Sold on 04/02/2021 for 0 by CURRIER CRAIG J & GIA M.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5354-21

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	52,400	<b>2022 Taxable:</b>	52,400	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	51,600	<b>2021 Taxable:</b>	36,295	<b>Acreage:</b>	0.80
<b>Zoning:</b>		<b>Land Value:</b>	76,158	<b>Frontage:</b>	100.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	28,567	<b>Average Depth:</b>	348.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:34 AM

<b>Parcel:</b>	02-625-0020-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	CITY OF MARINE CITY	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7M)
		<b>Prev. Taxable Status</b>	EXEMPT (211.7M)
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Liber/Page:</b>		<b>MAP #</b>	VAC
<b>Split:</b>	//	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	EXMPT EXEMPT PARCELS
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

CITY OF MARINE CITY  
303 S WATER  
MARINE CITY MI 48039

## Description:

LOTS 13 & 14 BLK 3 & LOTS 13 & 14 BLK 4 & LOT 12 S OF HIGH ST & LOT 37 N OF ST CLAIR AVE. PARKER AND LESTER  
DIVISION T3N R16E SEC 01

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

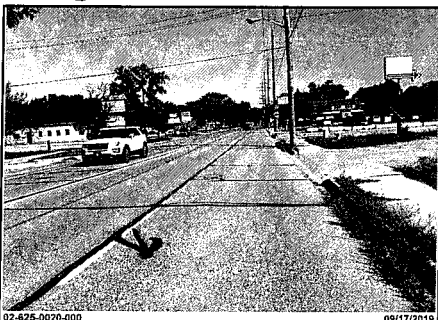
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	0	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:34 AM

<b>Parcel:</b>	02-725-0005-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	TENYER THOMAS P/NANCY C	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	BUTLER ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5207-204	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	<b>MAP #:</b>	MC 1363
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2100 COMMERCIAL

## Mailing Address:

TENYER THOMAS P/NANCY C  
5275 STARVILLE ROAD  
CHINA MI 48054

## Description:

LOTS 7, 10, 13, 16 & W 1/2 LOT 4 STURMER ADDITION TO THE CITY OF MARINE CITY, THE E 1/2 OF VAC ALLEY, AND THE VAC SECTION OF CSX RR PROPERTY (AS OF 1993)

## Most Recent Sale Information

Sold on 04/26/2018 for 0 by TENYER ROBERT JOSEPH/ROSEMARY J.

**Terms of Sale:** 09-FAMILY SALE

**Liber/Page:** 5207-204

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	42,600	<b>2022 Taxable:</b>	25,009	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	42,600	<b>2021 Taxable:</b>	25,009	<b>Acreage:</b>	0.65
<b>Zoning:</b>	R1	<b>Land Value:</b>	85,141	<b>Frontage:</b>	328.5
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	86.5

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:34 AM

<b>Parcel:</b>	02-750-0009-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	PELC BERNARD J & ANN M	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	PARKER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Libers/Page:</b>	3072-926	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Description:</b>			
	PELC BERNARD J & ANN M		
	51771 SHELBY RD		
	UTICA MI 48316-4149		
			LOT 9 SUPERVISORS BELL AVE PLAT T3N R16E SEC 01

## Most Recent Sale Information

Sold on 04/07/2004 for 0 by BACHLER MICHAEL G.

**Terms of Sale:** 03-ARM'S LENGTH

**Libers/Page:** 3072-926

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	11,400	<b>2022 Taxable:</b>	5,464	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	11,400	<b>2021 Taxable:</b>	5,464	<b>Acreage:</b>	0.14
<b>Zoning:</b>	R1	<b>Land Value:</b>	22,707	<b>Frontage:</b>	50.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	123.8

## Improvement Data

None

## Image



02-750-0009-000

09/19/2019



# Real Estate Summary Sheet

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

10/07/2021 8:35 AM

<b>Parcel:</b>	02-775-0012-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	CITY OF MARINE CITY	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	DEGURSE AVE MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7M)
<b>Liber/Page:</b>	2144-455	<b>Prev. Taxable Status</b>	EXEMPT (211.7M)
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	VAC BIKE TRAIL
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	EXMPT EXEMPT PARCELS

## Mailing Address:

CITY OF MARINE CITY  
303 S WATER  
MARINE CITY MI 48039

## Description:

THAT PART OF THE ABANDONED PH & D RR R/W LYING S OF N LINE OF SUPERVISOR'S CENTER STREET PLAT & N OF METROPOLIS STREET & CONTAINS 0.96 A SUPERVISOR'S CENTER STREET PLAT

## Most Recent Sale Information

Sold on 12/14/2000 for 0 by CSX TRANSPORTATION.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 2144-455

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	1.95
<b>Zoning:</b>		<b>Land Value:</b>	23,899	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	650.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:35 AM

<b>Parcel:</b>	02-800-0002-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	CITY OF MARINE CITY	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	N WILLIAM ST ROW MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7M)
		<b>Prev. Taxable Status</b>	EXEMPT (211.7M)
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	VAC
<b>Liber/Page:</b>		<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	EXMPT EXEMPT PARCELS
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

CITY OF MARINE CITY  
303 S WATER  
MARINE CITY MI 48039

## Description:

PART OF LOTS 1, 2, 3, 4 DESC AS COM N 14 DEG 18 MIN E 38.41 FT FROM NW COR OF MAPLE & WILLIAM ST. TH N 14 DEG 18 MIN E 419.30 FT, TH S 89 DEG 30 MIN E 67.95 FT, TH S 14 DEG 18 MIN W 385.01 FT, TH N 86 DEG 21 MIN W 67.16 FT TO BEG. SUPERVISOR S COTTRELL PLAT T3N R16E SEC 01

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	0	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:35 AM

<b>Parcel:</b>	02-850-0001-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	HARVEST TIME CHRISTIAN CHAPEL	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	KING RD MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7S)
<b>Public Impr.:</b>	None	<b>Prev. Taxable Status</b>	EXEMPT (211.7S)
<b>Topography:</b>	None	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Libers/Page:</b>	5377-663	<b>MAP #</b>	
<b>Split:</b>	//	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2100 COMMERCIAL
		<b>Created:</b>	//
		<b>Active:</b>	Active

## Mailing Address:

HARVEST TIME CHRISTIAN CHAPEL  
6385 KING RD  
MARINE CITY MI 48039

## Description:

LOT 1 SUPERVISORS ROBERTSON PLAT & VAC ROBERTSON ST ADJ

## Most Recent Sale Information

Sold on 06/08/2021 for 0 by D MICHAEL SERVICES LLC.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 5377-663

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	45,000	<b>2021 Taxable:</b>	36,184	<b>Acreage:</b>	3.42
<b>Zoning:</b>		<b>Land Value:</b>	90,093	<b>Frontage:</b>	255.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	583.9

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:36 AM

<b>Parcel:</b>	02-875-0001-002	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	ROSE WILLIAM FREDERICK/KANDY LEE	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	1242 S BELLE RIVER AVE MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5258-93	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	02/11/2019	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2100 COMMERCIAL

## Mailing Address:

ROSE WILLIAM FREDERICK/KANDY LEE  
8468 ANCHOR BAY DR  
CLAY TOWNSHIP MI 48001

## Description:

PART OF LOT 1 DESC AS: BEG N 89D 32M 05S E 300' FROM SW COR OF LOT 1, TH N 89D 32M 05S E 77.82', TH N 18D 34M 29S E 131.10', TH S 71D 00M 08S E 148.63', TH N 18D 32M 58S E 229.56', TH S 89D 54M W 335.46', TH S 00D 27M 41S E 293.55' TO BEG SUPERVISOR'S WONSEY PLAT AS RECORDED IN LIBER 53 PG 61 ST CLAIR COUNTY RECORDS SPLIT/COMBINED ON 02/11/2019 FROM 02-875-0001-001

## Most Recent Sale Information

Sold on 09/08/2020 for 135,000 by THOMAS PATRICK JOHN/KEVIN LEO.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5258-93

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	47,300	<b>2022 Taxable:</b>	47,300	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	47,300	<b>2021 Taxable:</b>	47,300	<b>Acreage:</b>	1.56
<b>Zoning:</b>		<b>Land Value:</b>	94,606	<b>Frontage:</b>	229.6
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	296.0

## Improvement Data

None

## Image



02-875-0001-002

09/23/2019

# Real Estate Summary Sheet

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

10/07/2021 8:36 AM

<b>Parcel:</b>	02-875-0001-020	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	ROSE WILLIAM FREDERICK/KANDY LEE	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	1257 S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>	5258-93	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	02/11/2019	<b>Neighborhood:</b>	2100 COMMERCIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

ROSE WILLIAM FREDERICK/KANDY LEE  
8468 ANCHOR BAY DR  
CLAY TOWNSHIP MI 48001

## Description:

PART OF LOT 1 DESC AS: BEG AT SW COR OF LOT 1, TH N 00D 27M 41S W 150.50', TH N 89D 54M 00S E 300', TH S 00D 27M 41S E 148.55', TH S 89D 32M 05S W 300' TO BEG SUPERVISOR'S WONSEY PLAT AS RECORDED IN LIBER 53 OF PLATS PG 61 ST CLAIR COUNTY REGISTER OF DEEDS  
SPLIT/COMBINED ON 02/11/2019 FROM 02-875-0001-001;

## Most Recent Sale Information

Sold on 09/08/2020 for 135,000 by THOMAS PATRICK JOHN/KEVIN LEO.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5258-93

## Most Recent Permit Information

Permit PB190048 on 06/24/2019 for \$0 category TEMPORARY SIGNAGE.

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	42,500	<b>2022 Taxable:</b>	42,500	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	42,500	<b>2021 Taxable:</b>	42,500	<b>Acreage:</b>	1.04
<b>Zoning:</b>		<b>Land Value:</b>	84,927	<b>Frontage:</b>	150.5
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	300.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:37 AM

<b>Parcel:</b>	02-875-0020-100	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	STATE OF MICHIGAN	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7L)
		<b>Prev. Taxable Status</b>	EXEMPT (211.7L)
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>		<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	EXMPT EXEMPT PARCELS
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

STATE OF MICHIGAN  
D.O.T.  
LANSING MI 48913-0001

## Description:

BEG AT SW COR OF LOT 16, SUPV S WONSEY PLAT, TH NLY ALG W LOT LINE 10', TH SELY TO A PTE ON S LOT LINE 10' E OF SW LOT COR, TH WLY ALG S LOT LINE 10' TO POB. T3N R16E SEC 12

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	1,291	<b>Frontage:</b>	10.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	10.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:37 AM

<b>Parcel:</b>	02-875-0036-100	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	STATE OF MICHIGAN	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7L)
		<b>Prev. Taxable Status</b>	EXEMPT (211.7L)
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Librer/Page:</b>		<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	EXMPT EXEMPT PARCELS
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		
<b>Mailing Address:</b>	STATE OF MICHIGAN	<b>Description:</b>	THAT PART OF LOT 32, SUPV S WONSEY PLAT DESC AS BEG AT NE COR OF LOT 32, TH SLY ALG E LOT LINE 15', TH NWLY TO A PTE ON THE N LOT LINE 15' W OF SAID NE COR, TH ELY ALG SAID N LOT LINE 15' TO POB T3N R16E SEC 12

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	0	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 8:37 AM

<b>Parcel:</b>	02-875-0051-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	STATE OF MICHIGAN DNR	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	1771 S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #:</b>	MC 1482 A
<b>Liber/Page:</b>		<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	4104 ST CLAIR RIVER
		<b>Created:</b>	//
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb	<b>Active:</b>	Active
<b>Topography:</b>	None		

## Mailing Address:

STATE OF MICHIGAN DNR  
MICHIGAN DEPT OF NATURAL  
RESOURCES  
OFFICE OF FINANCIAL SERVICES  
PO BOX 30448  
LANSING MI 48909-7948

## Description:

PART OF LOT 45, BEG ON W LINE S 24 DEG 33 MIN W 441.53 FT FROM NW COR, TH S 74 DEG 14 MIN E 570.37 FT TO E LINE TH S 25 DEG 36 MIN W 69.04 FT, TH N 60 DEG 50 MIN W 40 FT, TH S 52 DEG 43 MIN W 409.35 FT, TH N 74 DEG 14 MIN W 333.21 FT TO W LINE, TH N 24 DEG 33 MIN E ON W LINE 390.4 FT TO BEG. SUPERVISOR S WONSEY PLAT T3N R16E SEC 01

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	553,400	<b>2022 Taxable:</b>	477,614	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	553,400	<b>2021 Taxable:</b>	477,614	<b>Acreage:</b>	4.51
<b>Zoning:</b>	R1	<b>Land Value:</b>	0	<b>Frontage:</b>	434.4
<b>PRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	132,674	<b>Average Depth:</b>	451.8

## Improvement Data

# of Commercial Buildings: 1  
Type: Clubhouses  
Desc:  
Class: C  
Quality: Average  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 1,000  
Sale Price/Floor Area: 0.00  
Estimated TCV: 70,779  
Cmts:

## Image





# Real Estate Summary Sheet

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

10/07/2021 8:38 AM

<b>Parcel:</b>	02-900-0003-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	ROSE WILLIAM/KANDY	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	CHARTIER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Libers/Page:</b>	5242-285	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2100 COMMERCIAL

## Mailing Address:

ROSE WILLIAM/KANDY  
8468 ANCHOR BAY DRIVE  
CLAY TOWNSHIP MI 48001

## Description:

LOT 6 SUPERVISOR CLEMENT ZOBL'S PLAT NO. 1

## Most Recent Sale Information

Sold on 09/11/2020 for 0 by DUNN MARILYN D.

