NOTICE

CITY OF ROMULUS CITY COUNCIL
PUBLIC HEARING – DEMOLITION 23-01
MONDAY, AUGUST 28, 2023
6:30 P.M.

PLEASE TAKE NOTICE that the City of Romulus City Council will hold a public hearing on Monday, August 28, 2023, at 6:30 p.m. to hear objections to the demolition and/or removal of debris on the herein-described properties:

1. **7305 Hollywood (Single-Family Residential Structure with garage)** DP# 80 044 01 0398 000
2. **10524 Inkster (Single-Family Residential Structure with shed)** DP# 80 052 99 0017 000
3. **37187 Menton (Single-Family Residential Structure)** DP# 80 067 03 0001 000
4. **10885 Middlebelt (Awning)** DP# 80 051 99 0020 000
5. **11318 Moore (Single-Family Residential Structure)** DP# 80 077 015 0037 000
6. **28055 Van Born (Polebarn)** DP# 80 001 99 0015 000
7. **29805/29815 Van Born (Two Single-Family Residential Structure, garage, and shed)** DP# 80 005 01 1008 007
8. **31021 Van Born (Single-Family Residential Structure)** DP# 80 006 99 0015 000
9. **36009 Van Born (Single-Family Residential Structure, Polebarn, Shed, and slab)** DP# 80 0017 99 0022 000
10. **11010 Whitehorn (Multi-tenant Building)** DP# 80 077 06 0052 000

THIS IS AN OPEN MEETING

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to participate in the meeting effectively should contact the City Clerk or send an email by 4:00 p.m. the day of the meeting to request assistance. Ellen L. Craig-Bragg, City Clerk, 11111 Wayne Rd., Romulus, MI 48174, Clerk@romulusgov.com

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCL 15.263a et. seq., and the Americans with Disabilities Act. (ADA).

Ellen L. Craig-Bragg, CMC
City Clerk

Publish: August 3, 2023

A copy of this notice will be posted on the City Website at www.romulusgov.com

City Council Special Meeting

Public Hearing Agenda

August 28, 2023

6:30 PM

1. **Roll Call**
2. **Agenda - Motion to accept Public Hearing Agenda**
3. **Public Hearing Discussion: Demolition List 23-01**
4. **Public Comment**
5. **Adjournment - Motion to adjourn the Public Hearing**

MEMORANDUM

To: **Honorable City Council**

From: **Ellen L. Craig-Bragg, City Clerk**

Cc: **D'Sjonaun Hockenhull, Deputy City Clerk**

Date: **August 24, 2023**

Re: **Special Meetings**

There is one (1) special meetings scheduled for Monday, August 28, 2023:

1. 6:30 p.m. Public Hearing Demolition List 23-01

MEMORANDUM

TO: Ellen Craig-Bragg, City Clerk

FROM: Jeff Kemp, Director, Building & Planning Department

SUBJECT: **Request for Public Hearing, Demolition List 23-01**

DATE: July 20, 2023

We are requesting a 45 minute public hearing for August 28th at 6:30 PM for the purpose of discussing Demolition List 23-01.

The Construction Board of Appeals held a demolition hearing on Wednesday, 6/14/23. The Construction Board of Appeals recommended to Romulus City Council, demolition of the following structures:

1. 7305 Hollywood – single-family residential structure, garage
2. 10524 Inkster – fire damaged single-family residential structure, shed
3. 37187 Menton, single-family residential structure
4. 10885 Middlebelt, awning from previously demolished gas-station
5. 11318 Moore, single-family residential structure
6. 28055 Van Born, pole-barn
7. 29805 Van Born, single-family residential structure
8. 29815 Van Born, single-family residential structure, garage, shed
9. 31021 Van Born, single-family residential structure
10. 36009 Van Born, single-family residential structure, pole-barn, shed, slab
11. 11010 Whitehorn, multi-tenant building

Should City Council concur with the recommendations of the Construction Board of Appeals to approve demolition of the aforementioned structures, it is also requested that an additional item be included on the agenda for a resolution to let bids for a demolition contractor.

Copies of the minutes of the Construction Board of Appeals meeting of 6/14/23 are attached for your reference. If additional information is needed, please contact this office.

bs

CITY OF ROMULUS
CONSTRUCTION BOARD OF APPEALS
WEDNESDAY, JUNE 14, 2023
1:00 P.M.

1. **Call to order:** The meeting was called to order by Chair Chandler at 1:00pm.

2. **Pledge of Allegiance:** All participated in the Pledge of Allegiance.

3. **Roll Call Showing:** Sheldon Chandler
Phillip Franklin
Frederick Hay
Charles Lindenmuth
Richard Rutherford

Excused: None

Also present: Jeffrey Kemp, Building & Planning Director
Bambie Stanley, Secretary
James Wegienka, Building Official
Ron Osborn, Building Inspector

4. **Approval of Agenda:**

MOTION by Rutherford, support by Hay, to approve the agenda as published.

Roll Call vote: Ayes – Rutherford, Hay, Lindenmuth, Franklin, Chandler. Nays – none. Motion carried 5-0.

AGENDA

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of the minutes of the Construction Board of Appeals meeting held on Tuesday, February 14th, 2023.
6. Petitions
   A. 7305 Hollywood, single-family residential structure, garage
   B. 10524 Inkster, single-family residential structure, shed

C. 37187 Menton, single-family residential structure

D. 10885 Middlebelt, Awning

E. 11318 Moore, single-family residential structure

F. 28055 Van Born, pole-barn

G. 29805 Van Born, single-family residential structure

H. 29815 Van Born, single-family residential structure, garage, shed

I. 31021 Van Born, Single-family residential structure

J. 36009 Van Born, Single-family residential structure, polebarn, shed, slab

K. 11010 Whitehorn, multi-tenant building

7. Old Business

8. Miscellaneous Business

9. Adjournment

5. Approval of the minutes of the Construction Board of Appeals meeting held on Tuesday, February 14th, 2023

MOTION by Hay, support by Rutherford, to approve the February 14, 2023 minutes of the Construction Board of Appeals meeting as submitted.

Roll Call vote: Ayes – Hay, Rutherford, Franklin, Lindenmuth, Chandler. Nays – none. Motion carried 5-0.

6. Petitions

A. 7305 Hollywood, single-family residential structure, garage
Parcel #80 044 01 0398 000, Owner Jason Downs, 32285 Pennsylvania Road, Romulus

Jason Downs was present on behalf of this property maintenance item.

In response to questions from the Board, Mr. Downs gave the following information:

- Mr. Downs had purchased the property about 3 to 3.5 years ago, with the intent to refurbish the house. In the meantime, he was able to purchase the home that he had been renting, and this project was put on a back burner.

- Mr. Downs had trimmed the trees and kept the grass mowed, and cleaned most of the garbage out of the yard. He had paid taxes, though the taxes were not current.
- A friend was ready to purchase the property and rehab the home.
- No permits had been pulled.
- The letter notifying Mr. Downs that the house was ready to be torn down was the first communication he had received from the City.
- Mr. Downs said that the back of the house - where the kitchen, bathroom and laundry room are – needs to be torn off as that portion of the home had no foundation and was built on sand.
- Mr. Downs had never had a professional look at the home relative to rehabbing it.
- The property would be more valuable if the house was demolished and a new home was constructed on the site.
- If the Construction Board of Appeals thought the house should be demolished, Mr. Downs had no problem with tearing it down.

City staff gave the following information:

- Multiple notices had been given regarding this property, including in October 2022, December 2022, and notice of tonight's meeting.

  Mr. Downs said he had only received the notice regarding tonight's meeting.

- The City inspected the property in 2018, when the first notice was sent that the structure was beyond reasonable repair and demolition was recommended. The water had been shut off since 2017. Since October 2022 the property had been under enforcement for demolition.
- Director Kemp explained that the building was beyond repair. There were holes in the roof and the building had been sitting vacant for a long time.

Board discussion:

- Member Lindenmuth said the house had a partial floor that transitioned to a dirt floor and then back to a partial floor. In his professional opinion the house could not be saved.
- Chair Chandler thought the home should be demolished and the property cleaned up. There had been no work cleaning up the property in some time, and the property looked pretty rough.

Mr. Downs did not know the exact date the house was constructed but it was about 1920 or 1930. With the different foundations and partially no foundation, the house wasn't built correctly to start with. Again, he would demolish the building if that was the direction of the CBA. However, he would like to keep the garage, which just needed a roof.

Chair Chandler noted that the recommended demolition was for both the house and the garage.

Director Kemp further explained that properties were not allowed to have an accessory structure without a primary structure. Unless there were plans for a new house, both the house and the garage should be demolished.

MOTION by Rutherford, support by Lindenmuth, that the property (house and garage) at 7305 Hollywood, Parcel #80 044 01 0398 000, remain on the demolition list.

Roll Call vote: Ayes – Rutherford, Lindenmuth, Hay, Franklin, Chandler. Nays – none. Motion carried 5-0.

Director Kemp advised the applicant to work with the Building Department regarding a timetable for demolition.

B. 10524 Inkster, single-family residential structure, shed
Parcel #80 052 99 0017 000, owners Perin M. and Dianna M. Bruckner

No one was present representing this property.

MOTION by Hay, support by Franklin, that 10524 Inkster, Parcel #80 052 99 0017 000, remain on the demolition list.

Roll Call vote: Ayes – Hay, Franklin, Rutherford, Lindenmuth, Chandler. Nays – none. Motion carried 5-0.

