

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GENESEE COUNTY TREASURER	CITY OF SWARTZ CREEK	34,137	07/07/2015	QC	QUIT CLAIM	20150708005786		0.0
MAN, MIKE & FLORICA	5012 HOLLAND DRIVE, LLC	0	03/20/2014	QC	QUIT CLAIM	20140324002823		100.0
DP LEASING CORPORATION	MAN, MIKE & FLORICA	125,761	12/07/2004	WD	INVALID SALE	20041208012		0.0
CHOUEIB, HASSAN	OBEID INC	0	09/25/2001	LC	SELLER FINANCED	20011004009		100.0

Property Address	Class: EXEMPT IMPROVED	Zoning: CBD (Building Permit(s)	Date	Number	Status
5012 HOLLAND DR	School: SWARTZ CREEK		DEMOLITION	07/23/2014	1400033	PARTIAL
	P.R.E. 0%		REMODEL INT.	04/01/2004	14-04	COMPLETED

Owner's Name/Address	MAP #:
CITY OF SWARTZ CREEK 8083 CIVIC DRIVE SWARTZ CREEK MI 48473	2016 Est TCV 0 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL-MILLER RD
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		\$700/FF 100.00 131.00 1.0000 0.8093 700 100 56,652
		100 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 56,652

Tax Description	X	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
E 17.5 FT OF LOT 1 BLK 1 & E 100 FT OF LOT 3 BLK 1 & SCHOOL LOT VILLAGE OF SWARTZ CREEK SEC 2 T6N R5E	X	Dirt Road						
	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Comments/Influences	X	Topography of Site	Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
	X	Level							
		Rolling							
		Low							
		High							
	X	Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	32,400	119,200	151,600			151,600S
2014	32,400	131,400	163,800			157,692C
2013	32,400	131,000	163,400			155,209C



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

Desc. of Bldg/Section: Calculator Occupancy: Mini-Mart, Convenience Store				<<<<< Calculator Cost Computations >>>>>													
Class: C				Class: C Quality: Average Percent Adj: +0													
Floor Area: 1,218 Gross Bldg Area: 1,218 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:10%; text-align: center;">X</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">Low</td> </tr> </table>				High	Above Ave.	X	Ave.	Low					
High	Above Ave.	X	Ave.	Low													
Depr. Table : 2.5% Effective Age : 41 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100				Base Rate for Upper Floors = 99.15 (10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 99.15													
1970 Year Built Remodeled				1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 1.000 Ave. Floor Area: 1,218 Perimeter: 142 Perim. Multiplier: 1.250 Refined Square Foot Cost for Upper Floors: 123.94													
Overall Bldg Height				County Multiplier: 1.50, Final Square Foot Cost for Upper Floors = 185.906 Total Floor Area: 1,218 Base Cost New of Upper Floors = 226,434 Reproduction/Replacement Cost = 226,434 Eff. Age: 41 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 79,252													
Comments:				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial													
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Item Description</td> <td style="width:10%;">Cost</td> <td style="width:10%;"># or Height</td> <td style="width:10%;">Storys</td> <td style="width:10%;">Base</td> </tr> <tr> <td></td> <td>Col.</td> <td>Rate</td> <td>SqFt</td> <td>Adj. Adj. Cost</td> </tr> </table>				Item Description	Cost	# or Height	Storys	Base		Col.	Rate	SqFt	Adj. Adj. Cost
Item Description	Cost	# or Height	Storys	Base													
	Col.	Rate	SqFt	Adj. Adj. Cost													
* Sprinkler Info * Area: Type: Average				Total Base Cost New = 0 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:											
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:		X Steel Frame											
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average										
(3) Frame:		Total Fixtures		Urinals		Many Average											
		3-Piece Baths		Wash Bowls		Unfinished											
		2-Piece Baths		Water Heaters		Unfinished											
		Shower Stalls		Wash Fountains		Typical											
		Toilets		Water Softeners													
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent											
				Rigid Conduit		Fluorescent											
				Armored Cable		Mercury											
				Non-Metalic		Sodium Vapor											
				Bus Duct		Transformer											
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0													
		Gas		Coal		(40) Exterior Wall:											
		Oil		Stoker		Thickness											
		Hand Fired		Boiler		Bsmnt Insul.											
(6) Ceiling:				(14) Roof Cover:													

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