**Terms of Sale:** 03-ARM'S LENGTH

**Libers/Page:** 5242-285

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	14,100	<b>2022 Taxable:</b>	14,100	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	14,100	<b>2021 Taxable:</b>	14,100	<b>Acreage:</b>	0.15
<b>Zoning:</b>		<b>Land Value:</b>	28,210	<b>Frontage:</b>	63.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	100.0

## Improvement Data

None

## Image



02-900-0003-000

08/22/2019

# Real Estate Summary Sheet

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

10/07/2021 8:38 AM

<b>Parcel:</b>	02-925-0069-000	<b>Current Class:</b>	202.COMMERCIAL-VACANT
<b>Owner's Name:</b>	SEAWAY COMMUNITY BANK	<b>Previous Class:</b>	202.COMMERCIAL-VACANT
<b>Property Address:</b>	KING RD MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	3645-937	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	2100 COMMERCIAL

## Mailing Address:

SEAWAY COMMUNITY BANK  
NORTHSTAR BANK  
1960 FRED MOORE HWY  
ST CLAIR MI 48079

## Description:

LOTS 5 & 6 EXC S 10.5' THEREOF & ALL OF LOTS 7 TO 22 BLK 7, LOTS 7 TO 9 BLK 8 EXC THAT PART S OF A A LINE, BEG N346'5"W 130' FROM SE COR OF LOT 1 BLK 8, TH W 250.4', LOTS 1 TO 10 BLK 9 OWNED AND OCC AS ONE PARCEL EXC ROAD R/W & VAC NORTH & SOUTH STREETS ADJ & VAC 10TH ST EXC 1/2 OF THAT PART ADJ TO LOT 4 BLK 7 A.G. WESTBROOK'S ADDITON NO. 2 TO THE VILLAGE OF MARINE CITY

## Most Recent Sale Information

Sold on 11/02/2006 for 416,000 by LANDMARK FINANCIAL GROUP LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 3645-937

## Most Recent Permit Information

None Found

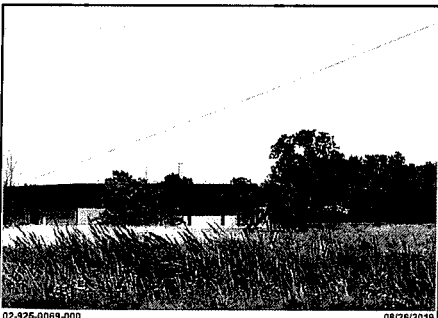
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	181,600	<b>2022 Taxable:</b>	133,414	<b>Lot Dimensions:</b>	AVG DEPTH
<b>2021 S.E.V.:</b>	181,600	<b>2021 Taxable:</b>	133,414	<b>Acreage:</b>	4.60
<b>Zoning:</b>		<b>Land Value:</b>	363,243	<b>Frontage:</b>	450.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	445.6

## Improvement Data

None

## Image



**INDUSTRIAL VACANT ASSESSING REPORT (AS OF 09/27/2021)**  
**VACANT PARCELS NOT EMPTY BUILDINGS**

OWNER'S NAME	PARCEL NUMBER	PROPERTY ADDRESS	NOTES
DRUMMOND INVESTMENTS	02-001-1006-000	DEGURSE	
DTE ELECTRIC	02-001-2024-000	N MARY ST	
KLOEFFLER PROPERTIES	02-001-2030-002	DEGURSE	
KLOEFFLER PROPERTIES	02-001-2030-200	DEGURSE	
BEINDIT INVESTMENTS	02-002-2000-101	KING RD	
BEINDIT INVESTMENTS	02-002-2000-110	KING RD	
KBE HOIST & FABRICATION	02-002-2012-000	S PLANK RD	
KING ROAD PROPERTIES	02-002-2040-000	MARINE CITY HWY	
KING ROAD PROPERTIES	02-002-2050-000	MARINE CITY HWY	
KING ROAD PROPERTIES	02-002-2060-000	KING RD	
MARROCCO ANTHONY TRUST	02-002-2070-001	INDUSTRIAL WAY	
KBE HOIST & FABRICATION	02-002-2072-000	INDUSTRIAL WAY	
KBE HOIST & FABRICATION	02-002-2073-000	INDUSTRIAL WAY	
KBE HOIST & FABRICATION	02-002-2074-000	INDUSTRIAL WAY	
KBE HOIST & FABRICATION	02-002-2075-000	S PLANK RD	
ERICKSON HOLDINGS	02-002-3011-100	KING RD	
KING ROAD RENTAL	02-002-3011-310	KING RD	
SHARROW MELVIN	02-011-4001-000	PARKER ST	
SHARROW MELVIN	02-011-4002-000	S PARKER ST	
CITY OF MARINE CITY	02-012-3003-000	PARKER ST	
CHESTERFIELD VENTURE	02-012-3004-000	S PARKER ST	
INDIAN HEAD INDUSTRIES	02-625-0024-000	600 WARD ST	
CITY OF MARINE CITY	02-625-0026-000	DEGURSE	
STATE OF MICHIGAN	02-875-0009-100	S PARKER ST	
IKERA JOHN	02-875-0014-000	1300 S BELLE RIVER AVE	
LEVY INDIANA	02-875-0015-000	S BELLE RIVER AVE	
LEVY INDIANA	02-875-0016-000	S BELLE RIVER AVE	



County: ST. CLAIR Unit: CITY OF MARINE CITY

Owner's Name	Parcel Number	2021 March S.E.V.	BOR Taxable	Class	Zone	Property Address	PRE %	Tran%
DRUMMOND INVESTMENTS LLC	02-001-1006-000	43,300	43,300	302		DEGURSE AVE	0.000	0.00
DTE ELECTRIC COMPANY	02-001-2024-000	14,100	4,354	302		N MARY ST	0.000	0.00
KLOEFFLER PROPERTIES LLC	02-001-2030-002	43,200	33,890	302		DEGURSE AVE	0.000	0.00
KLOEFFLER PROPERTIES LLC	02-001-2030-200	18,500	18,500	302		DEGURSE AVE	0.000	0.00
BEINDIT INVESTMENTS LLC	02-002-2000-101	40,800	17,178	302		KING RD	0.000	0.00
BEINDIT INVESTMENTS LLC	02-002-2000-110	40,800	17,177	302		KING RD	0.000	0.00
KBE HOIST & FABRICATION INC	02-002-2012-000	82,400	18,039	302		S PLANK RD	0.000	0.00
KING ROAD PROPERTIES	02-002-2040-000	43,100	28,011	302		MARINE CITY HWY	0.000	0.00
KING ROAD PROPERTIES	02-002-2050-000	8,000	5,832	302		MARINE CITY HWY	0.000	0.00
KING ROAD PROPERTIES	02-002-2060-000	52,100	31,609	302		KING RD	0.000	0.00
MARROCCO ANTHONY REV LIV TRUST	02-002-2070-001	28,900	21,279	302		INDUSTRIAL WAY	0.000	0.00
KBE HOIST & FABRICATION INC	02-002-2072-000	50,700	3,387	302		INDUSTRIAL WAY	0.000	0.00
KBE HOIST & FABRICATION INC	02-002-2073-000	50,700	3,387	302		INDUSTRIAL WAY	0.000	0.00
KBE HOIST & FABRICATION INC	02-002-2074-000	50,700	3,387	302		INDUSTRIAL WAY	0.000	0.00
KBE HOIST & FABRICATION INC	02-002-2075-000	83,500	18,039	302	R2	S PLANK RD	0.000	0.00
ERICKSON HOLDINGS INC	02-002-3011-100	62,000	45,478	302		KING RD	0.000	0.00
KING ROAD RENTAL LLC	02-002-3011-310	103,700	44,884	302		KING RD VL	0.000	0.00
SHARROW MELVIN N	02-011-4001-000	162,000	156,301	302		PARKER ST	0.000	0.00
SHARROW MELVIN N	02-011-4002-000	54,500	54,500	302	R1	S PARKER ST	0.000	0.00
CITY OF MARINE CITY	02-012-3003-000	0	0	302		PARKER ST	0.000	0.00
CHESTERFIELD VENTURE L.L.C.	02-012-3004-000	74,600	74,600	302		S PARKER ST	0.000	0.00
INDIAN HEAD INDUSTRIES	02-625-0024-000	161,400	118,506	302		600 WARD ST	0.000	0.00
CITY OF MARINE CITY	02-625-0026-000	0	0	302	R1	DEGURSE AVE	0.000	0.00
STATE OF MICHIGAN	02-875-0009-100	0	0	302		S PARKER ST	0.000	0.00
IKERA JOHN	02-875-0014-000	11,400	11,400	302		1300 S BELLE RIVER AVE	0.000	0.00
LEVY INDIANA SLAG CO	02-875-0015-000	5,300	5,300	302		S BELLE RIVER AVE	0.000	0.00
LEVY INDIANA SLAG CO	02-875-0016-000	4,900	4,900	302		S BELLE RIVER AVE	0.000	0.00
LEVY INDIANA SLAG CO	02-875-0027-000	155,000	155,000	302		S PARKER ST	0.000	0.00
LEVY INDIANA SLAG CO	02-875-0028-000	28,900	28,900	302		S PARKER ST	0.000	0.00
BROWN R SIDNEY	02-875-0032-000	13,700	12,423	302		ALGER ST	0.000	0.00
KLINGLER HOLDINGS LLC	02-875-0034-100	30,700	30,700	302		1340 S PARKER ST	0.000	0.00
BISCORNER HELEN J REV LIVING T	02-875-0042-000	14,200	11,321	302		ALGER ST	0.000	0.00
SEMCO ENERGY, INC.	02-875-0047-000	1,900	1,900	302		ALGER ST	100.000	0.00
MIDWEST FIBERGLAS FABRICATORS	02-875-0049-100	23,800	22,342	302		S PARKER ST	0.000	0.00
CITY OF MARINE CITY-SEWAGE TRE	02-875-0050-000	0	0	302	R1	1696 S PARKER ST	0.000	0.00
DETROIT BULK STORAGE INC	02-875-0052-100	110,000	110,000	302		S PARKER ST	0.000	0.00
THEUT FAMILY LMT'D PARTNERSHIP	02-875-0074-000	20,900	20,900	302	R1	S PARKER ST	0.000	0.00
THEUT FAMILY LMT'D PARTNERSHIP	02-875-0076-000	5,000	5,000	302	R1	S PARKER ST	0.000	0.00
THEUT FAMILY LMT'D PARTNERSHIP	02-875-0078-000	5,900	5,900	302	R1	S PARKER ST	0.000	0.00

Totals for all Parcels: Count= 39, S.E.V.= 1,700,600, Taxable= 1,187,624

# Real Estate Summary Sheet

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

10/07/2021 10:09 AM

**Parcel:** 02-001-1006-000  
**Owner's Name:** DRUMMOND INVESTMENTS LLC  
**Property Address:** DEGURSE AVE  
MARINE CITY, MI 48039  
**Liber/Page:** 1948/842  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

**Mailing Address:**

DRUMMOND INVESTMENTS LLC  
P.O. BOX 100  
MARINE CITY MI 48039-1526

**Description:**

BEG S 87D 20M E 1697.08' FROM NW SEC COR, TH S 87D 20M E 592.91' TO W LINE OF PH & D RR R.O.W. TH S 7D 25M W 793.48' TO CL OF DEGURSE RD TH N 82D 44M 20S W 539.38', TH N 3D 28M E 747.62' TO BEG, EX S LY 30' FOR RD & EX W 300' OF S 430', MEAS FROM C.L. OF RD T3N R16E SEC 1

## Most Recent Sale Information

Sold on 09/09/1999 for 0 by BROWN THOMAS/SUSAN.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1948/842