C. 37187 Menton, single-family residential structure
Parcel #80 067 03 0001 000, owner Narain Raisinghani, 899 Pond Island Court, Northville MI

No one was present representing this property.

Director Kemp said the property owner has been sending a representative to the City who has submitted a demolition application with payment, as well as paid to cap the sewer.

The Board acknowledged that a demolition application had been submitted, but felt it prudent to keep the property on the demolition list.

MOTION by Hay, support by Franklin, that 37187 Menton, Parcel #80 067 03 0001 000, remain on the demolition list.

Roll Call vote: Ayes – Lindenmuth, Rutherford, Hay, Franklin, Chandler. Nays – None. Motion carried 5-0.

D. 10885 Middlebelt, Awning
Parcel #80 051 99 0020 000, owner F& L Middlebelt, LLC, 31233 Grand River, Farmington MI

Director Kemp explained that the Clark gas station on this site had been demolished in 2013. In 2018 a special land use was approved for the construction of a new gas station, with conditions.

No work had been done and the approvals had expired in 2021. The canopy had rusted through on the posts, and had been an eyesore in this location for a long time. Also, the site had broken concrete and other debris left from the demolition of the gas station. There were a host of issues on this property.

Fady Kaji, F & L Middlebelt was present on behalf of this property. Haidar Badreddine, Image 1 Contracting, was also present.

In response to questions from the Board, Mr. Kaji and Mr. Badreddine gave the following information:

- They were in the process of resubmitting for site plan approval for a new gas station. They submitted today for canopy repair.
- Mr. Kaji said he had become a partner of the original owner in order to help redevelop the property, but now was being told by the City that as the new owner, he could not rebuild without a new submission. He could not remove the canopy because he would not be allowed to construct a new one in the same location. Without the canopy in that location, it would be pointless to redevelop the site with a new gas station.
- Mr. Kaji emphasized that he did not think he was the owner, but rather was a partner of the owner. They did want to rebuild the gas station.
- There were still underground tanks on this site.
- The pictures made the canopy look worse than it is. The applicants had a structural engineer look at the canopy and provide a structural repair plan, which was with the submittal made this morning relative to the canopy.
- The originally submitted site plans had been approved.

  Director Kemp advised that new site plans would have to be submitted. He had not seen today's submittal for the canopy repair.

Board discussion:

- Member Rutherford said that from looking at the pictures, the beams appeared rusted through in several places. The canopy did not look repairable to him.
- Chair Chandler said he would find it difficult to approve any site plan with the canopy sitting where it was on the property. He was surprised the canopy had lasted as long as it did. He did not think it was salvageable.
- Member Lindenmuth said the new supports for the existing canopy would likely be a column over a column.

After discussion and amendment, and acknowledging the applicants had been in touch with the City regarding this matter, the following motion was offered:

MOTION by Lindenmuth, support by Rutherford, that 10885 Middlebelt, Awning, Parcel #80 051 99 0020 000, remain on the demolition list.

Motion discussion:

The applicants will work with the Building Department and City Council relative to any progress being made on the site. In the meantime, the motion for the canopy to remain on the demolition list is appropriate.

Roll Call vote: Ayes – Lindenmuth, Rutherford, Hay, Franklin, Chandler. Nays – None. Motion carried 5-0.

E. 11318 Moore, single-family residential structure
Parcel #80 077 15 0037 000, owner Janeise Daniels, 9426 Lisa, Romulus

Ms. Daniels said she wanted to comply with the order to demolish this property. The house had been vacant since she purchased it in 2019. Ms. Daniels was a small business owner, and COVID had hit her hard.

In response to questions and comments from the applicant, Director Kemp explained the demolition process. Demolition costs will be added to the tax bill. If Ms. Daniels signed the agreement with the City in terms of demolishing her property, the process would go more smoothly and less money would come out of Ms. Daniels' resources. After demolition, Ms. Daniels will still own the property.

MOTION by Rutherford, support by Hay, that 11318 Moore, parcel #80 077 15 0037 000, remain on the demolition list.

Roll call vote: Ayes – Rutherford, Hay, Franklin, Lindenmuth, Chandler. Nays – None. Motion carried 5-0.

F. 28055 Van Born, pole-barn
Parcel #80 001 99 0015 000, owner Joseph Vendlands, Jr., 28055 Van Born, Romulus

Joseph Vendlands, Jr., 28055 Van Born, explained the work that he had done on the pole barn already. He had been working out of town and in fact had to catch a flight later this evening.

In response to questions from the Board, Mr. Vendlands gave the following information:

- There were two separate accessory buildings on the property – a garage and a pole barn.
- He did not have a permit for re-roofing the pole barn as he did not intend to put a new roof on it just yet. He would pull a permit prior to doing that.
- There was no power going to the pole barn.
- Mr. Vendlands said he had attempted to call individuals at City Hall to no avail, including Ordinance Officer Vasquez. He had not come in person to City Hall.
- Mr. Vendlands would be in town on July 20th. In the meantime, he could open the doors to the barn and the garage, and would also leave his cell phone number.
- A roof had been added to the original flat roof of the pole barn. The pole barn was basically solid and was salvageable.
- Mr. Vendlands knew the garage needed painting. In fact, he would like to tear down the garage and rebuild, but had been told by the City that he could not rebuild in the same

location, because of zoning issues. The concrete underneath the garage had buckled. He had a concrete contractor out who told him he was better off knocking the structure down and building from scratch. He would like to discuss this with someone from the City further.

- Mr. Vendlands used the barn for storage, including welding and automotive equipment, lawn equipment, and odds and ends.
- The floor of the pole barn was solid concrete.

City Staff gave the following information:

- Building Inspector Osborne said that he had visited the property a few times, with no one at home. It did sound like Mr. Vendlands had been out of town a lot. Building Inspector Osborne had not been inside the barn, but he doubted it was salvageable.
- Final notice was sent November 22.
- The roof on the pole barn had collapsed on one section. He was willing to work with Mr. Vendlands if the roof could be repaired in a timely manner; the City needed to make sure the building was safe.

Board discussion:

- Chair Chandler suggested that the property remain on the demolition list. In the meantime, Mr. Vendlands could work with staff and City Council to come to an agreement to the work that needed to be done and get extra time to complete it. Once the property met with the building department's approvals it could be removed from the demolition list.

  Director Kemp agreed. The building department could do a more complete inspection and come up with a plan with Mr. Vendlands prior to the property going before City Council.

- Only the pole barn was listed on the demolition list – the garage was not included.

MOTION by Hay, support by Franklin, regarding 28055 Van Born, Parcel #80 001 99 0015 000, that the pole-barn remain on the demolition list.

Roll call vote: Ayes – Hay, Franklin, Rutherford, Lindenmuth, Chandler. Nays – None. Motion carried 5-0.

G. 29805 Van Born, single-family residential structure
Parcel #80 005 01 1008 007, owners Gray P – Littlejohn T – Beeman T, 3314 Glendale, Detroit MI 48238

Director Kemp noted that items G and H were actually one parcel, but would be handled separately.

No one was present representing this property.

Director Kemp said it appeared someone was occupying the structure, although both homes on the property were supposed to be vacant.

MOTION by Hay, support by Franklin, that 29805 Van Born, Parcel #80 005 01 1008 007, remain on the demolition list.

Roll call vote: Ayes – Hay, Franklin, Rutherford, Lindenmuth, Chandler. Nays – None. Motion carried 5-0.

H. 29815 Van Born, single-family residential structure, garage, shed
Parcel #80 005 01 1008 007, owners Gray P – Littlejohn T – Beeman T, 3314 Glendale, Detroit MI 48238

No one was present representing this property, which was under the same parcel number and ownership as Item G.

Director Kemp said the owner had not reached out to the Building Department.

MOTION by Rutherford, support by Lindenmuth. that 29815 Van Born, Parcel #80 005 01 1008 007, remain on the demolition list.

Roll call vote: Ayes – Rutherford, Lindenmuth, Franklin, Hay, Chandler. Nays – None. Motion carried 5-0.

I. 31021 Van Born, Single-family residential structure
Parcel #80 006 99 0015 000, owner Jose Flores, 13 Myrtle, River Rouge MI 48218

No one was present representing this property.

Director Kemp said the water had been off since 2016. The home was non-conforming and cannot continue as a single-family home.

MOTION by Rutherford, support by Lindenmuth, that 31021 Van Born, #80 006 99 0015 000, remain on the demolition list.

Roll call vote: Ayes – Rutherford, Lindenmuth, Franklin, Hay, Chandler. Nays – None. Motion carried 5-0.

J. 36009 Van Born, Single-family residential structure, pole-barn, shed, slab
Parcel #80 017 99 0022 000, owner William Coon, 5843 Moore, Romulus MI 48174

No one was present representing this property.

Director Kemp said that the owner had not reached out to the Building Department regarding this property, which had a history of citations for which the owner had not shown up in court.

MOTION by Rutherford, support by Lindenmuth, that 36009 Van Born, #80 017 99 0022 000, remain on the demolition list.

Roll call vote: Ayes – Rutherford, Lindenmuth, Hay, Franklin, Chandler. Nays – None. Motion carried 5-0.

K. 11010 Whitehorn, multi-tenant building
Parcel #80 077 06 0052 000, owner Glory Emma Rental LLC, Emry Delva, 11352 Gabriel, Romulus MI 48174

No one was present representing this property.