## Most Recent Permit Information

None Found

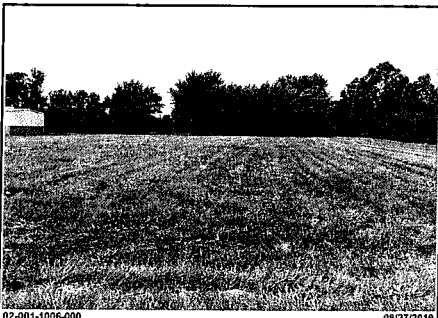
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 43,300	<b>2022 Taxable:</b> 43,300	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 43,300	<b>2021 Taxable:</b> 43,300	<b>Acreage:</b> 6.40
<b>Zoning:</b>	<b>Land Value:</b> 86,641	<b>Frontage:</b> 539.4
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 516.8

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:09 AM

**Parcel:** 02-001-2024-000  
**Owner's Name:** DTE ELECTRIC COMPANY  
**Property Address:** N MARY ST  
MARINE CITY, MI 48039

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:** MC 815 M  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

**Liber/Page:** / /  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Created:** / /  
**Active:** Active

**Mailing Address:**

DTE ELECTRIC COMPANY  
PROPERTY TAX  
PO BOX 33017  
DETROIT MI 48232

**Description:**

N33' OF ALL THAT PART OF FRAC SECTION 1 LYING W OF DUR R/W & E OF W LINE OF E SHORE PARK LANE EXT'D SOUTH  
FRAC SECTION 1 T3N R16E 0.308 A

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b> 14,100	<b>2022 Taxable:</b> 4,354	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 14,100	<b>2021 Taxable:</b> 4,354	<b>Acreage:</b> 0.28
<b>Zoning:</b>	<b>Land Value:</b> 28,127	<b>Frontage:</b> 33.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 373.0

## Improvement Data

None

## Image



02-001-2024-000

09/23/2019

# Real Estate Summary Sheet

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

10/07/2021 10:10 AM

**Parcel:** 02-001-2030-002  
**Owner's Name:** KLOEFFLER PROPERTIES LLC  
**Property Address:** DEGURSE AVE  
MARINE CITY, MI 48039

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

**Liber/Page:** 5352-368  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None  
**Created:** / /  
**Active:** Active

## Mailing Address:

KLOEFFLER PROPERTIES LLC  
6033 KING RD  
MARINE CITY MI 48039-1403

## Description:

BEG ON N SEC LINE S 87 DEG 20 MIN E, 933.03 FT FROM NW SEC COR, TH S 87 DEG 20 MIN E, 387 FT, TH S 3 DEG 28 MIN W, 717.35 FT, TH N 82 DEG 44 MIN 20 SECONDS W, 243.81 FT TH N 3 DEG 28 MIN E, 321.44 FT, TH N 87 DEG 20 MIN W, 143.7 FT, TH N 3 DEG 28 MIN E, 376.43 FT TO POB. 5.2 A FRAC SEC 1 T3N R16E

## Most Recent Sale Information

Sold on 02/02/2021 for 0 by KLOEFFLER WILLIAM & GAIL.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 5352-368

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2022 S.E.V.:** 43,200

**2022 Taxable:** 33,890

### Lot Dimensions:

**2021 S.E.V.:** 43,200

**2021 Taxable:** 33,890

**Acreage:** 5.20

**Zoning:**

**Land Value:** 86,413

**Frontage:** 321.4

**PRE:** 0.000

**Land Impr. Value:** 0

**Average Depth:** 674.9

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

10/07/2021 10:10 AM

**Parcel:** 02-001-2030-200  
**Owner's Name:** KLOEFFLER PROPERTIES LLC  
**Property Address:** DEGURSE AVE  
MARINE CITY, MI 48039  
**Liber/Page:** 5352-368  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:** MC 1616 D2  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

## Mailing Address:

KLOEFFLER PROPERTIES LLC  
6033 KING RD  
MARINE CITY MI 48039-1403

## Description:

COMM AT NW COR OF SEC 1, TH S 3DEG 28M W 318.85' ALG W LINE OF SAID SEC 1 (KING RD) TO C/L OF DEGURSE AVE TH S 67DEG 21M 32S E 502.83' ALG SAID C/L. TH S 3DEG 28M W 45.53' TO POB, TH CONT S 3DEG 28M W 465.8', TH S 84DEG 34M 09S E 142', TH N 3DEG 28M E 421.32', TH N 67DEG 21M 32S W 150.24' ALG S'LY LINE OF DEGURSE AVE TO POB SEC 1 T3N R16E 1.44 A

## Most Recent Sale Information

Sold on 02/02/2021 for 0 by KLOEFFLER WILLIAM & GAIL.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 5352-368

## Most Recent Permit Information

None Found

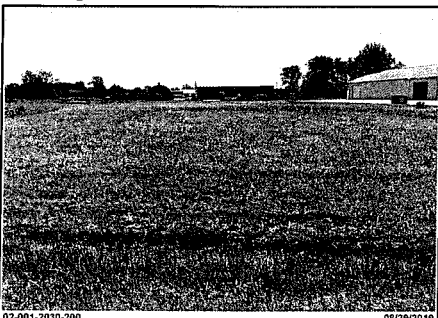
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 18,500	<b>2022 Taxable:</b> 18,500	<b>Lot Dimensions:</b> ACT FF/AVG DEPTH
<b>2021 S.E.V.:</b> 18,500	<b>2021 Taxable:</b> 18,500	<b>Acreage:</b> 1.44
<b>Zoning:</b>	<b>Land Value:</b> 36,987	<b>Frontage:</b> 150.2
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 417.5

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:11 AM

<b>Parcel:</b>	02-002-2000-110	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	BEINDIT INVESTMENTS LLC	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	KING RD MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Liber/Page:</b>	5142-891	<b>MAP #</b>	
<b>Split:</b>	10/14/2020	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

BEINDIT INVESTMENTS LLC  
6215 KING ROAD  
MARINE CITY MI 48039

## Description:

BEG S 03D 36M 12S E 1744.49' FROM NE SEC COR, TH S 03D 36M 12S E 389.18', TH S 85D 24M 48S W 671.86', TH N 03D 34M 27S W 389.32', TH N 85D 25M 30S E 671.66' TO BEG SECTION 2 T3N R16E 6A  
SPLIT/COMBINED ON 10/14/2020 FROM 02-002-2000-100;

## Most Recent Sale Information

Sold on 01/10/2020 for 75,000 by SMITH KEITH H REV LIVING TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5142-891

## Most Recent Permit Information

None Found

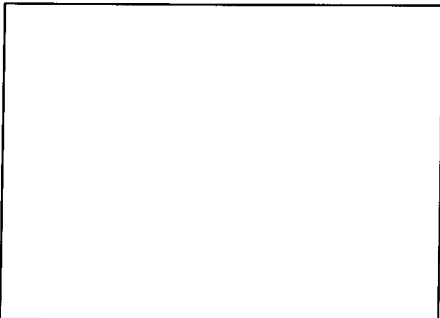
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	40,800	<b>2022 Taxable:</b>	17,177	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	40,800	<b>2021 Taxable:</b>	17,177	<b>Acreage:</b>	6.00
<b>Zoning:</b>		<b>Land Value:</b>	81,515	<b>Frontage:</b>	389.2
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	671.6

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:11 AM

**Parcel:** 02-002-2012-000  
**Owner's Name:** KBE HOIST & FABRICATION INC  
**Property Address:** S PLANK RD  
MARINE CITY, MI 48039  
**Liber/Page:** 5346-32  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

## Mailing Address:

KBE HOIST & FABRICATION INC  
51537 INDUSTRIAL DR  
NEW BALTIMORE MI 48047

## Description:

SEC 2, W 1/2 OF E 1/2 OF SW 1/4 OF NE 1/4 EXCLUDING THAT PORTION FOR PLANK ROAD ROW T3N, R16E. 10 ACRES  
NET ACREAGE IS 9.75

## Most Recent Sale Information

Sold on 03/16/2021 for 190,000 by HAMILTON J M TRUST & DEBORAH TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5346-32

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b> 82,400	<b>2022 Taxable:</b> 82,400	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 82,400	<b>2021 Taxable:</b> 18,039	<b>Acreage:</b> 9.75
<b>Zoning:</b>	<b>Land Value:</b> 164,826	<b>Frontage:</b> 330.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 1,287.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:17 AM

<b>Parcel:</b>	02-002-2040-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	KING ROAD PROPERTIES	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	MARINE CITY HWY MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2985-238	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL

## Mailing Address:

KING ROAD PROPERTIES  
7901 COLONY DR  
CLAY TWP MI 48001

## Description:

BEG AT A PTE DIST N 87 51' W 510.95' FROM NE COR OF SEC 2, TH CONT N 87 51' W 713.24' ALG N LINE OF SEC 2, TH S 03 30' W 510.0', TH N 87 51' W 100.0', TH S 03 30' W 163.7', TH S 87 41' E 831.7', TH N 03 28' E 676.12' TO POB, CONT 11.71 A MORE OR LESS & RESERVING ALL EASEMENTS OF RECORD. T3N R16E SEC 2

## Most Recent Sale Information

Sold on 08/29/2003 for 0 by FISHER-INSLEY CORPORATION.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 2985-238

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	43,100	<b>2022 Taxable:</b>	28,011	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	43,100	<b>2021 Taxable:</b>	28,011	<b>Acreage:</b>	11.44
<b>Zoning:</b>		<b>Land Value:</b>	86,228	<b>Frontage:</b>	813.2
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	612.9

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:18 AM

<b>Parcel:</b>	02-002-2050-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	KING ROAD PROPERTIES	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	MARINE CITY HWY MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Libers/Page:</b>	2985-238	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL

## Mailing Address:

KING ROAD PROPERTIES  
7901 COLONY DR  
CLAY TWP MI 48001

## Description:

BEG AT A PTE DIST N 87 51' W 1242.19' FROM NE COR OF SEC 2, TH CONT N 87 51' W 100' ALG N LINE OF SEC 2 (MARINE CITY HWY), TH S 03 30' 30" W 510', TH S 87 51' E 100', TH N 03 30' 30" E 510' TO POB, CONT 1.17 A, MORE OR LESS & RESERVING ALL EASEMENTS OF RECORD. T3N R16E SEC 2

## Most Recent Sale Information

Sold on 08/29/2003 for 0 by FISHER-INSLEY CORPORATION.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 2985-238

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	8,000	<b>2022 Taxable:</b>	5,832	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	8,000	<b>2021 Taxable:</b>	5,832	<b>Acreage:</b>	1.17
<b>Zoning:</b>		<b>Land Value:</b>	15,969	<b>Frontage:</b>	100.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	510.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:18 AM

<b>Parcel:</b>	02-002-2060-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	KING ROAD PROPERTIES	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	KING RD MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2985-238	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	MC 1660 I
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL

## Mailing Address:

KING ROAD PROPERTIES  
7901 COLONY DR  
ALGONAC MI 48001

## Description:

BEG AT A PTE DIST S 03 28' W 961.90' FROM N COR OF SEC 2, TH N 87 51' W 510.95', TH N 03 28' E 285.78', TH N 87 41' W 831.70', TH S 03 30' 30" W 673.7', TH S 87 31' E 832.15', TH N 03 28' E 298', TH S 87 31' E 510.95' TO A PTE ON E LINE OF SAID SEC 2, TH N 03 28' E 95.32' ALG SEC LINE (KING RD) TO POB CONT 13.98 A, MORE OR LESS & RESERVING ALL EASEMENTS OF RECORD. T3N R16E SEC 2

## Most Recent Sale Information

Sold on 08/29/2003 for 0 by FISHER-INSLEY CORPORATION.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 2985-238

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	52,100	<b>2022 Taxable:</b>	31,609	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	52,100	<b>2021 Taxable:</b>	31,609	<b>Acreage:</b>	13.98
<b>Zoning:</b>		<b>Land Value:</b>	104,203	<b>Frontage:</b>	832.2
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	731.9

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:19 AM

<b>Parcel:</b>	02-002-2070-001	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	MARROCCO ANTHONY REV LIV TRUST	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	INDUSTRIAL WAY MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Libers/Page:</b>	3897-856	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL

## Mailing Address:

MARROCCO ANTHONY REV LIV TRUST  
16801 31 MILE RD  
RAY MI 48096

## Description:

SE1/4 OF NE 1/4 LYING W OF A LINE BEG S 90D W 1013.11' OF E 1/4 COR, TH N 0D 41M 49S E 1349.29' EXC THAT PART S OF A LINE BEG S 90D W 1013.11' & N 0D 41M 49S W 362.29' FROM E 1/4 COR, TH S 89D 40M 14S W 331.05' SECTION 2 T3N R16E 7.5 ACRES SPLIT ON 1/14/08 FROM 02-002-2070-000;

## Most Recent Sale Information

Sold on 12/01/2008 for 45,000 by BREN DEVELOPMENT LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Libers/Page:** 3897-856