Director Kemp said he had spoken with Mr. Delva multiple times over the last 3-4 months, and Mr. Delva had indicated they were going to present signed and sealed plans and some engineering drawings to rebuild the structure into a duplex unit, by saving part of the building and rebuilding part of the building, but instead Mr. Delva had only submitted a drawing that was not signed or sealed, and which was disapproved. Mr. Kemp had not been inside the building itself, which had open windows and other blight issues, including a hole in the basement wall that could indicate water issues. Director Kemp said he told Mr. Delva the entire building must be brought up to code.

Chair Chandler noted that about a year ago he saw people working on the building.

MOTION by Lindenmuth, support by Rutherford, that 11010 Whitehorn, #80 077 06 0052 000, remain on the demolition list.

Roll call vote: Ayes – Lindenmuth, Rutherford, Franklin, Hay, Chandler. Nays – None. Motion carried 5-0.

7. Communications

None.

8. Hearing of the Public

None.

9. Miscellaneous Business

The Board discussed various properties in the City relative to enforcement issues, including potential demolition.

10. Adjournment

MOTION by Hay, support by Rutherford, to adjourn the meeting at 2:18pm.

Roll Call vote: Ayes – Hay, Rutherford, Lindenmuth, Franklin, Chandler. Nays – none. Motion carried 5-0.

_____
Sheldon Chandler, Chairperson

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/17/2023 9:55 AM

Parcel: 80 067 03 0001 000
Owner's Name: RAISINGHANI NARAIN
Property Address: 37187 MENTON
ROMULUS, MI 48174

Liber/Page:
Created: / /
Split: / /
Active: Active

Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Mailing Address:

RAISINGHANI NARAIN
899 POND ISLAND CT
NORTHVILLE MI 48167

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status TAXABLE

Prev. Taxable Stat TAXABLE

Gov. Unit: 80 CITY OF ROMULUS
MAP #
School: 82130 ROMULUS COMMUNITY SCHOOLS
Neighborhood: 02500 025 - 144 RES SOUTHWEST

Most Recent Sale Information

Sold on 09/01/2004 for 116,550 by HULET, JON-JOANN.

Terms of Sale: 21-NOT USED/OTHER **Liber/Page:**

Most Recent Permit Information

Permit M950553 on 09/11/1995 for $0 category APARTMENT ALT./ADD..

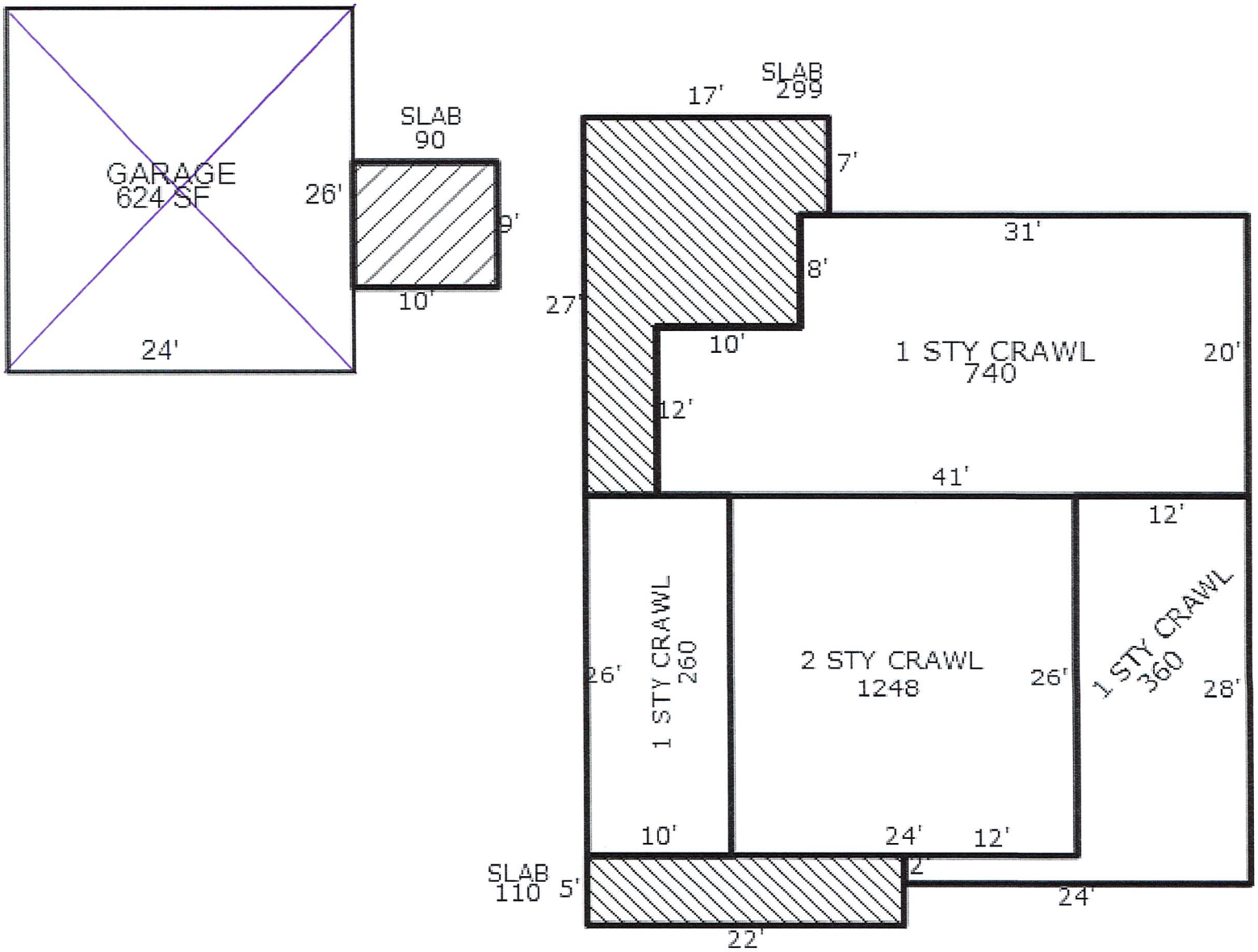
Physical Property Characteristics

2024 S.E.V.:	87,500	**2024 Taxable:**	37,978	**Lot Dimensions:**	
2023 S.E.V.:	82,900	**2023 Taxable:**	37,978	**Acreage:**	0.41
Zoning:	R1B-S.F	**Land Value:**	12,330	**Frontage:**	82.0
PRE:	0.000	**Land Impr. Value:**	6,441	**Average Depth:**	218.1

Improvement Data

of Residential Buildings: 1
Year Built: 1963
Occupancy: Single Family
Class: CD
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
# of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 2,610
Ground Area: 1,986
Garage Area: 624
Basement Area: 0
Basement Walls:
Estimated TCV: 156,223

Image



dmm 1/2023

80 067 03 0001 000 RAISINGHANI NARAIN 37187 MENTON 7/17/2023

10.27.2022

ANOTHER HAPPY HOME BY
Napier's
ROOFING
HOME IMPROVEMENT
STATE LICENSED · FULLY INSURED
(734) 676-6557
10 . 27 . 2022

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/17/2023 9:52 AM

Parcel: 80 044 01 0398 000
Owner's Name: DOWNS JASON
Property Address: 7305 HOLLYWOOD
ROMULUS, MI 48174
Liber/Page:
Created: / /
Split: / /
Active: Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status TAXABLE
Prev. Taxable Stat TAXABLE
Gov. Unit: 80 CITY OF ROMULUS
MAP #
School: 82130 ROMULUS COMMUNITY SCHOOLS
Neighborhood: 00100 001 - 100 RES NORTHEAST

Mailing Address:

DOWNS JASON
32285 PENNSYLVANIA
ROMULUS MI 48174

Most Recent Sale Information

Sold on 10/29/2018 for 0 by SLOVIK ANDREW E.

Terms of Sale: 22-OUTLIER
Liber/Page:

Most Recent Permit Information

Permit PB180129 on 04/25/2018 for $10,000 category .

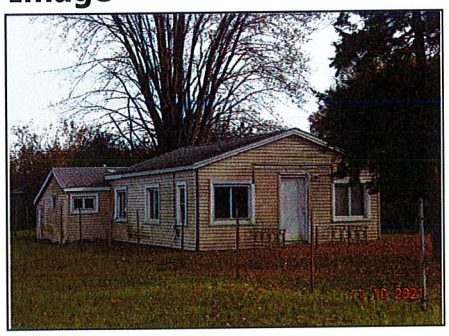
Physical Property Characteristics

2024 S.E.V.:	27,000	**2024 Taxable:**	18,041	**Lot Dimensions:**	
2023 S.E.V.:	26,100	**2023 Taxable:**	18,041	**Acreage:**	0.16
Zoning:	R1B-S.F	**Land Value:**	22,000	**Frontage:**	50.0
PRE:	0.000	**Land Impr. Value:**	0	**Average Depth:**	135.0

Improvement Data

of Residential Buildings: 1
Year Built: 1937
Occupancy: Single Family
Class: D
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
# of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 969
Ground Area: 969
Garage Area: 480
Basement Area: 0
Basement Walls:
Estimated TCV: 31,986