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2022 S.E.V.:** 28,900

**2022 Taxable:** 21,279

**Lot Dimensions:**

**2021 S.E.V.:** 28,900

**2021 Taxable:** 21,279

**Acreage:** 7.50

**Zoning:**

**Land Value:** 57,875

**Frontage:** 331.1

**PRE:** 0.000

**Land Impr. Value:** 0

**Average Depth:** 986.7

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:19 AM

**Parcel:** 02-002-2072-000  
**Owner's Name:** KBE HOIST & FABRICATION INC  
**Property Address:** INDUSTRIAL WAY  
MARINE CITY, MI 48039  
**Liber/Page:** 5346-32  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:** MC 1660 H2  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

## Mailing Address:

KBE HOIST & FABRICATION INC  
51537 INDUSTRIAL DR  
NEW BALTIMORE MI 48047

## Description:

BEG S 90D W 672.07' & N 0D 40M 8S E 364.24' FROM E 1/4 COR, TH S 89D 40M 14S W 340.87', TH N 0D 41M 49S E 329', TH N 89D 40M 14S E 340.71', TH S 0D 40M 8S W 329' TO BEG SECTION 2 T3N R16E 2.57 A

## Most Recent Sale Information

Sold on 03/16/2021 for 190,000 by HAMILTON J M TRUST & DEBORAH TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5346-32

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2022 S.E.V.:** 50,700

**2022 Taxable:** 50,700

**Lot Dimensions:**

**2021 S.E.V.:** 50,700

**2021 Taxable:** 3,387

**Acreage:** 2.57

**Zoning:**

**Land Value:** 101,415

**Frontage:** 329.0

**PRE:** 0.000

**Land Impr. Value:** 0

**Average Depth:** 340.0

## Improvement Data

None

## Image



02-002-2072-000

08/27/2019



# Real Estate Summary Sheet

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

10/07/2021 10:19 AM

**Parcel:** 02-002-2073-000  
**Owner's Name:** KBE HOIST & FABRICATION INC  
**Property Address:** INDUSTRIAL WAY  
MARINE CITY, MI 48039  
**Liber/Page:** 5346-32  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:** MC 1660 H3  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

## Mailing Address:

KBE HOIST & FABRICATION INC  
51537 INDUSTRIAL DR  
NEW BALTIMORE MI 48047

## Description:

BEG S 90D W 672.07' & N 0D 40M 8S E 693.24' FROM E 1/4 COR, TH S 89D 40M 14S W 340.71', TH N 0D 41M 49S E 329', TH N 89D 40M 14S E 340.54', TH S 0D 40M 8S W 329' TO BEG SECTION 2 T3N R16E 2.57 A

## Most Recent Sale Information

Sold on 03/16/2021 for 190,000 by HAMILTON J M TRUST & DEBORAH TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5346-32

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2022 S.E.V.:** 50,700

**2022 Taxable:** 50,700

**Lot Dimensions:**

**2021 S.E.V.:** 50,700

**2021 Taxable:** 3,387

**Acreage:** 2.57

**Zoning:**

**Land Value:** 101,415

**Frontage:** 329.0

**PRE:** 0.000

**Land Impr. Value:** 0

**Average Depth:** 340.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:20 AM

**Parcel:** 02-002-2074-000  
**Owner's Name:** KBE HOIST & FABRICATION INC  
**Property Address:** INDUSTRIAL WAY  
MARINE CITY, MI 48039  
**Liber/Page:** 5346-32  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:** MC 1660 H4  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

## Mailing Address:

KBE HOIST & FABRICATION INC  
51537 INDUSTRIAL DR  
NEW BALTIMORE MI 48047

## Description:

BEG S 90D W 672.07' & N 0D 40M 8S E 1022.24' FROM E 1/4 COR, TH S 89D 40M 14S W 340.54', TH N 0D 41M 49S E 329', TH N 89D 40M 14S E 340.4', TH S 0D 40M 8S W 329' TO BEG SECTION 2 T3N R16E 2.57 A

## Most Recent Sale Information

Sold on 03/16/2021 for 190,000 by HAMILTON J M TRUST & DEBORAH TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5346-32

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2022 S.E.V.:** 50,700

**2022 Taxable:** 50,700

**Lot Dimensions:**

**2021 S.E.V.:** 50,700

**2021 Taxable:** 3,387

**Acreage:** 2.57

**Zoning:**

**Land Value:** 101,415

**Frontage:** 329.0

**PRE:** 0.000

**Land Impr. Value:** 0

**Average Depth:** 340.0

## Improvement Data

None

## Image



02-002-2074-000

08/27/2019

# Real Estate Summary Sheet

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

10/07/2021 10:20 AM

**Parcel:** 02-002-3011-100  
**Owner's Name:** ERICKSON HOLDINGS INC  
**Property Address:** KING RD  
MARINE CITY, MI 48039

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

**Liber/Page:** 4781-180  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Created:** / /  
**Active:** Active

## Mailing Address:

ERICKSON HOLDINGS INC  
6317 KING ROAD  
MARINE CITY MI 48039

## Description:

PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 07/31/2017. BEG S 00D 19M 30S E 962.70 FT & S 89D 09M 06S W 100 FT FROM E 1/4 COR SEC 2, TH S 00D 19M 30S E 400.00 FT; TH N 88D 23M 30S W 585.40 FT; TH N 00D 17M 28S W 400 FT; TH S 88D 23M 33S E 585.16 FT TO POB T3N R16E 5.37 A

## Most Recent Sale Information

Sold on 12/14/2016 for 75,000 by SOULEMAN ENTERPRISES LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 4781-180

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2022 S.E.V.:** 62,000

**2022 Taxable:** 45,478

### Lot Dimensions:

**2021 S.E.V.:** 62,000

**2021 Taxable:** 45,478

**Acreage:** 5.37

**Zoning:**

**Land Value:** 123,951

**Frontage:** 400.0

**PRE:** 0.000

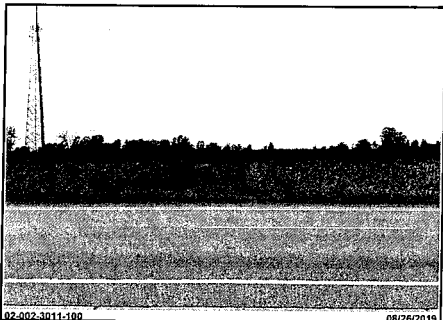
**Land Impr. Value:** 0

**Average Depth:** 535.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:21 AM

<b>Parcel:</b>	02-002-3011-310	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	KING ROAD RENTAL LLC	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	KING RD VL MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	4616-47	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	06/03/2020	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL

## Mailing Address:

KING ROAD RENTAL LLC  
PO BOX 7  
NEW BALTIMORE MI 48047-0007

## Description:

Split/Combined on 06/03/2020 from 02-002-3011-300;

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

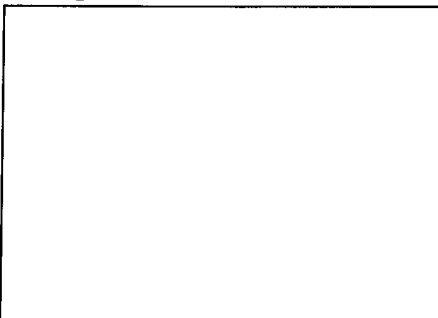
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	103,700	<b>2022 Taxable:</b>	44,884	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	103,700	<b>2021 Taxable:</b>	44,884	<b>Acreage:</b>	4.00
<b>Zoning:</b>		<b>Land Value:</b>	207,326	<b>Frontage:</b>	310.5
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	561.1

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:21 AM

<b>Parcel:</b>	02-011-4001-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	SHARROW MELVIN N	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	PARKER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>		<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

SHARROW MELVIN N  
800 S WATER ST  
MARINE CITY MI 48039

## Description:

BEG AT INT/SEC OF N LINE PC 598 & E LINE SEC 11, TH N 0 DEG 24 MIN W 2350.4 FT TH S 87 DEG 11 MIN W 1302.55 FT, S 85 DEG 40 MIN W 508 FT & N 89 DEG W 1546 FT, TH S 4 DEG 23 MIN W 615.95 FT, TH S 65 DEG 22 MIN E 1946.68 FT, S 15 DEG W 258.34 FT, TH N 65 DEG 10 MIN W 242.5 FT, TH S 26 DEG 26 MIN W 814.5 FT TH S 65 DEG 10 MIN E TO M-29, TH NE LY ON M-29 R/W TO EXT D NE LINE OF PC 598, TH NW ON PC LINE TO BEG. EXC NE 258.34 FT OF THAT PART LYING E OF EXT D E LINE SEC 11 & EXC SE 719.15 FT OF SW 294.94 FT AS MEAS ALG & AT RT/ANG TO SW LINE & EXC BEG S 296.74 FT & S 64 35' 17" E 576.35' FROM INT/SEC OF WLY LINE OF SEC 12 & NLY LINE OF PC 598, TH S 64 35' 17" E 792.73' TO M-29, TH S 38 17' W 205.17', TH N 64 36' 31" W 746.95', TH N 25 23' 29" E 200.29' TO POB: & EXC BEG AT A PTE ON THE SLY EXT OF THE WLY LINE OF SEC 12, DIST S 1196.99' FROM THE INT/SEC OF SAID LINE & THE NLY LINE OF PC 598 & PROCEEDING TH S 64 36' 31" E 95.22', TH N 25 23' 29" E 294.94', TH S 64 36' 31" E 769.32' TO THE W R/W LINE OF M-29 HWY (66' WIDE), TH ALG SAID LINE N 38 17' E 102.59', TH N 64 36' 31" W 2043.03', TH S 27 21' 43" W 395.17', TH S 64 36' 31" E 1169.20' TO POB, ALSO EXC BEG N 1171.52' & S87D52M30S W 100' FROM E 1/4, TH S 1167.78', TH W 725', TH N 1140.67' TH N87D51M30S E 725.51' TO BEG CONT 143.99 A SEC 11 T3N R16E

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	162,000	<b>2022 Taxable:</b>	156,301	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	162,000	<b>2021 Taxable:</b>	156,301	<b>Acreage:</b>	143.99
<b>Zoning:</b>		<b>Land Value:</b>	323,978	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:22 AM

<b>Parcel:</b>	02-011-4002-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	SHARROW MELVIN N	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>		<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Curb		
<b>Topography:</b>	None		

## Mailing Address:

SHARROW MELVIN N  
800 S WATER ST  
MARINE CITY MI 48039

## Description:

BEG AT A PTE ON THE SLY EXT OF THE WLY LINE OF SEC 12, DIST S 1196.99' FROM THE INT/SEC OF SAID LINE & THE NLY LINE OF PC 598, & PROCEEDING TH S 64 36' 31" E 95.22', TH N 25 23' 29" E 294.94', TH S 64 36' 31" E 769.32' TO THE W R/W LINE OF M-29 HWY (66'), TH ALG SAID LINE N 38 17' E 102.59' TH N 64 36' 31" W 2043.03', TH S 27 21' 43" W 395.17' TH S 64 36' 31" E 1169.20' TO POB, SAID PARCEL CONT 13.19A T3N R16E SEC 11

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	54,500	<b>2022 Taxable:</b>	54,500	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	54,500	<b>2021 Taxable:</b>	54,500	<b>Acreage:</b>	13.20
<b>Zoning:</b>	R1	<b>Land Value:</b>	109,086	<b>Frontage:</b>	497.6
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	1,155.3

## Improvement Data

None

## Image



02-011-4002-000

09/19/2019

# Real Estate Summary Sheet

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

10/07/2021 10:22 AM

<b>Parcel:</b>	02-012-3003-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	CITY OF MARINE CITY	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	PARKER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7M)
		<b>Prev. Taxable Status</b>	EXEMPT (211.7M)
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Liber/Page:</b>		<b>MAP #</b>	VAC
<b>Split:</b>	//	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Public Impr.:</b>	None	<b>Neighborhood:</b>	EXMPT EXEMPT PARCELS
<b>Topography:</b>	None		

## Mailing Address:

CITY OF MARINE CITY  
303 S WATER  
MARINE CITY MI 48039

## Description:

THE S 31.5 FT OF THE W 35 FT OF THAT PART OF FRAC SEC 12 LYING E OF LOT 56 & N OF LOT 54 OF SUPERVISORS  
WONSEY PLAT & CONT 0.02 A FRAC SEC 12 T3N R16E

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

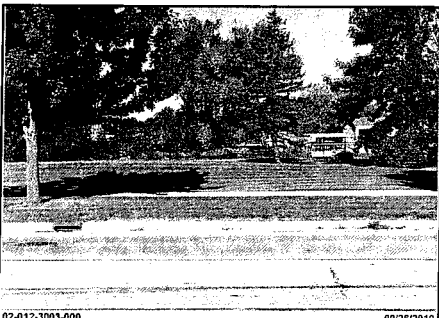
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	0.03
<b>Zoning:</b>		<b>Land Value:</b>	3,601	<b>Frontage:</b>	31.5
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	35.0

## Improvement Data

None

## Image



02-012-3003-000

09/26/2019

# Real Estate Summary Sheet

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

10/07/2021 10:22 AM

**Parcel:** 02-012-3004-000  
**Owner's Name:** CHESTERFIELD VENTURE L.L.C.  
**Property Address:** S PARKER ST  
MARINE CITY, MI 48039  
**Liber/Page:** 3239-807  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:** MC 1709  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

## Mailing Address:

CHESTERFIELD VENTURE L.L.C.  
31604 PAMAR CT  
NEW HAVEN MI 48048

## Description:

S 66.7 FT OF THAT PT SEC 12 T5N R16E & N 295 FT OF THAT PART OF PC 598 LYING E OF & MEAS ALG W LINE SEC 12 EXT'D S & LYING W OF M-29 R/W. INCLS LOT 55 & PT OF LOT 54 SUPS. WONSEY PLAT OWNED & OCC. AS 1 PARCEL 10.73 A T3N R16E SEC 12

## Most Recent Sale Information

Sold on 12/03/2004 for 285,000 by CARROLL HAZEN J, TRUSTEE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 3239-807

## Most Recent Permit Information

Permit 05-053 on 08/10/2005 for \$0 category DEMOLITION.

## Physical Property Characteristics

<b>2022 S.E.V.:</b> 74,600	<b>2022 Taxable:</b> 74,600	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 74,600	<b>2021 Taxable:</b> 74,600	<b>Acreage:</b> 10.73
<b>Zoning:</b>	<b>Land Value:</b> 149,212	<b>Frontage:</b> 324.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 1,443.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

10/07/2021 10:23 AM

**Parcel:** 02-625-0024-000  
**Owner's Name:** INDIAN HEAD INDUSTRIES  
**Property Address:** 600 WARD ST  
MARINE CITY, MI 48039  
**Liber/Page:** Created: //  
**Split:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

## Mailing Address:

INDIAN HEAD INDUSTRIES  
6200 HARRIS TECHNOLOGY BLVD  
CHARLOTTE NC 28269-3732

## Description:

THAT PART OF PARKER & LESTER DIVISION & VAC STS & ALLEYS LYING W OF A LINE 33 FT W OF & PARALLEL TO CL OF P. H. & D. R. R. R/W & LOTS 18 TO 24 INC S OF HIGH ST. & THAT PART OF FR. SEC 1 LYING W OF ABOVE LAND TO W SEC LINE & BETW ITS EXTD N & S LINES, EXC W 1290 FT OWNED & OCC. AS ONE PARCEL. FRAC SEC 1 3-16 PARKER AND LESTER DIVISION T3N R16E SEC 01

## Most Recent Sale Information

None Found

## Most Recent Permit Information

Permit 638 on 12/05/1995 for \$0 category .

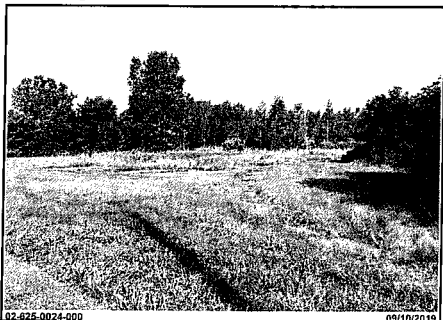
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 161,400	<b>2022 Taxable:</b> 118,506	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 161,400	<b>2021 Taxable:</b> 118,506	<b>Acreage:</b> 13.97
<b>Zoning:</b>	<b>Land Value:</b> 322,721	<b>Frontage:</b> 710.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 856.8

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:23 AM

<b>Parcel:</b>	02-625-0026-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	CITY OF MARINE CITY	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	DEGURSE AVE MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7M)
		<b>Prev. Taxable Status</b>	EXEMPT (211.7M)
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	VAC BIKE TRAIL
<b>Libers/Page:</b>	2144-455	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	EXMPT EXEMPT PARCELS
<b>Created:</b>	//		
<b>Active:</b>	Active		
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb		
<b>Topography:</b>	None		

## Mailing Address:

CITY OF MARINE CITY  
303 S WATER  
MARINE CITY MI 48039

## Description:

THAT PART OF THE ABANDONED 66' PH & D RR R/W LYING WITHIN PARKER AND LESTER DIVISION & CONTAINS 1.28 A PARKER AND LESTER DIVISION

## Most Recent Sale Information

Sold on 12/14/2000 for 0 by CSX TRANSPORTATION.

**Terms of Sale:** 21-NOT USED

**Liber/Page:** 2144-455

## Most Recent Permit Information

None Found

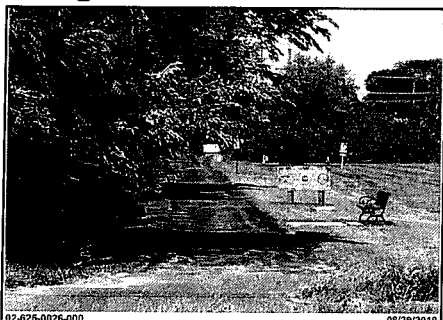
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	1.29
<b>Zoning:</b>	R1	<b>Land Value:</b>	96,547	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	850.0

## Improvement Data

None

## Image



02-625-0026-000

09/23/2019

# Real Estate Summary Sheet

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

10/07/2021 10:24 AM

<b>Parcel:</b>	02-875-0009-100	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	STATE OF MICHIGAN	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	EXEMPT (211.7L)
<b>Liber/Page:</b>		<b>Prev. Taxable Status</b>	EXEMPT (211.7L)
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	EXMPT EXEMPT PARCELS
STATE OF MICHIGAN		<b>Description:</b>	
			THAT PART OF LOT 8, SUPR WONSEY PLAT, BEG AT SW COR OF SAID LOT, TH N 20', TH SE TO A PTE 20' E OF SW COR OF SAID LOT, TH W 20' TO POB. T3N R16E SEC 12

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	0	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

10/07/2021 10:25 AM

<b>Parcel:</b>	02-875-0015-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	LEVY INDIANA SLAG CO	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	S BELLE RIVER AVE MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2985-063	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL

## Mailing Address:

LEVY INDIANA SLAG CO  
ST CLAIR AGGREGATES  
51445 W 12 MILE RD  
WIXOM MI 48393-3100

## Description:

LOT 11 SUPERVISOR'S WONSEY PLAT

## Most Recent Sale Information

Sold on 04/24/2003 for 0 by EDW C LEVY CO.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2985-063

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	5,300	<b>2022 Taxable:</b>	5,300	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	5,300	<b>2021 Taxable:</b>	5,300	<b>Acreage:</b>	0.17
<b>Zoning:</b>		<b>Land Value:</b>	10,589	<b>Frontage:</b>	50.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	144.5

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:25 AM

<b>Parcel:</b>	02-875-0016-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	LEVY INDIANA SLAG CO	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	S BELLE RIVER AVE MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2985/63	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL

## Mailing Address:

LEVY INDIANA SLAG CO  
ST CLAIR AGGREGATES  
51445 W 12 MILE RD  
WIXOM MI 48393-3100

## Description:

LOT 12 SUPERVISOR'S WONSEY PLAT

## Most Recent Sale Information

Sold on 04/24/2003 for 0 by EDW C LEVY CO.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2985/63

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	4,900	<b>2022 Taxable:</b>	4,900	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	4,900	<b>2021 Taxable:</b>	4,900	<b>Acreage:</b>	0.14
<b>Zoning:</b>		<b>Land Value:</b>	9,848	<b>Frontage:</b>	50.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	125.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:26 AM

<b>Parcel:</b>	02-875-0027-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	LEVY INDIANA SLAG CO	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2985/63	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL

## Mailing Address:

LEVY INDIANA SLAG CO  
ST CLAIR AGGREGATES  
51445 W 12 MILE RD  
WIXOM MI 48393-3100

## Description:

LOT 23 SUPERVISOR'S WONSEY PLAT

## Most Recent Sale Information

Sold on 04/24/2003 for 0 by EDW C LEVY CO.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2985/63

## Most Recent Permit Information

Permit PB110074 on 10/28/2011 for \$0 category Industrial, Add/Alter/Repair.

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	155,000	<b>2022 Taxable:</b>	155,000	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	155,000	<b>2021 Taxable:</b>	155,000	<b>Acreage:</b>	4.57
<b>Zoning:</b>		<b>Land Value:</b>	99,156	<b>Frontage:</b>	344.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	579.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:26 AM

<b>Parcel:</b>	02-875-0028-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	LEVY INDIANA SLAG CO	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status</b>	TAXABLE
		<b>Prev. Taxable Status</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>	2985/63	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

LEVY INDIANA SLAG CO  
ST CLAIR AGGREGATES  
51445 W 12 MILE RD  
WIXOM MI 48393-3100

## Description:

LOT 24 SUPERVISOR S WONSEY PLAT T3N R16E SEC 01

## Most Recent Sale Information

Sold on 04/24/2003 for 0 by EDW C LEVY CO.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2985/63

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	28,900	<b>2022 Taxable:</b>	28,900	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	28,900	<b>2021 Taxable:</b>	28,900	<b>Acreage:</b>	0.15
<b>Zoning:</b>		<b>Land Value:</b>	12,554	<b>Frontage:</b>	100.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	67.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

10/07/2021 10:26 AM

<b>Parcel:</b>	02-875-0032-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	BROWN R SIDNEY	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	ALGER ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2783/541	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL

## Mailing Address:

BROWN R SIDNEY  
1474 S PARKER ST  
MARINE CITY MI 48039

## Description:

N188 FT MEAS ALG P.H. & D.R.R.R/W OF LOT 27 & N 188 FT MEAS ALG P.H. & D.R.R. R/W OF THE W 88.99 FT MEAS ALG ALGER ST. OF LOT 26 SUPERVISOR S WONSEY PLAT T3N R16E SEC 01

## Most Recent Sale Information

Sold on 05/14/2003 for 0 by D.K. PROPERTIES LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2783/541

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	13,700	<b>2022 Taxable:</b>	12,423	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	13,700	<b>2021 Taxable:</b>	12,423	<b>Acreage:</b>	0.60
<b>Zoning:</b>		<b>Land Value:</b>	27,367	<b>Frontage:</b>	139.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	188.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:27 AM

**Parcel:** 02-875-0034-100  
**Owner's Name:** KLINGLER HOLDINGS LLC  
**Property Address:** 1340 S PARKER ST  
/  
**Liber/Page:** 5070-328  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

**Created:** 02/24/2014  
**Active:** Active

## Mailing Address:

KLINGLER HOLDINGS LLC  
837 DEGURSE AVE  
MARINE CITY MI 48039

## Description:

PART OF LOT 29 AND ADJ PROPERTY DESC AS: BEG AT NE COR LOT 29, TH S 0D 34M E 243.92', TH S 89D 13M 4S W 384.89', TH N 0D 19M 28S E 246.59', TH N 89D 36M 27S E 381.06' TO BEG SUPERVISORS WONSEY PLAT & SECTION 12 T3N R16E 2.16A

## Most Recent Sale Information

Sold on 06/14/2019 for 50,000 by DRUGACH MICHAEL/DIANE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5070-328

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2022 S.E.V.:** 30,700

**2022 Taxable:** 30,700

**Lot Dimensions:**

**2021 S.E.V.:** 30,700

**2021 Taxable:** 30,700

**Acreage:** 2.16

**Zoning:**

**Land Value:** 61,471

**Frontage:** 243.9

**PRE:** 0.000

**Land Impr. Value:** 0

**Average Depth:** 385.7

## Improvement Data

None

## Image



02-875-0034-100

09/17/2019

# Real Estate Summary Sheet

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

10/07/2021 10:27 AM

**Parcel:** 02-875-0042-000  
**Owner's Name:** BISCORNER HELEN J REV LIVING TRUS  
**Property Address:** ALGER ST  
MARINE CITY, MI 48039  
**Liber/Page:** 5402-786  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

**Mailing Address:** BISCORNER HELEN J REV LIVING TRUST  
6553 MARSH RD  
MARINE CITY MI 48039  
**Description:** LOT 35 SUPERVISOR S WONSEY PLAT T3N R16E SEC 01

## Most Recent Sale Information

Sold on 04/30/2021 for 0 by BISCORNER LEONARD C(DECEASED)/HELEN.