Image



Parcel Number: 82 80 044 01 0398 000 Jurisdiction: CITY OF ROMULUS County: WAYNE Printed on 08/11/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SLOVIK ANDREW E	DOWNS JASON	0	10/29/2018	QC	22-OUTLIER		PROPERTY TRANSFER	100.0
WAYNE COUNTY LAND BANK	SLOVIK ANDREW	5,550	02/15/2018	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0
WAYNE COUNTY TREASURER	WAYNE COUNTY LAND BANK	0	04/11/2017	QC	21-NOT USED/OTHER		DEED	0.0
RIDLEY RUSSELL	WAYNE COUNTY TREASURER	0	06/30/2015	OTH	21-NOT USED/OTHER	VERIFIED BY CO	OTHER	0.0

Property Address

7305 HOLLYWOOD

Owner's Name/Address

DOWNS JASON
32285 PENNSYLVANIA
ROMULUS MI 48174

Class: RESIDENTIAL-IMPRO Zoning: R1B-S

School: ROMULUS COMMUNITY SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 53,986 TCV/TFA: 55.71

Building Permit(s)	Date	Number	Status
	04/25/2018	PB180129	PENDING
SINGLE FAMILY ALT./REPAIRS	01/20/1999	E990023	COMPLETE
SINGLE FAMILY ALT./REPAIRS	11/18/1998	M980516	COMPLETE
SINGLE FAMILY ALT./REPAIRS	11/12/1998	B981051	COMPLETE

X Improved Vacant

Land Value Estimates for Land Table 044NO.044 ECORSE SUB NORTH

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE VALUE					22000	100		22,000
50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	22,000

Tax Description

Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2023.
11A398
LOT 398
ECORSE CITY COMMUNITY SUB
T3S R9E L 56 P 39 40 WCR

Comments/Influences

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
DMM	06/01/2023	SITE VISIT
DMM	06/25/2019	SITE VISIT
DMM	10/23/2017	SITE VISIT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	11,000	16,000	27,000			18,041C
2023	11,000	15,100	26,100			18,041C
2022	11,000	14,200	25,200			17,182C
2021	11,000	11,700	22,700			16,634C

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Licensed To: City of Romulus, County of Wayne, Michigan

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

 Parcel Number: 82 80 044 01 0398 000 Printed on 08/11/2023

Building Type
- X Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built 1937 | Remodeled 0

Condition: Average
Part. Construct.: 50%

Room List
- Basement
- 6 1st Floor
- 2nd Floor
- 2 Bedrooms

(1) Exterior
- X Wood/Shingle
- Aluminum/Vinyl
- Brick
- X Insulation

(2) Windows
- X Many / Avg. / Few
- X Large / Avg. / Small
- Wood Sash
- Metal Sash
- Vinyl Sash
- Double Hung
- Horiz. Slide
- Casement
- Double Glass
- Patio Doors
- X Storms & Screens

(3) Roof
- X Gable / Hip / Flat
- Gambrel / Mansard / Shed
- X Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)
- Eavestrough
- X Insulation
- 0 Front Overhang
- 0 Other Overhang

(4) Interior
- X Drywall / Paneled
- Plaster / Wood T&G

Trim & Decoration: Ex | X Ord | Min

Size of Closets: Lg | X Ord | Small

Doors: Solid | X H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings
- X Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 969 S.F.
Height to Joists: 7.0

(8) Basement
- Conc. Block
- Poured Conc.
- Stone
- Treated Wood
- X Concrete Floor

(9) Basement Finish
- Recreation SF
- Living SF
- Walkout Doors (B)
- No Floor SF
- Walkout Doors (A)

(10) Floor Support

Joists: 2 X 8-16" O C
Unsupported Len:
Cntr.Sup: PLYWOOD

(11) Heating/Cooling
- X Gas / Wood
- Oil / Coal
- Elec. / Steam
- Forced Air w/o Ducts
- Forced Air w/ Ducts
- Forced Hot Water
- Electric Baseboard
- Elec. Ceil. Radiant
- Radiant (in-floor)
- Electric Wall Heat
- Space Heater
- Wall/Floor Furnace
- X Forced Heat & Cool
- Heat Pump
- No Heating/Cooling
- Central Air
- Wood Furnace

(12) Electric

100 Amps Service

No./Qual. of Fixtures: Ex. | X Ord. | Min

No. of Elec. Outlets: Many | X Ave. | Few

(13) Plumbing
- Average Fixture(s)
- 1 3 Fixture Bath
- 2 Fixture Bath
- Softener, Auto
- Softener, Manual
- Solar Water Heat
- No Plumbing
- Extra Toilet
- Extra Sink
- Separate Shower
- Ceramic Tile Floor
- Ceramic Tile Wains
- Ceramic Tub Alcove
- Vent Fan

(14) Water/Sewer
- 1 Public Water
- 1 Public Sewer
- Water Well
- 1000 Gal Septic
- 2000 Gal Septic

Lump Sum Items:

(15) Built-ins
- Appliance Allow.
- Cook Top
- Dishwasher
- Garbage Disposal
- Bath Heater
- Vent Fan
- Hot Tub
- 1 Unvented Hood
- Vented Hood
- Intercom
- Jacuzzi Tub
- Jacuzzi repl.Tub
- Oven
- Microwave
- Standard Range
- Self Clean Range
- Sauna
- Trash Compactor
- Central Vacuum
- Security System

(15) Fireplaces
- Interior 1 Story
- Interior 2 Story
- 2nd/Same Stack
- Two Sided
- Exterior 1 Story
- Exterior 2 Story
- Prefab 1 Story
- Prefab 2 Story
- Heat Circulator
- Raised Hearth
- Wood Stove
- Direct-Vented Ga

Class: D
Effec. Age: 70
Floor Area: 969
Total Base New : 142,883 E.C.F.
Total Depr Cost: 57,632 X 1.110
Estimated T.C.V: 63,972

(16) Porches/Decks

Area	Type
70	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 17
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1937
(11) Heating System: Forced Heat & Cool
Ground Area = 969 SF Floor Area = 969 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

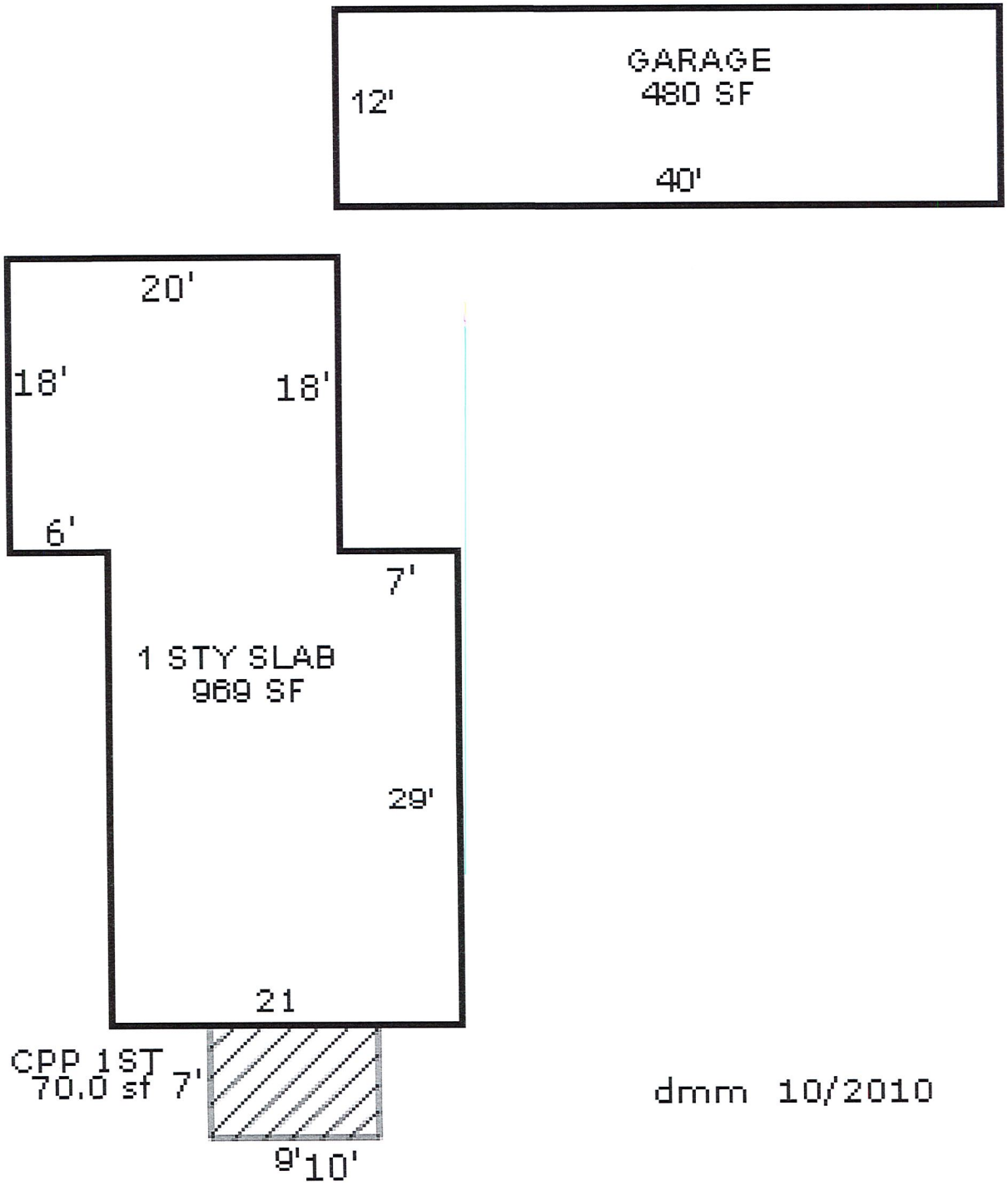
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	969		
			Total:	114,842	51,677
Other Additions/Adjustments					
Porches					
CPP			70	1,440	648
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	23,803	4,047 *
Water/Sewer					
Public Water			1	1,275	574
Public Sewer			1	1,275	574
Built-Ins					
Unvented Hood			1	248	112
			Totals:	142,883	57,632