**Terms of Sale:** 09-FAMILY SALE

**Liber/Page:** 5402-786

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b> 14,200	<b>2022 Taxable:</b> 11,321	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 14,200	<b>2021 Taxable:</b> 11,321	<b>Acreage:</b> 5.49
<b>Zoning:</b>	<b>Land Value:</b> 28,337	<b>Frontage:</b> 396.0
<b>PRE:</b> 100.000 (Qual. Ag.)	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 604.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:27 AM

<b>Parcel:</b>	02-875-0047-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	SEMCO ENERGY, INC.	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	ALGER ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #:</b>	
<b>Liber/Page:</b>		<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

SEMCO ENERGY, INC.  
PO BOX 5004  
PORT HURON MI 48061-5004

## Description:

N40 FT OF W 30 FT OF LOT 42 SUPERVISOR S WONSEY PLAT T3N R16E SEC 01

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

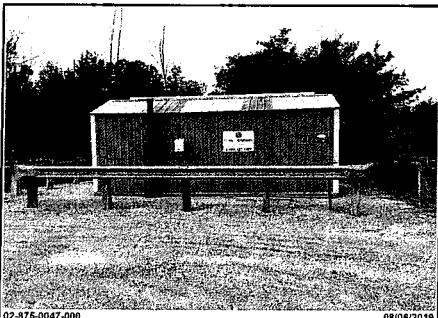
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	1,900	<b>2022 Taxable:</b>	1,900	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	1,900	<b>2021 Taxable:</b>	1,900	<b>Acreage:</b>	0.03
<b>Zoning:</b>		<b>Land Value:</b>	3,702	<b>Frontage:</b>	30.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	40.0

## Improvement Data

# of Commercial Buildings: 1  
Type: Warehouses - Storage  
Desc:  
Class: C  
Quality: Excellent  
Built: 0 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 0  
Sale Price/Floor Area: 0.00  
Estimated TCV: 0  
Cmts:

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:28 AM

<b>Parcel:</b>	02-875-0049-100	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	MIDWEST FIBERGLAS FABRICATORS	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2989/338	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL

## Mailing Address:

MIDWEST FIBERGLAS FABRICATORS  
1796 S PARKER ST  
MARINE CITY MI 48039

## Description:

APARCEL OF LAND IN THE CITY OF MARINE CITY, ST CLAIR COUNTY, MICHIGAN, IN SEC 12, T3N, R16E, & LOT 44 OF THE 'SUPERVISORS WONSEY PLAT' SAID PLAT RECORDED IN LIBER 53 OF PLATS, PAGES 41 & 42, ST CLAIR COUNTY REGISTER OF DEEDS OFFICE, DESC AS FOLLOWS: BEG AT THE SE COR OF LOT 44, TH N 74 14' W 431.57' ALG THE S LINE OF LOT 44 TO THE SW COR OF SAID LOT, TH N 74 15' W 88.43' ALG THE CITY LIMIT LINE, TH N 15 46' E 223.02', TH S 74 14' E 24.70' TO THE W LINE OF LOT 44, TH CONT S 74 14" E 195.30', TH S 15 46' W 200.00', TH S 74 14' E 303.68' TO THE E LINE OF LOT 44, TH S 24 51' 30" W 23.29' ALG THE E LOT LINE OF LOT 44 TO THE POB, CONT 1.29 A & SUBJECT TO ANY EASEMENTS & RESTRICTIONS OF RECORD.

## Most Recent Sale Information

Sold on 11/18/2003 for 0 by GENMAC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2989/338

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	23,800	<b>2022 Taxable:</b>	22,342	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	23,800	<b>2021 Taxable:</b>	22,342	<b>Acreage:</b>	1.29
<b>Zoning:</b>		<b>Land Value:</b>	47,602	<b>Frontage:</b>	246.6
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	227.9

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:28 AM

**Parcel:** 02-875-0050-000  
**Owner's Name:** CITY OF MARINE CITY-SEWAGE TREAT  
**Property Address:** 1696 S PARKER ST  
MARINE CITY, MI 48039  
**Liber/Page:** 1248/0001  
**Split:** / /  
**Public Impr.:** Paved Road, Storm Sewer, Water, Sewer, Electric, Gas  
**Topography:** None

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** EXEMPT (211.7M)  
**Prev. Taxable Status:** EXEMPT (211.7M)  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** EXMPT EXEMPT PARCELS

## Mailing Address:

CITY OF MARINE CITY-SEWAGE TREAT PL  
303 S WATER  
MARINE CITY MI 48039

## Description:

SUPERVISOR'S WONSEY PLAT PART OF LOTS 42,43 & 44, BEG AT SE COR LOT 42, TH N014' 30"E 38.42', TH N8118'W 271.53' & S8950'W 105.01', TH S010'E 474.59', TH S821'30"E 336.67', TH N'LY ALG RR R/W 444.17' TO BEG. INCL TRIANGLE E OF ABOVE & BETW M-29 AND PH & D RR R/W & COMM AT NE COR LOT 42, S014'45"W 436' & ALG A CV WITH A RADIUS OF 2827.89' & LONG CHORD S036'1" W 34.96' TO BEG, TH S7251'1"E 68.66', TH ALG A CV TO W WITH A RADIUS OF 2893.89' & LONG CHORD S51'4"W 371.91', TH S2454'20"W 40.26', TH N8158'40"W 55.04', TH ALG A CV WITH A RADIUS OF 2827.89' & LONG CHORD OF N513'34"E 421.32' TO BEG EXC THAT PART LYING IN THOMPSON DRIVE T3N R16E SEC 1

## Most Recent Sale Information

Sold on 02/13/1991 for 14,300 by .

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1248/0001

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	0	<b>2022 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	0	<b>2021 Taxable:</b>	0	<b>Acreage:</b>	3.23
<b>Zoning:</b>	R1	<b>Land Value:</b>	85,433	<b>Frontage:</b>	374.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	376.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:28 AM

**Parcel:** 02-875-0052-100  
**Owner's Name:** DETROIT BULK STORAGE INC  
**Property Address:** S PARKER ST  
MARINE CITY, MI 48039

**Current Class:** 302.INDUSTRIAL-VACANT  
**Previous Class:** 302.INDUSTRIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 02 CITY OF MARINE CITY  
**MAP #:**  
**School:** 74050 EAST CHINA TWP SCHOOL DIST  
**Neighborhood:** 3100 MARINE CITY INDUSTRIAL

**Liber/Page:**  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Created:** 11/14/2007  
**Active:** Active

**Mailing Address:** DETROIT BULK STORAGE INC  
P O BOX 600  
MARINE CITY MI 48039

**Description:** T3N R16E SEC 01 DETROIT STONE LEASE

## Most Recent Sale Information

None Found

## Most Recent Permit Information

Permit PB150032 on 06/15/2015 for \$0 category Sign.

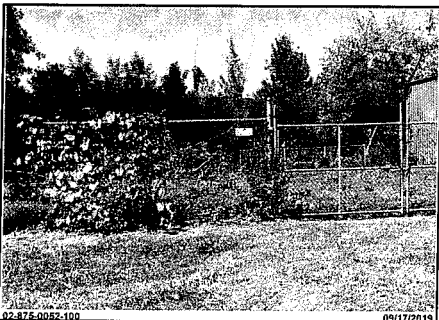
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 110,000	<b>2022 Taxable:</b> 110,000	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 110,000	<b>2021 Taxable:</b> 110,000	<b>Acreage:</b> 2.25
<b>Zoning:</b>	<b>Land Value:</b> 76,335	<b>Frontage:</b> 469.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> 0	<b>Average Depth:</b> 209.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:29 AM

<b>Parcel:</b>	02-875-0074-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	THEUT FAMILY LMT'D PARTNERSHIP	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>	2977-791	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb		
<b>Topography:</b>	None		

## Mailing Address:

THEUT FAMILY LMT'D PARTNERSHIP  
73408 VAN DYKE RD  
ROMEO MI 48065

## Description:

THAT PART OF LOT 56 LYING SW OF A LINE COMM AT PTE ON E LINE N 37 DEG 6 MIN E 209.1 FT FROM SE COR WITH A PTE ON W LINE 225.31 FT N OF SW COR & PART OF LOT 54 ADJ. SUPERVISOR S WONSEY PLAT T3N R16E SEC 01

## Most Recent Sale Information

Sold on 11/06/2003 for 90,000 by KOGELSCHATZ CHARLES/WILDA.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2977-791

## Most Recent Permit Information

Permit 06-090 on 11/01/2006 for \$0 category DEMOLITION.

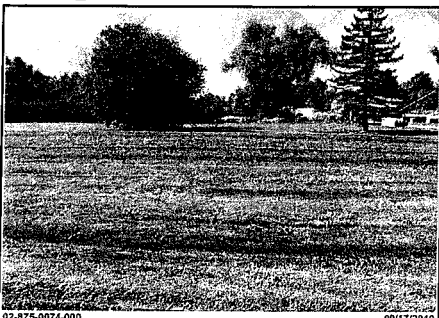
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	20,900	<b>2022 Taxable:</b>	20,900	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	20,900	<b>2021 Taxable:</b>	20,900	<b>Acreage:</b>	1.08
<b>Zoning:</b>	R1	<b>Land Value:</b>	41,748	<b>Frontage:</b>	213.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	221.0

## Improvement Data

None

## Image



02-875-0074-000

09/17/2019



# Real Estate Summary Sheet

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

10/07/2021 10:29 AM

<b>Parcel:</b>	02-875-0076-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	THEUT FAMILY LMT'D PARTNERSHIP	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
		<b>MAP #</b>	
<b>Liber/Page:</b>	3616-476	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
<b>Split:</b>	//	<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb		
<b>Topography:</b>	None		
<b>Mailing Address:</b>	<b>Description:</b>		
THEUT FAMILY LMT'D PARTNERSHIP	PART OF LOT 57 COM AT ITS NE COR, TH N 74 DEG 14 MIN W 126 FT, TH S 24 DEG 42 MIN 40 SECOND W 43.20 FT, TH S 68 DEG 48 MIN 40 SECOND E 120.10 FT, TH N 29 DEG 27 1/2 MIN E 55.60 FT TO BEG. SUPERVISOR S WONSEY PLAT T3N R16E SEC 01		
73408 VAN DYKE			
ROMEO MI 48065			

## Most Recent Sale Information

Sold on 09/14/2006 for 0 by WAELENS VIRGINIA ET-AL.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 3616-476

## Most Recent Permit Information

Permit 07-094 on 10/30/2007 for \$0 category DEMOLITION.

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	5,000	<b>2022 Taxable:</b>	5,000	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	5,000	<b>2021 Taxable:</b>	5,000	<b>Acreage:</b>	0.14
<b>Zoning:</b>	R1	<b>Land Value:</b>	9,925	<b>Frontage:</b>	51.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	123.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

10/07/2021 10:30 AM

<b>Parcel:</b>	02-875-0078-000	<b>Current Class:</b>	302.INDUSTRIAL-VACANT
<b>Owner's Name:</b>	THEUT FAMILY LMT'D PARTNERSHIP	<b>Previous Class:</b>	302.INDUSTRIAL-VACANT
<b>Property Address:</b>	S PARKER ST MARINE CITY, MI 48039	<b>Taxable Status:</b>	TAXABLE
		<b>Prev. Taxable Status:</b>	TAXABLE
		<b>Gov. Unit:</b>	02 CITY OF MARINE CITY
<b>Liber/Page:</b>	3616-476	<b>MAP #</b>	
<b>Split:</b>	//	<b>School:</b>	74050 EAST CHINA TWP SCHOOL DIST
		<b>Neighborhood:</b>	3100 MARINE CITY INDUSTRIAL
<b>Active:</b>	Active		
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb		
<b>Topography:</b>	None		

## Mailing Address:

THEUT FAMILY LMT'D PARTNERSHIP  
73408 VAN DYKE  
ROMEO MI 48065

## Description:

COMM AT NE COR OF LOT 57, TH S 29 27' 30" W 55.60' TO POB, TH CONT S 29 27' 30" W 65.33', TH N 60 32' 30" W 114.7', TH N 24 42' 40" E 48.3', TH S 68 48' 40" E 120.1' TO POB. SUPV S WONSEY PLAT T3N R16E SEC 12

## Most Recent Sale Information

Sold on 09/14/2006 for 220,000 by WAELENS VIRGINIA ET-AL.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 3616-476

## Most Recent Permit Information

Permit 07-095 on 10/31/2007 for \$0 category DEMOLITION.

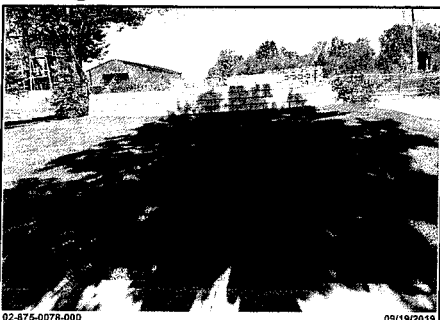
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	5,900	<b>2022 Taxable:</b>	5,900	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	5,900	<b>2021 Taxable:</b>	5,900	<b>Acreage:</b>	0.18
<b>Zoning:</b>	R1	<b>Land Value:</b>	11,753	<b>Frontage:</b>	65.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	117.0

## Improvement Data

None

## Image



**§ 160.220 SIGNS.**

(A) This section regulates signs in Marine City that are on lands open to the public, visible from public road rights-of-way, private roads, public facilities, trails open to the public, and navigable waterways. It is a basic tenet of this division that unrestricted signing does not benefit either private enterprise or the community-at-large. Depending on their size, numbers, and character, signs may attract or repel visitors, affect the visual quality enjoyed by daily residents, affect the safety of vehicular traffic, and define the character of the area. Thus aesthetic considerations impact economic values as well as public health, safety, and welfare. Therefore this division of this section sets standards for the following purposes:

- (1) Maintain and enhance the visual quality of the community.
- (2) Improve pedestrian and motorist safety by minimizing distractions and obstacles to clear views of the road and directional or warning signs.
- (3) Support and complement the land use objectives of the City Master Plan and this ordinance.
- (4) Protect and enhance economic viability by assuring that the city will be a visually pleasant place to visit or live.
- (5) Protect property values and private/public investments in property.
- (6) Protect views of the natural landscape and sky.
- (7) Avoid personal injury and property damage from structurally unsafe signs.
- (8) Provide businesses with effective and efficient opportunities for identification by reducing competing demands for visual attention.
- (9) Reflect the primary purpose of signing as being the identification of a particular user or use on a property, but not necessarily every activity or service performed thereon.
- (10) Avoid excessive signing in order to give each business or use optimum visibility to passer-by traffic and if possible, prevent clutter, and to prevent 1 sign from blocking the view of another sign.
- (11) Achieve some uniformity and balance in the size, number and placement of signs.
- (12) Accommodate special circumstances or events that may create a need for temporary signs for a limited and reasonable time period.

(B) It is, therefore, within the health, safety and welfare responsibility of the city that this section is promulgated.

(1) *Definitions.* For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**SIGN.** Any announcement, declaration, display, billboard, illustration and insignia when designed and placed so as to attract general public attention. **SIGN** shall include any banner, bulbs or other lighting devices, streamer, pennant, inflated or deflated membrane device, propeller, flag and any similar device of any type or kind whether bearing lettering or not.

1. **AWNING SIGN.** Any sign that is part of, or attached to, a canopy, awning or other fabric, plastic, or structural protective cover over a door, entrance, window or outdoor service area and which does not extend vertically or horizontally beyond the limits of the canopy. For the purposes of this definition, a canopy shall be defined as a shelter projecting from and supported by the exterior wall of a building constructed of nonrigid materials on a supporting framework.

2. **BALLOON SIGN.** A temporary sign that is lighter-than-air or gas-filled attached by means of a rope or tether or other device to a definite or fixed location.

3. **BANNER SIGN.** A temporary sign of lightweight fabric or similar material that is attached to a building or other structure.

4. **GROUND SIGN.** A permanent display sign supported by 1 or more columns, uprights or braces or mounted directly in and upon the ground surface and having a height not in excess of 6 feet.

5. **MARQUEE SIGN.** A sign on or attached to a permanent overhanging shelter that projects from the face of the building and is supported entirely by the building.

6. **MURAL.** A work of art or architectural detail, generally directly painted on a portion of a permanent structure.

7. **PERMANENT SIGN.** A sign intended to be used indefinitely, or used indefinitely without change, in the same state or place.

8. **PORTABLE SIGN.** A sign and sign structure which is designed to facilitate the movement of the sign from one zoning lot to another or from one location to another on the site on which it is located. The sign may or may not have wheels, changeable lettering and/or hitches for towing. Portable signs shall include signs designed in an A-frame fashion, having back-to-back sign faces, or similar signs which are located outside of a business on a daily basis and which are not permanently attached to the ground.

9. **PROJECTING SIGN.** A sign which is affixed to any building or structure, other than a marquee, and any part of which extends beyond the building wall or structure more than 15 inches.

10. **POLE SIGN.** A display sign supported by 1 or more columns, uprights or braces in the ground surface and having a height in excess of 6 feet.

11. **TEAR DROP FLAG.** A temporary sign with or without characters, letters, illustrations, or ornamentations applied to cloth, paper, flexible plastic, or fabric of any kind with only such material for backing. **TEAR DROP FLAGS** are generally a single sign attached to a support post and typically having a dimensional ratio of at least 4 high to 1 wide. Such signs are also known as feather flags, windfeather flags, or bow flags.

12. **TEMPORARY SIGN.** A sign, display or other informational device constructed of cloth, canvas, fabric, plastic or other light temporary material, with or without a structural frame, which is intended for a limited period of display.

13. **WALL SIGN.** A display sign which is painted on or attached directly to the building wall.

**SIGN, ACCESSORY.** A sign which pertains to the principal use of the premises.

**SIGN, NONACCESSORY.** A sign which does not pertain to the principal use of the premises.

**SIGN ALTERATION.** The changing, enlarging or relocating of any sign, excluding the changing of movable parts of an approved sign that is designed for such changes or the repainting or reposting of original display matter, shall be deemed an alteration.

**ERECT.** To build, construct, attach, hang, place, suspend, affix or paint.

(2) *General requirements for all signs.* The following conditions shall also apply to all signs erected or located in any use district:

(a) All signs shall conform to all codes and ordinances of the city and, where required, shall be approved by the Building Inspector and a permit issued.

(b) No sign, except those established and maintained by the city, county, state or federal governments, shall be erected, located or placed in, project into or overhang a public right-of-way or dedicated public easement. The owner of any sign which has been removed by the city from the right-of-way because it is in violation of this provision shall pay to the city the actual costs of removal and storage or charges of \$5 per day, whichever is greater. If the sign is not claimed within 5 days, it shall be destroyed.

(c) No sign otherwise permitted shall project above or beyond the maximum height limitation of the use district in which located.

(d) No sign above a height of 2 feet shall be located within, project into or overhang the triangular area formed at the intersection of street right-of-way lines by a straight line drawn between the right-of-way lines at a distance along each line of 25 feet from their point of intersection.

(e) Accessory signs shall be permitted in any use district and may be located in the required front yard except as otherwise provided herein.

(f) Non-accessory signs shall be permitted only in I districts.

(g) Illumination of signs shall be directed or shaded downward so as not to interfere with driver visibility, become hazardous to traffic or the vision of persons on adjacent streets or property. Flashing or intermittent type signs shall not be permitted.

(h) Any sign, including framing, now or hereafter existing, which no longer advertises a bona fide business conducted or a product or entertainment, service or commodity offered or sold on the lot, shall be taken down and removed by the owner, agent or person having the beneficial use of the building or structure upon which such sign shall be found within 30 days after written notice from the Building Inspector. Notice shall be sent to the property owner of record, as indicated in city tax rolls, by certified mail. The owner may petition the Zoning Board of Appeals for temporary approval to install blank sign faces when it can be demonstrated that the sign structure is likely to be reused by a future business and the sign framework is in sound structural condition.

(i) Connections to an energy source for lighting shall be in accord with all codes of the city and shall not be exposed in any way that may constitute a safety hazard to the public.

(j) A minimum of five (5) feet of unobstructed pedestrian access along the sidewalk shall be maintained at all times.

### (3) *Exempt signs.*

(a) Signs not exceeding four (4) square feet in area and four (4) feet in height, measured from grade, when located along the edge of a driveway and intended to be visible from a public road. Only one such sign may be allowed at each driveway access to a public road and no such sign shall be allowed within the public right-of-way.

(b) Signs not exceeding two (2) square feet in area and six (6) feet in height, measured from grade, when located along the edge of, and intended to be visible from, an internal access driveway, internal pedestrian walkway, or off-street parking space.

(c) Non-illuminated wall signs, not exceeding two (2) square feet in display surface area and not exceeding one (1) per street frontage.

(d) Memorial signs or tablets which are either cut into the face of a masonry surface or constructed of bronze or other noncombustible material when located flat on the face of a building.

(e) Traffic, or other municipal signs, also private traffic control signs which conform to the requirements of the Michigan *Manual of Uniform Traffic Control Devices*.

(f) Signs located on properties registered as a National or State Historic Site, when in compliance with the Michigan State Historic Preservation Office's standards for National or State Historic Site plaques.

(g) Signs located on properties owned or controlled by essential service providers and generally required by federal or state laws or for public safety purposes.

(h) Signs required to be erected to meet federal or state laws when in compliance with the sign design and placement specifications of such federal or state laws.

(i) Non illuminated window signs, each not exceeding six (6) square feet in display area. Illuminated window signs, not exceeding two (2) square feet in display area and not more than two (2) such signs per frontage, may also be allowed. The total area of all window signs in a single window shall not cover more than twenty-five (25) percent of the area of such window.

(j) Flags, provided no more than three (3) flags are allowed per property and no single flag shall exceed fifteen (15) square feet in area. Flags may either be attached to ground-mounted flag poles anchored in concrete or affixed to a building. The height of the flag pole shall not exceed the height restriction of the zoning district in which it is located. Flags, whether ground-mounted or wall-mounted, shall be grouped in a single area of the site or building.

(k) Decorative holiday displays.

(l) Public artwork or murals with no commercial message.

(4) *Permitted signs by zoning district.*

(a) *R-1 A, R-1B, R-M and MHP district sign types allowed.*

1. One (1) wall and one (1) ground sign, or combination thereof, may be permitted for any permitted non-residential use or lawful nonconforming use within a residential district. Such sign shall not exceed twenty (20) square feet in surface area and six (6) feet in height.

2. One (1) sign per street frontage may be permitted by Zoning Administrator approval to be placed flat against a building within an apartment complex provided that it shall not exceed twelve (12) square feet in surface display area. Such a sign may be illuminated provided that the source of the light is not visible beyond the property lines of the parcel upon which it is located.

3. permanent ground sign may be permitted by Zoning Administrator approval for each separate street frontage occupied by a subdivision, apartment, multi-family development or condominium complex or for each means of entrance to the subdivision, apartment, multi-family development or condominium complex from a public road, provided that the sign and structure shall be harmonious and appropriate in appearance with the existing and intended character of the general vicinity. No such sign shall exceed twenty (20) square feet in area and six (6) feet in height.

(b) *B-1, B-2, W-M and P-I district sign types allowed.*

1. *Ground sign.*

a. One ground sign shall be permitted per lot. However, if a lot fronts on 2 or more collector or arterial streets, a ground sign may be permitted for each such frontage, provided that such signs are separated by a minimum distance of 150 feet at any point on the sign.

b. Except as permitted above, not more than 1 ground sign may be erected accessory to any one development, regardless of the number of buildings, separate parties, tenants or uses contained therein.

c. For any frontage where a ground sign is permitted, such ground sign may be used in lieu of a pole sign, but not in addition to a pole sign.

d. Except as provided below, a ground sign shall have a sign area of not more than 1 square foot of sign area (per sign face) for each 3 lineal feet of street frontage up to a maximum of 50 square feet for a single face and 100 square feet for a total of all sign faces.

e. A ground sign shall not exceed 6 feet in height above the average grade of the immediately adjacent land upon which it is located.

f. The distance measured between the principal sign faces of any ground sign shall not exceed 18 inches at any point.

g. A ground sign shall be at least 10 feet from a building wall.

h. The minimum required setback for a ground sign from the property line separating the lot from the street shall be as follows:

<i>Height of ground sign</i>	<i>Setback</i>
Less than 2 feet	3 feet
At least 2 feet but less than 3 feet	6 feet
At least 3 feet but less than 4 feet	9 feet
At least 4 feet but less than 5 feet	12 feet
At least 5 feet but less than 6 feet	15 feet

i. A ground sign shall be setback at least 3 feet from all other property lines, except that when abutting a residential district or residential use, it shall be setback a distance not less than its height.

j. Ground signs may be substituted for an equal number of pole signs. In such cases, ground signs may be increased in area by up to 20% from that permitted above.

k. Ground signs may be illuminated as required by division (B)(2)(i).

2. *Awning and marquee signs.*

a. Such signs may not project more than six feet into the public right-of-way nor be erected closer than three feet to any street curbline.

b. Any text, logos or other graphic representation qualifying as a sign which is placed on a canopy or marquee shall be included within the calculation of total permissible wall sign area.

c. A minimum clearance of eight (8) feet for canopies and ten (10) feet for marquees shall be maintained from ground level.

d. Canopies and marquees shall be permitted to be backlit only on those sides of the building which contain a public entryway or those having a pedestrian sidewalk immediately adjacent to the building.

e. Letters on a canopy or marquee sign shall not exceed twelve (12) inches in height.

f. The entire canopy shall be considered a wall sign when a translucent fabric canopy with signage is internally illuminated.

3. *Pole sign.*

a. Not more than 1 pole sign may be erected accessory to any 1 development regardless of the number of buildings, separate parties, tenants or uses contained therein.

b. It shall be unlawful to erect any pole sign to a height greater than 30 feet above the level of the street upon which the sign faces. The distance from the ground to the bottom shall be not less than 8 feet, and the sign shall be so erected as not to obstruct traffic vision.

c. Pole signs may be illuminated as required by division (B)(2)(i).

d. All pole signs shall be securely built, constructed and erected upon posts and standards at least 42 inches below the material surface of the ground and shall be embedded in concrete. Wood or wood products shall be of wolmanized or equal treatment.

e. All letters, figures, characters, items or representations in cutout or irregular form maintained in conjunction with, attached to or superimposed upon any sign shall be safely and securely built or attached to the sign structure. Loose or missing letters, figures, characters or items shall constitute a maintenance violation.

f. The distance measured between the principal faces of any pole sign shall not exceed 18 inches.

g. Sign height, setback and size for pole signs.