Notes:

ECF (001 - 100 RES NORTHEAST) 1.110 => TCV: 63,972
50% Completed => Est. True Cash Value 2024 =

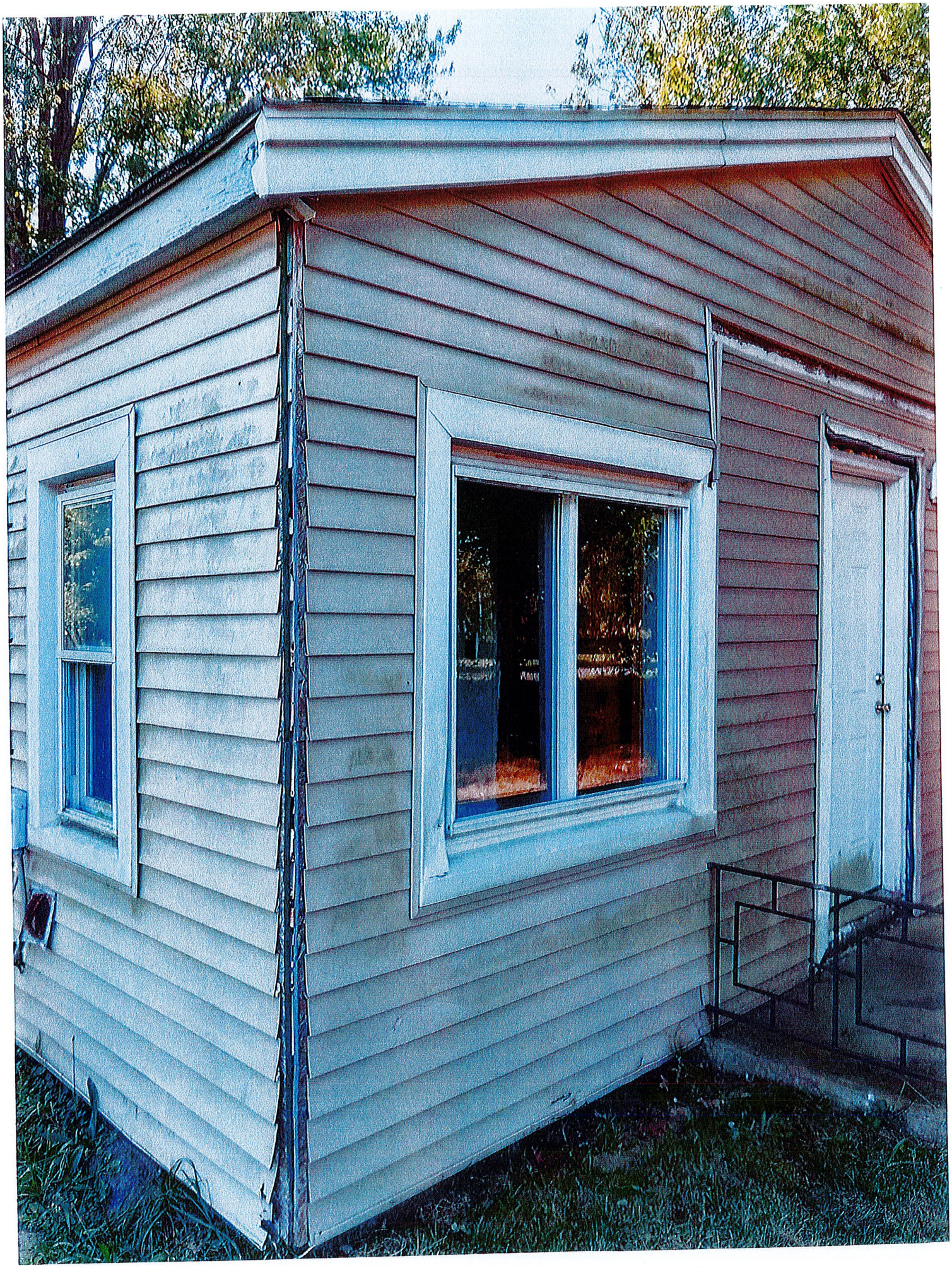
*** Information herein deemed reliable but not guaranteed***



dmm 10/2010

Sketch by Apex Medina™

80 044 01 0398 000 DOWNS JASON 7305 HOLLYWOOD Building 1 7/17/2023



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/17/2023 9:54 AM

Parcel: 80 052 99 0017 000
Owner's Name: BRUCKNER PERIN M - DIANNA M
Property Address: 10524 INKSTER
ROMULUS, MI 48174

Liber/Page:
Created: / /
Split: / /
Active: Active

Public Impr.: Paved Road, Water, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status TAXABLE
Prev. Taxable Stat TAXABLE
Gov. Unit: 80 CITY OF ROMULUS
MAP #
School: 82130 ROMULUS COMMUNITY SCHOOLS
Neighborhood: 00100 001 - 100 RES NORTHEAST

Mailing Address:

BRUCKNER PERIN M - DIANNA M
10524 INKSTER
ROMULUS MI 48174

Most Recent Sale Information

Sold on 10/31/1995 for 1 by BRUCKNER, RUTH.

Terms of Sale: 16-LC PAYOFF
Liber/Page:

Most Recent Permit Information

None Found

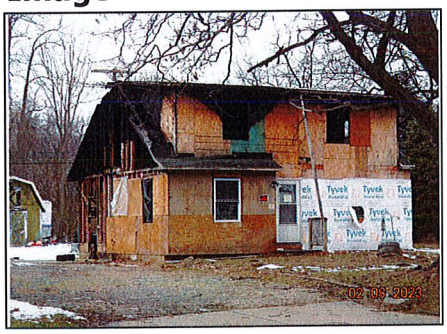
Physical Property Characteristics

2024 S.E.V.:	22,000	**2024 Taxable:**	13,215	**Lot Dimensions:**	
2023 S.E.V.:	21,600	**2023 Taxable:**	13,215	**Acreage:**	2.03
Zoning:	R1B-S.F	**Land Value:**	30,000	**Frontage:**	66.0
PRE:	100.000	**Land Impr. Value:**	2,291	**Average Depth:**	1,339.8

Improvement Data

of Residential Buildings: 1
Year Built: 1946
Occupancy: Single Family
Class: D
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
# of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,272
Ground Area: 720
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: 11,778

Image



Parcel Number: 82 80 052 99 0017 000 Jurisdiction: CITY OF ROMULUS County: WAYNE Printed on 08/11/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRUCKNER, RUTH	BRUCKNER, PERIN-DIANNA	1	10/31/1995	WD	16-LC PAYOFF		NOT VERIFIED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: R1B-S	Building Permit(s)	Date	Number	Status
10524 INKSTER	School: ROMULUS COMMUNITY SCHOOLS					
	P.R.E. 100% / /					
Owner's Name/Address	MAP #:					
BRUCKNER PERIN M - DIANNA M 10524 INKSTER ROMULUS MI 48174	2024 Est TCV 44,069 TCV/TFA: 34.65					

X Improved | Vacant

Land Value Estimates for Land Table MB-NE.NORTHEAST QUADRANT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	66.00	1339.80	1.0000	0.0000	0	100*		0
			2.030 Acres		14,778	100		30,000

* denotes lines that do not contribute to the total acreage calculation.

66 Actual Front Feet, 2.03 Total Acres Total Est. Land Value = 30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.12	192	44	2,291
Total Estimated Land Improvements True Cash Value =				2,291

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

13EE2
THE S 66 FT OF THE N 132 FT OF THE SE 1/4 OF THE SE 1/4 OF SEC 13
2.08 ACRES

Comments/Influences

Who	When	What
DMM	06/21/2023	SITE VISIT
DMM	07/25/2019	SITE VISIT
VW	10/14/2010	SITE VISIT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,000	7,000	22,000			13,215C
2023	15,000	6,600	21,600			13,215C
2022	15,000	6,200	21,200			12,586C
2021	15,000	31,800	46,800			28,653C

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Licensed To: City of Romulus, County of Wayne, Michigan

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

 Parcel Number: 82 80 052 99 0017 000 Printed on 08/11/2023

Building Type
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style:
2 STORY

Yr Built 1946 | Remodeled 0

Condition: Average
Part. Construct.: 20%

Room List
Basement
4 1st Floor
2 2nd Floor
3 Bedrooms

(1) Exterior
X Wood/Shingle
Aluminum/Vinyl
Brick

X Insulation

(2) Windows
X Many / Avg. / Few
X Large / Avg. / Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
X Storms & Screens

(3) Roof
X Gable / Hip / Flat
Gambrel / Mansard / Shed

X Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)
Eavestrough
X Insulation
0 Front Overhang
0 Other Overhang

(4) Interior
X Drywall / Paneled
Plaster / Wood T&G

Trim & Decoration
Ex | X Ord | Min

Size of Closets
Lg | X Ord | Small

Doors | Solid | X H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings
X Drywall

(7) Excavation
Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 7.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
X Concrete Floor

(9) Basement Finish
Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support
Joists: 2 X 8-16" O C
Unsupported Len:
Cntr.Sup: PLYWOOD

(11) Heating/Cooling
X Gas / Wood
Oil / Coal
Elec. / Steam

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric
100 Amps Service

No./Qual. of Fixtures
Ex. | X Ord. | Min

No. of Elec. Outlets
Many | X Ave. | Few

(13) Plumbing
Average Fixture(s)
1 3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer
1 Public Water
1 Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
1 Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: D
Effec. Age: 70
Floor Area: 1,272
Total Base New : 140,718 E.C.F.
Total Depr Cost: 63,324 X 0.930
Estimated T.C.V: 58,891

(16) Porches/Decks

Area	Type
16	CPP

(17) Garage
Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls D Blt 1946
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 1272 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	720		
1 Story	Siding	Overhang	12		
			Total:	137,486	61,869

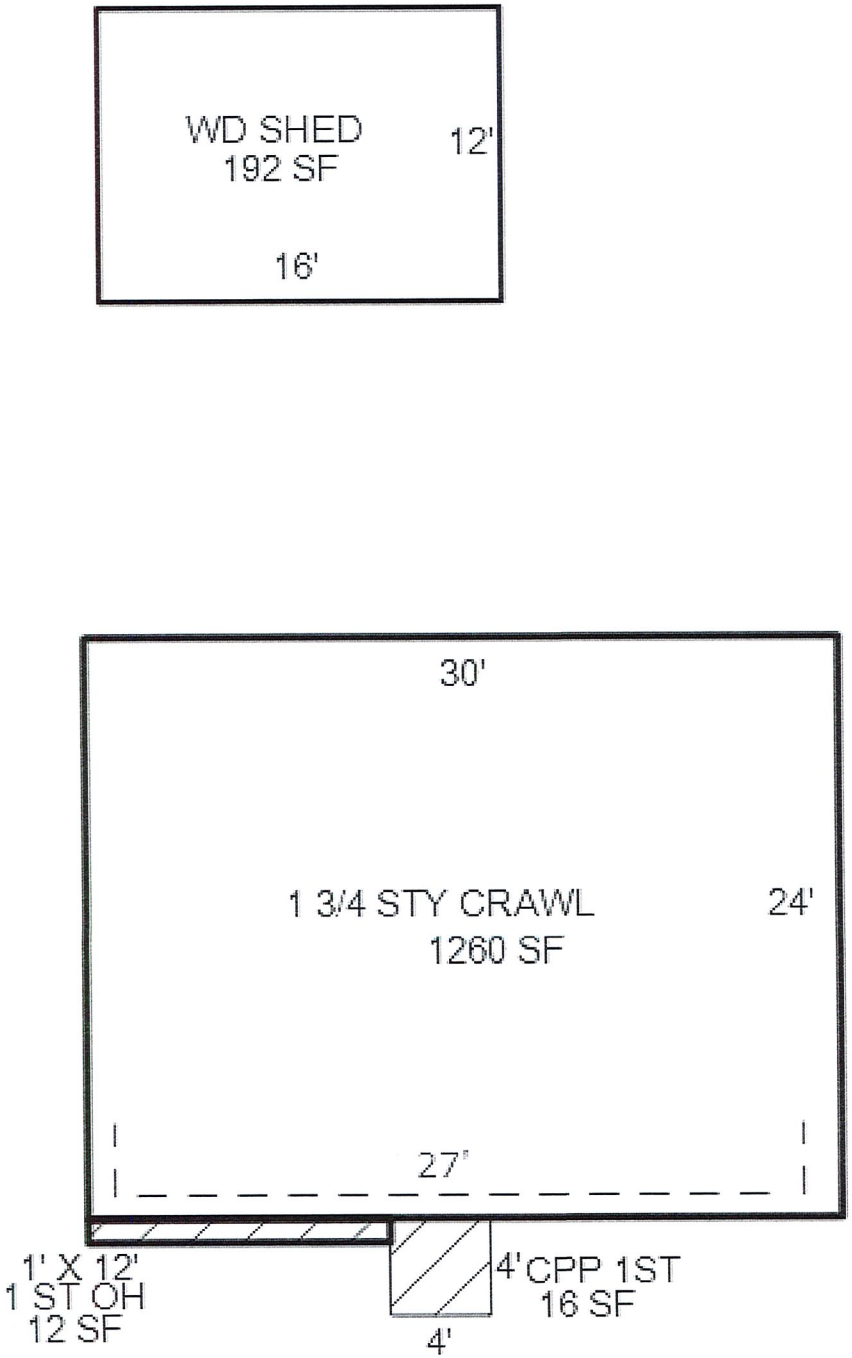
Other Additions/Adjustments

Water/Sewer			
Public Water	1	1,275	574
Public Sewer	1	1,275	574
Built-Ins			
Unvented Hood	1	248	112
Porches			
CPP	16	434	195
	Totals:	140,718	63,324

Notes: STYLE = 1.75 STY
REM GAR, BZWY, 20% FOR 2022. DMM 11/2022

ECF (001 - 100 RES NORTHEAST) 0.930 => TCV: 58,891
20% Completed => Est. True Cash Value 2024 =

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


WD SHED
192 SF
12'
16'
30'
1 3/4 STY CRAWL
1260 SF
24'
27'
1' X 12'
1 ST OH
12 SF
4' CPP 1ST
16 SF
4'

dmm 11/2021

Tyvek
HomeWrap.
Tyvek
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WM

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/17/2023 9:59 AM

Parcel: 80 051 99 0020 000
Owner's Name: F & L MIDDLEBELT LLC
Property Address: 10885 MIDDLEBELT
ROMULUS, MI 48174

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 Stat TAXABLE
Gov. Unit: 80 CITY OF ROMULUS
MAP #
School: 82130 ROMULUS COMMUNITY SCHOOLS
Neighborhood: COM01 COM - COMMERCIAL

Mailing Address:

F & L MIDDLEBELT LLC
FADY KAJI
31233 GRAND RIVER
FARMINGTON MI 48336

Most Recent Sale Information

Sold on 07/01/2021 for 350,000 by PARADISE CONSTRUCTION GROUP INC.

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

Most Recent Permit Information

Permit PB210152 on 05/20/2021 for $350,000 category .

Physical Property Characteristics

2024 S.E.V.:	35,700	**2024 Taxable:**	35,400	**Lot Dimensions:**	
2023 S.E.V.:	35,400	**2023 Taxable:**	35,400	**Acreage:**	0.61
Zoning:	C3-HWY	**Land Value:**	61,400	**Frontage:**	148.7
PRE:	0.000	**Land Impr. Value:**	0	**Average Depth:**	180.0

Improvement Data

of Commercial Buildings: 1
Type: Markets - Mini-Mart Convenience Stores
Desc:
Class: C
Quality: Average
Built: 1969 Remodeled: 0
Overall Building Height: 0
Floor Area: 0
Sale Price/Floor Area: 0.00
Estimated TCV: 10,050
Cmts: WD SHED, CONC/ASPHALT N/V-POOR CONDITION. REMOVE ASH/CONC

Image

Parcel Number: 82 80 051 99 0020 000 Jurisdiction: CITY OF ROMULUS County: WAYNE Printed on 08/11/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARADISE CONSTRUCTION GRO	F & L MIDDLEBELT LLC	350,000	07/01/2021	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0
10885 MIDDLEBELT LLC	PARADISE CONSTRUCTION GRO	72,000	07/20/2015	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0
RIDA, MOHAMAD-NISRINE	10885 MIDDLEBELT LLC	0	03/20/2009	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0
FAST TACK VENTURES, LLC	RIDA, MOHAMAD-NISRINE	560,000	03/29/2002	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0

Property Address

10885 MIDDLEBELT

Owner's Name/Address

F & L MIDDLEBELT LLC
FADY KAJI
31233 GRAND RIVER
FARMINGTON MI 48336

Class: COMMERCIAL-IMPROV Zoning: C3-HW

School: ROMULUS COMMUNITY SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 71,450 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
	05/20/2021	PB210152	COMPLETE
	07/28/2015	PDE150016	COMPLETE
Comm & Ind Alter/Repairs	07/02/2015	PLN1500258	COMPLETE

X Improved Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Tax Description

13Z1A1 Z1B1A
THAT PART OF THE SW 1/4 OF SEC 13 T3S R9E DES AS BEG AT A POINT ON THE W SEC LINE DISTANT DUE N 60 FT FROM THE SW COR OF SEC 13 AND PROCEEDING TH DUE N ALONG SAID W LINE 148.69 FT. TH N 89D 34M E 240 FT. TH DUE S 148.69 FT. TH S 89D 34M W ALONG THE N LINE OF GODDARD ROAD 240 FT TO THE POB EXC THE W 60 FT THEREOF
0.61 ACRE

Comments/Influences

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Who	When	What
JAA	12/21/2021	PERMIT
JAA	10/13/2020	SITE VISIT
DMM	12/15/2015	PERMIT

Land Value Estimates for Land Table COM01.COMMERCIAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	148.69	180.00	1.0000	0.0000	0	100*		0
COMMERCIAL GEN			0.61 Acres		100000	100		61,400

* denotes lines that do not contribute to the total acreage calculation.
149 Actual Front Feet, 0.61 Total Acres Total Est. Land Value = 61,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.45	2904	0	0
D/W/P: 3.5 Concrete	7.33	6808	0	0
Wood Frame	43.69	24	0	0

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch Mult	Cash Value
	0.00	8	10	0	0