<i>Maximum Height (feet)</i>	<i>Minimum Setback Required (feet)</i>	<i>Maximum Area* of Single Sign Face (in square feet)</i>
13	13	50
14	18	56
15	20	62
16	22	68
17	24	74
18	26	80
19	28	86
20	30	92
21	32	98
22	34	104
23	36	110
24	38	116
25	40	122
26	42	128
27	44	134

#### 4. *Wall signs.*

a. Wall signs may be provided on all street sides, front sides or parking lot sides of a building, and the total surface area of all wall signs shall not exceed 10% of the area of the front elevation (including doors and windows) of the principal building or 3 square feet for each lineal foot of building frontage, or 100 square feet, whichever is less. Where a single principal building is devoted to 2 or more or commercial uses, the operator of each such use may install a front wall sign. The maximum area of each such sign shall be determined by determining the proportionate share of the front face (including doors and windows) of the principal building occupied by each such use and applying the proportion of the total sign area permitted from the front wall of the building; or the per



cent agreed to by the occupants, total not to exceed the above area limitations. It is the responsibility of the applicant to provide the required information when applying for a sign permit.

- b. The sign may be illuminated as required by division (B)(2)(i).
- c. All wall signs of a greater area than 50 square feet shall have a have a surface or facing of noncombustible material.
- d. Limitation on placement. No wall sign shall cover wholly or partially any wall opening nor project beyond the ends or top of the wall which attached.
- e. No wall sign shall have a greater thickness than 12 inches measured from the wall to which it is attached to the outermost surface. Wall signs may project over the public right-of-way not to exceed 12 inches, provided clearance of not less than 7 feet 6 inches is maintained below the sign if the sign projects more than 4 inches. The sign shall not project above the roof line.
- f. All wall signs shall be safely and securely attached to structural members of the building by means of metal anchors, bolts or expansion screws. In no case shall any wall sign be secured with wire, strips of wood or nails. The method of attachment shall be stated on the permit application. All plans for the erection of signs shall be submitted to the Building Inspector for review and approval and shall be further subject to all codes and ordinances of the city.

5. **Mural signs.** Mural signs which contain commercial messages, or images or messages which are associated with or related to a business, may be allowed after review and approval by the Planning Commission and are further subject to the following:

- a. Only one wall of a building or structure may be used for the mural. The portion of the wall occupied by the mural shall not be greater than twenty-five percent (25%) of the total wall area.
- b. Murals shall only be permitted on the side or rear walls of buildings.
- c. Murals shall be allowed only on building walls that do not contain wall signs on the same wall as occupants of the building.
- d. Murals depicting offensive or obscene materials, or partially nude or seminude persons, shall be prohibited.
- e. Materials utilized in painting a mural shall have proven durability and shall be maintained or removed if not maintained.
- f. The unauthorized inscribing, spraying of paint, or making symbols using chalk, dye, ink, paint, spray paint or similar materials on public or private places, structures, or other surfaces shall not be permitted.

(c) *I-1 and I-2 District sign types allowed.* All sign types allowed and as controlled for business districts, plus the following: non-accessory signs shall be permitted but shall not be located closer than 200 feet to any public right-of-way line or district zoned for residential use and provided further that there shall be not less than 1,000 feet between signs located on the same side of a right-of-way. In any I-1 District non-accessory signs shall not exceed 150 square feet in size on any one face, nor likewise, 350 square feet in any I-2 District. The height of any sign shall not exceed 30 feet.

(d) *NM-Nautical Mile District.* In addition to the requirements of this section, for uses located in the Nautical Mile overlay district, signs shall also conform to the provisions set forth herein.

(5) *Prohibited signs.* The following signs are prohibited within the city:

- (a) String lights used in connection with business premises, other than holiday decorations;
- (b) Any sign unlawfully installed, erected or maintained;

(c) Signs erected on any post tree, utility pole, public right-of-way or dedicated public easement or other object within any area, whether public or private;

(d) Any sign or banner erected upon or across any public right-of-way or dedicated public easement except by permission of the City Commission;

(e) Signs which incorporate in any manner any flashing lights;

(f) Any sign or other advertising structure upon which is displayed any obscene, indecent or immoral matter;

(g) Rotating signs;

(h) Signs on park-type benches;

(i) Any sign on the roof of any building;

(j) *Vehicles used as signs*: any sign on a motor vehicle or trailer which is parked in front of or at a business, or in such a manner that is visible from a public street or from a residential zoning district; and

(k) Any sign type that is not defined within this chapter shall be subject to review and approval by the city.

(6) *Temporary and portable signs.*

(a) Temporary signs, as defined herein, may be allowed within the R-IA, R-1B, R-M and MHP Districts, provided the following requirements are met. Portable signs, as defined herein, are not allowed within the R-IA, R-1B, R-M and MHP Districts.

1. No more than one (1) temporary sign may be allowed per street frontage. Additional temporary signs are allowed during certain time periods, as follows:

a. During the time period starting when an election ballot has been certified by the County Clerk and extending 7 days after an election, up to 3 additional signs may be allowed.

b. During the time period noted on a building permit issued by Marine City allowing for construction activities to occur on the site, 1 additional temporary sign per street frontage is allowed.

c. During the time period where the property is actively listed for sale, 1 additional temporary sign per street frontage is allowed.

2. Temporary signs shall not exceed 6 square feet of display area and 4 feet in height.

3. Temporary signs must be safely affixed, properly maintained and not allowed to become unsightly through disrepair or action of the elements.

4. The location of any sign permitted by this section shall not interfere with pedestrian traffic, driver safety, or handicap access.

(b) Temporary signs, as defined herein, may be allowed within the B-1, B-2, W-M, P-1, I-1 and I-2 Districts, provided the following requirements are met:

1. No more than 1 temporary sign may be allowed per street frontage. Additional temporary signs are allowed during certain time periods, as follows:

a. During the time period starting when an election ballot has been certified by the County Clerk and extending 7 days after an election, up to 3 additional temporary signs may be allowed.

b. During the time period noted on a building permit issued by Marine City allowing for construction activities to occur on the site, 1 additional temporary sign per street frontage is allowed.

c. During the time period where the property is actively listed for sale, 1 additional temporary sign per street frontage is allowed.

2. Temporary signs shall not exceed 9 square feet of display area and 4 feet in height.

3. Temporary signs must be safely affixed, properly maintained and not allowed to become unsightly through disrepair or action of the elements.

4. The location of any sign permitted by this section shall not interfere with pedestrian traffic, driver safety, or handicap access.

5. Additional requirements for specific temporary sign types: The following specific sign types shall require permit approval by the Zoning Administrator for specified time periods which, in total, do not exceed 60 days in any one calendar year:

a. Banners, provided they are affixed to a building wall, over a permanent sign, or by other means necessary so long as the banner is stationary and safely supported. In no case shall more than 1 banner sign be allowed per street frontage.

b. Balloon signs, provided no more than 1 balloon sign shall be allowed per street frontage.

c. Tear drop flags, provided they do not exceed 12 feet in height measured from grade. In no case shall more than 1 tear drop flag be allowed per street frontage.

d. At any given time, no more than 1 of the above temporary sign types is allowed on a single premises.

(c) Portable signs, as defined herein, may be allowed within the B-1, B-2, W-M, P-1, I-1 and I-2 Districts, provided the following requirements are met:

1. Such signs may be located outside for display only during regular business hours.

2. No more than 1 portable sign may be allowed per street frontage.

3. Portable signs shall not exceed 9 square feet of display area and 4 feet in height.

4. Portable signs must be properly maintained and not allowed to become unsightly through disrepair or action of the elements.

5. The location of portable signs shall not interfere with pedestrian traffic, driver safety, or handicap access.

*(7) Nonconforming signs.*

(a) All existing signs that do not conform to the provisions of this chapter shall be permitted to continue as nonconforming signs until such time as they are removed or until any changes are necessary, at which time they shall conform to the provisions of this chapter. The provisions of this division shall not apply to electrical maintenance and repainting.

(b) A nonconforming use shall not be permitted to add additional signs to the building or premises other than those existing. Signs on nonconforming uses shall be maintained in good repair or be removed, and such removal shall be conditional to divisions (B)(9) and (10) hereof.

(c) No permits for the installation, erection or placement of any new signs shall be issued while a nonconforming sign or an unlawful sign remains in use upon the same premises.

*(8) Enforcement.* This section shall be enforced by the Building Inspector or any employee designated by the City Commission.

*(9) Unsafe, damaged and unlawful signs.* Signs shall be subject to inspections, and when the condition of a sign is questionable, the owner or occupant shall obtain a professional engineer's

report, certifying the condition of the sign. Failure to submit the report and make any specified corrections is a direct violation which will result in court action and order for the sign removal.

(10) *Sign maintenance.* The Building Inspector may forward to the prosecutor a violation report seeking a court order for the maintenance of the sign.

(a) *Maintenance.* All signs, including those for which a permit is not required, together with all their supports, braces, guys and anchors, shall be maintained in good working order and when not galvanized or constructed of approved corrosion resistant, noncombustible materials shall be painted when necessary to prevent corrosion. The exteriors of all signs, supporting members, painted surfaces, advertising materials and lettering shall be kept painted and in good repair so as to present a neat and orderly appearance and so as not to create visual blight within the city. All bulbs or component parts of the sign, including the electrical switches, boxes and wiring used in the illumination of the sign, must be well and in good repair. Loose or missing letters, figures, characters or items shall constitute a maintenance violation. Signs which lack maintenance shall be removed.

(b) *Housekeeping.* It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean, sanitary and healthful condition.

(11) *Sign permits required.* It shall be unlawful for any person to erect, repair, paint, alter or relocate any sign within the city, as defined in this section, without first obtaining a permit from the Building Inspector, with the exception of the following:

(a) *Signs for which a permit is not required.*

1. Exempt signs listed in division (B)(3).
2. Temporary signs as regulated by division (B)(6), unless otherwise specified therein.

(b) *Application for sign permit.* Applications for permits shall be made upon forms provided by the Building Inspector and shall contain or have attached thereto the following information.

1. Name, address and telephone number of the applicant;
2. Location of building, structure or lot to which or upon which the sign or other advertising structure is to be attached or erected;
3. Position and location of the sign or other advertising structure in relation to nearby buildings or structures;
4. Two blueprints or drawings of the plans and specifications and methods of construction and attachment to the building or in the ground;
5. Name of person, firm, corporation or association erecting the structure and as required by division (B)(2)(a) above;
6. Written consent of the owner where the sign is to be erected on vacant land;
7. In all cases where wiring is to be used in connection with the structure, it shall comply with the city's Electrical Code. The Electrical Inspector shall approve and affix his or her signature to the permit if it is deemed necessary by the Electrical Inspector;
8. Insurance policy or bond as required by division (B)(2)(a) of this section; and
9. Such other information as the Building Inspector shall require to show full compliance with this section and all other ordinances of the city.

(c) *Sign permit fee.* It shall be unlawful for any person to erect or alter any sign, except those signs specifically exempted herein, unless a permit shall first have been obtained from the Building

Inspector for such erection or alteration and a permit fee paid to the city according to the schedule as shall be established from time to time by resolution of the City Commission.

(d) *Sign permit revocable at any time.* All rights and privileges accrued under the provisions of this section or any amendment thereto are mere licenses and may be revoked upon the violation of any of the conditions contained herein. If the work authorized under an erection permit has not been completed within 6 months after the date of issuance the permit shall become null and void and a new permit shall be necessary to continue the project. Partially completed signs, if abandoned, shall be removed by the erector upon notice from the Building Inspector.

(e) *Permit number.* Every sign hereafter erected shall have placed in a conspicuous place thereon, in letters not less than 1/2 inch in height, the date of erection, the permit number and the voltage of any electrical apparatus used in connection therewith.

(12) *Substitution clause.* The owner of any sign which is otherwise allowed under this section may substitute noncommercial copy in lieu of any other commercial or noncommercial copy. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision prevails over any more specific provision to the contrary. This provision does not create a right to increase the total amount of signage on a lot or allow the substitution of an off-site commercial message in place of an on-site commercial message.

(13) *Severability clause.* If any part, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this section is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the section.

(Prior Code, App., § 1310) (Ord. 97-4, passed 8-7-1997; Am. Ord. 08-05, passed 10-2-2008; Am. Ord. 11-04, passed 8-4-2011; Am. Ord. 2018-007, passed 9-20-2018)