Total Estimated Land Improvements True Cash Value = 0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	30,700	5,000	35,700			35,400C
2023	30,700	4,700	35,400			35,400S
2022	30,700	4,500	35,200			35,200S
2021	30,700	4,200	34,900			34,510C

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

Desc. of Bldg/Section:
Calculator Occupancy: Markets - Mini-Mart Convenience Stores

Class: C
Floor Area
Gross Bldg Area
Stories Above Grd: 1
Average Sty Hght : 11
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 54
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1969	Year Built
	Remodeled
	Overall Bldg Height

Comments:
WD SHED, CONC/ASPHALT
N/V-POOR CONDITION.
REMOVE ASH/CONC VALUE
AND CORRECT SF FOR 2012
(4/7/11 JEH)

Construction Cost

	High	X	Above Ave.		Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 0%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story
Ave. Perimeter: 880
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Good

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
CANOPY 42 X 50	29.91	2100	1.00	20	12,562
ECF (COM - COMMERCIAL)	0.800 => TCV of Bldg:	1	=		10,050

(1) Excavation/Site Prep:

(2) Foundation: | | Footings

X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few		Few
	Average		Average
	Many		Many
	Unfinished		Unfinished
	Typical		Typical
	Flex Conduit		Incandescent
	Rigid Conduit		Fluorescent
	Armored Cable		Mercury
	Non-Metalic		Sodium Vapor
	Bus Duct		Transformer

(13) Roof Structure: Slope=0

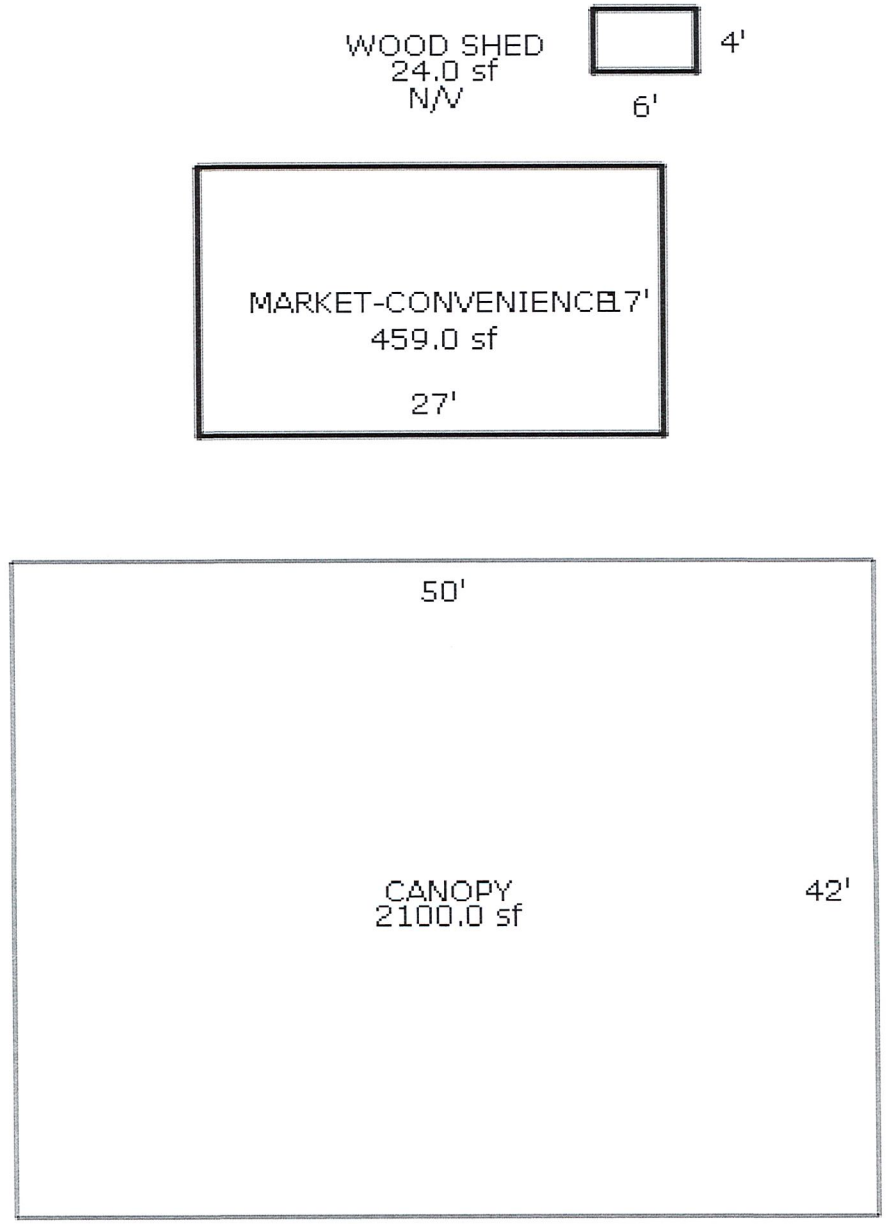
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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



Sketch by Apex Medina™

4/7/11 JEH

80 051 99 0020 000 F & L MIDDLEBELT LLC 10885 MIDDLEBELT 7/17/2023

IMG_0916 03/11/2022 15:47 rosborn

IMG_0917 03/11/2022 15:47 rosborn

IMG_0919 03/11/2022 15:47 rosborn

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/17/2023 10:00 AM

Parcel: 80 077 15 0037 000
Owner's Name: DANIELS JANEISE
Property Address: 11318 MOORE
ROMULUS, MI 48174

Liber/Page:
Created: / /
Split: / /
Active: Active

Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status TAXABLE

Prev. Taxable Stat TAXABLE

Gov. Unit: 80 CITY OF ROMULUS
MAP #
School: 82130 ROMULUS COMMUNITY SCHOOLS
Neighborhood: 07700 073 077 078

Mailing Address:

DANIELS JANEISE
9426 LISA
ROMULUS MI 48174

Most Recent Sale Information

Sold on 03/10/2016 for 13,000 by PUCH LEONARD D.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page:

Most Recent Permit Information

Permit PB160296 on 06/23/2016 for $5,000 category .

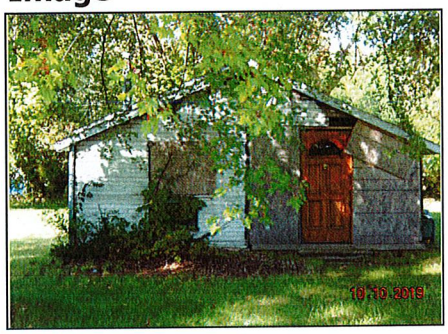
Physical Property Characteristics

2024 S.E.V.:	20,100	**2024 Taxable:**	11,786	**Lot Dimensions:**	
2023 S.E.V.:	19,600	**2023 Taxable:**	11,786	**Acreage:**	0.19
Zoning:	R1B-S.F	**Land Value:**	25,000	**Frontage:**	60.0
PRE:	0.000	**Land Impr. Value:**	2,146	**Average Depth:**	136.0

Improvement Data

of Residential Buildings: 1
Year Built: 1928
Occupancy: Single Family
Class: D
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
# of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 726
Ground Area: 726
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: 13,014

Image



Parcel Number: 82 80 077 15 0037 000 Jurisdiction: CITY OF ROMULUS County: WAYNE Printed on 08/11/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PUCH LEONARD D	DANIELS JANEISE	13,000	03/10/2016	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0
WAYNE COUNTY TREASURER	PUCH LEONARD D	3,300	11/11/2014	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0
WAYNE COUNTY TREASURER	WATKINS, LAMAR	1,100	11/18/2011	QC	21-NOT USED/OTHER		DEED	100.0
HUD	SUDDUTH, ALICE-JIMMY	0	06/10/2004	OTH	21-NOT USED/OTHER		DEED	100.0

Property Address

11318 MOORE

Owner's Name/Address

DANIELS JANEISE
9426 LISA
ROMULUS MI 48174

Tax Description

20A37 38 BL15
LOTS 37 AND 38 BLOCK 15
THE JUNCTION SUB BLOCK 15
T3SR9E L17 P34 WCR

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1B-S

School: ROMULUS COMMUNITY SCHOOLS

P.R.E. 0%

MAP #:

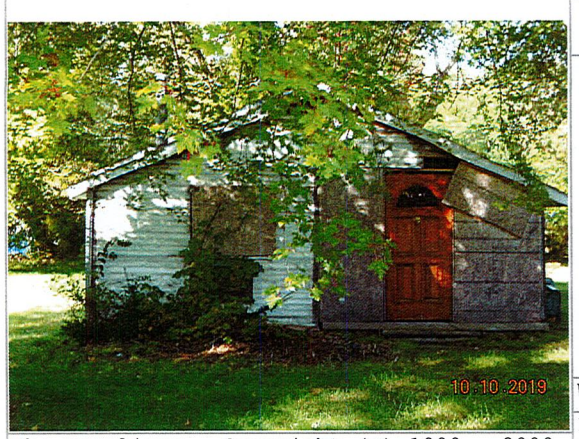
2024 Est TCV 40,160 TCV/TFA: 55.32

Building Permit(s)	Date	Number	Status
	06/23/2016	PB160296	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain



Who	When	What
DMM	08/26/2020	SITE VISIT
DMM	10/27/2017	SITE VISIT
VW	09/21/2011	SITE VISIT

Land Value Estimates for Land Table 07701.077 & 078 DOWNTOWN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE VALUE					25000	100		25,000
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	36.93	70	83	2,146
Total Estimated Land Improvements True Cash Value =				2,146

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	12,500	7,600	20,100			11,786C
2023	12,500	7,100	19,600			11,786C
2022	12,500	6,600	19,100			11,225C
2021	12,500	10,200	22,700			13,859C

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

 Parcel Number: 82 80 077 15 0037 000 Printed on 08/11/2023

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built 1928 | Remodeled 0

Condition: Average
Part. Construct.: 25%

Room List

Basement
4 1st Floor
2nd Floor
2 Bedrooms

(1) Exterior

X Wood/Shingle
Aluminum/Vinyl
Brick

X Insulation

(2) Windows

X Many / Avg. / Few | X Large / Avg. / Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
X Storms & Screens

(3) Roof

X Gable / Hip / Flat | Gambrel / Mansard / Shed

X Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

Eavestrough
X Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

X Drywall / Paneled | Plaster / Wood T&G

Trim & Decoration: Ex | X Ord | Min

Size of Closets: Lg | X Ord | Small

Doors | Solid | X H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 126 S.F.
Slab: 600 S.F.
Height to Joists: 7.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
X Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists: 2 X 8-16" O C
Unsupported Len:
Cntr.Sup: PLYWOOD

(11) Heating/Cooling

X Gas / Wood | Oil / Coal | Elec. / Steam

Forced Air w/o Ducts
X Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

100 Amps Service

No./Qual. of Fixtures

Ex. | X Ord. | Min

No. of Elec. Outlets

Many | X Ave. | Few

(13) Plumbing

Average Fixture(s)
1 3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
1 Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
1 Dishwasher
1 Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: D
Effec. Age: 68
Floor Area: 726
Total Base New : 94,050 E.C.F.
Total Depr Cost: 42,323 X 1.230
Estimated T.C.V: 52,057

(16) Porches/Decks

Area	Type
80	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1928
(11) Heating System: Forced Air w/ Ducts
Ground Area = 726 SF Floor Area = 726 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	600		
1 Story	Siding	Crawl Space	126		
			Total:	88,637	39,887

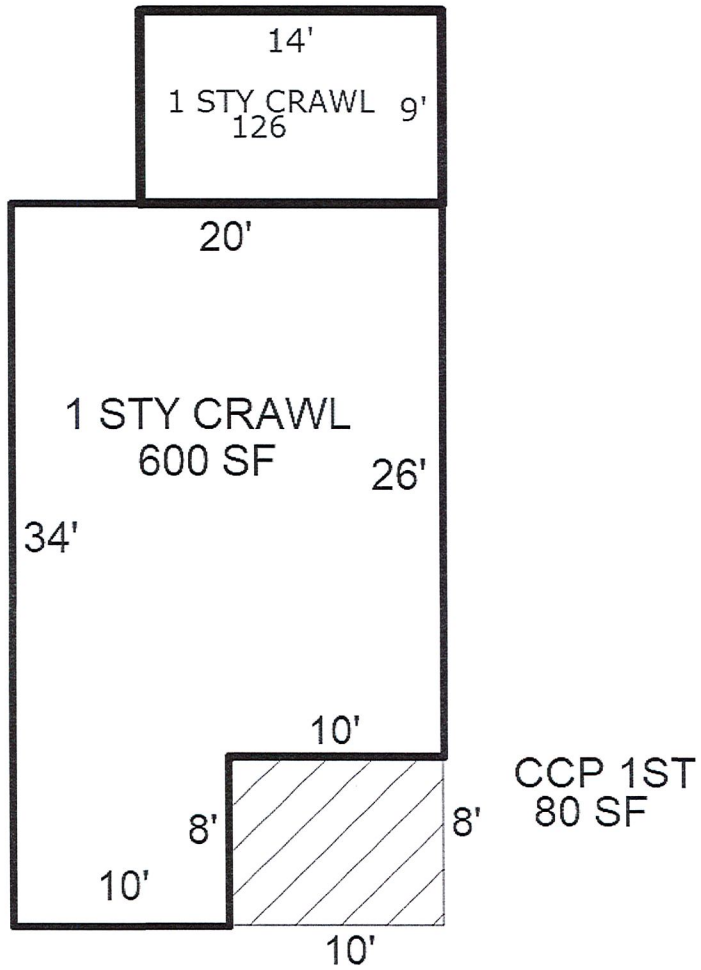
Other Additions/Adjustments

Porches			
CCP (1 Story)	80	2,105	947
Water/Sewer			
Public Water	1	1,275	574
Public Sewer	1	1,275	574
Built-Ins			
Dishwasher	1	561	252
Garbage Disposal	1	197	89
	Totals:	94,050	42,323

Notes: '12 SQ FT 1ST CR
REM SHED FOR 2021. DMM 8/2020

ECF (073 077 078) 1.230 => TCV: 52,057
25% Completed => Est. True Cash Value 2024 =

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



dmm 8/2020

Sketch by Apex Sketch

80 077 15 0037 000 DANIELS JANEISE 11318 MOORE Building 1 7/17/2023

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/17/2023 10:02 AM

Parcel: 80 001 99 0015 000
Owner's Name: VENDLANDS JOSEPH JR
Property Address: 28055 VAN BORN
ROMULUS, MI 48174

Liber/Page:
Created: / /
Split: / /
Active: Active

Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status TAXABLE

Prev. Taxable Stat TAXABLE

Gov. Unit: 80 CITY OF ROMULUS
MAP #
School: 82130 ROMULUS COMMUNITY SCHOOLS
Neighborhood: 00100 001 - 100 RES NORTHEAST

Mailing Address:

VENDLANDS JOSEPH JR
28055 VAN BORN
ROMULUS MI 48174

Most Recent Sale Information

Sold on 09/25/1998 for 89,000 by DELAROSA, MANUEL JR.

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

Most Recent Permit Information

Permit PB210067 on 03/09/2021 for $9,125 category .

Physical Property Characteristics

2024 S.E.V.:	58,800	**2024 Taxable:**	26,414	**Lot Dimensions:**	
2023 S.E.V.:	56,300	**2023 Taxable:**	26,414	**Acreage:**	0.94
Zoning:	M1-LIG	**Land Value:**	28,170	**Frontage:**	66.0
PRE:	100.000	**Land Impr. Value:**	815	**Average Depth:**	620.0

Improvement Data

of Residential Buildings: 1
Year Built: 1947
Occupancy: Single Family
Class: D
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
# of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,369
Ground Area: 1,168
Garage Area: 361
Basement Area: 0
Basement Walls:
Estimated TCV: 87,548

# of Agricultural Buildings: 1
Estimated TCV: 1,022
Cmts:

Image

Parcel Number: 82 80 001 99 0015 000 Jurisdiction: CITY OF ROMULUS County: WAYNE Printed on 08/11/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DELAROSA, MANUEL JR	VENDLANDS, JOSEPH JR	89,000	09/25/1998	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: M1-LI	Building Permit(s)	Date	Number	Status
28055 VAN BORN	School: ROMULUS COMMUNITY SCHOOLS			03/09/2021	PB210067	COMPLETE
	P.R.E. 100% 09/25/1998		COMMERCIAL BUILDING	05/21/1996	B960231	COMPLETE
Owner's Name/Address	MAP #:					
VENDLANDS JOSEPH JR 28055 VAN BORN ROMULUS MI 48174	2024 Est TCV 117,555 TCV/TFA: 85.87					

X Improved | Vacant

Land Value Estimates for Land Table MB-NE.NORTHEAST QUADRANT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	66.00	620.00	1.0000	0.0000	0	100*	.	0
			0.939 Acres		30,000	100		28,170

* denotes lines that do not contribute to the total acreage calculation.

66 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 28,170

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.37	2015	12	815
Total Estimated Land Improvements True Cash Value =				815

Tax Description

01D2
THE NORTH 680 FT OF THE EAST 66 FT OF THE NW 1/4 OF THE NE 1/4 OF SECTION 1 EXCEPT THE NORTH 60 FT THEREOF
0.94 ACRE

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
DMM	05/25/2022	SITE VISIT
DMM	06/12/2018	SITE VISIT
DMM	07/27/2009	SITE VISIT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	14,100	44,700	58,800			26,414C
2023	14,100	42,200	56,300			26,414C
2022	14,100	39,500	53,600			25,157C
2021	14,100	32,800	46,900			24,354C

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

 Parcel Number: 82 80 001 99 0015 000 Printed on 08/11/2023

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1947	1986

Condition: Average

Room List

	Basement
6	1st Floor
1	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1168 S.F.
Slab: 0 S.F.
Height to Joists: 7.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists: 2 X 8-16" O C
Unsupported Len:
Cntr.Sup: PLYWOOD

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
1	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
1	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
1	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 66
Floor Area: 1,369
Total Base New : 183,174 E.C.F.
Total Depr Cost: 78,872 X 1.110
Estimated T.C.V: 87,548

(16) Porches/Decks

Area	Type
168	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 361
% Good: 27
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1947
(11) Heating System: Forced Heat & Cool
Ground Area = 1168 SF Floor Area = 1369 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	364		
1.25 Story	Siding	Crawl Space	804		
			Total:	152,196	68,486
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,521	1,584
Ceramic Tile Floor			1	944	425
Vent Fan			1	185	83
Deck					
Treated Wood			168	3,834	1,725
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			361	19,747	5,332 *
Water/Sewer					
Public Water			1	1,275	574
Public Sewer			1	1,275	574
Built-Ins					
Garbage Disposal			1	197	89
			Totals:	183,174	78,872

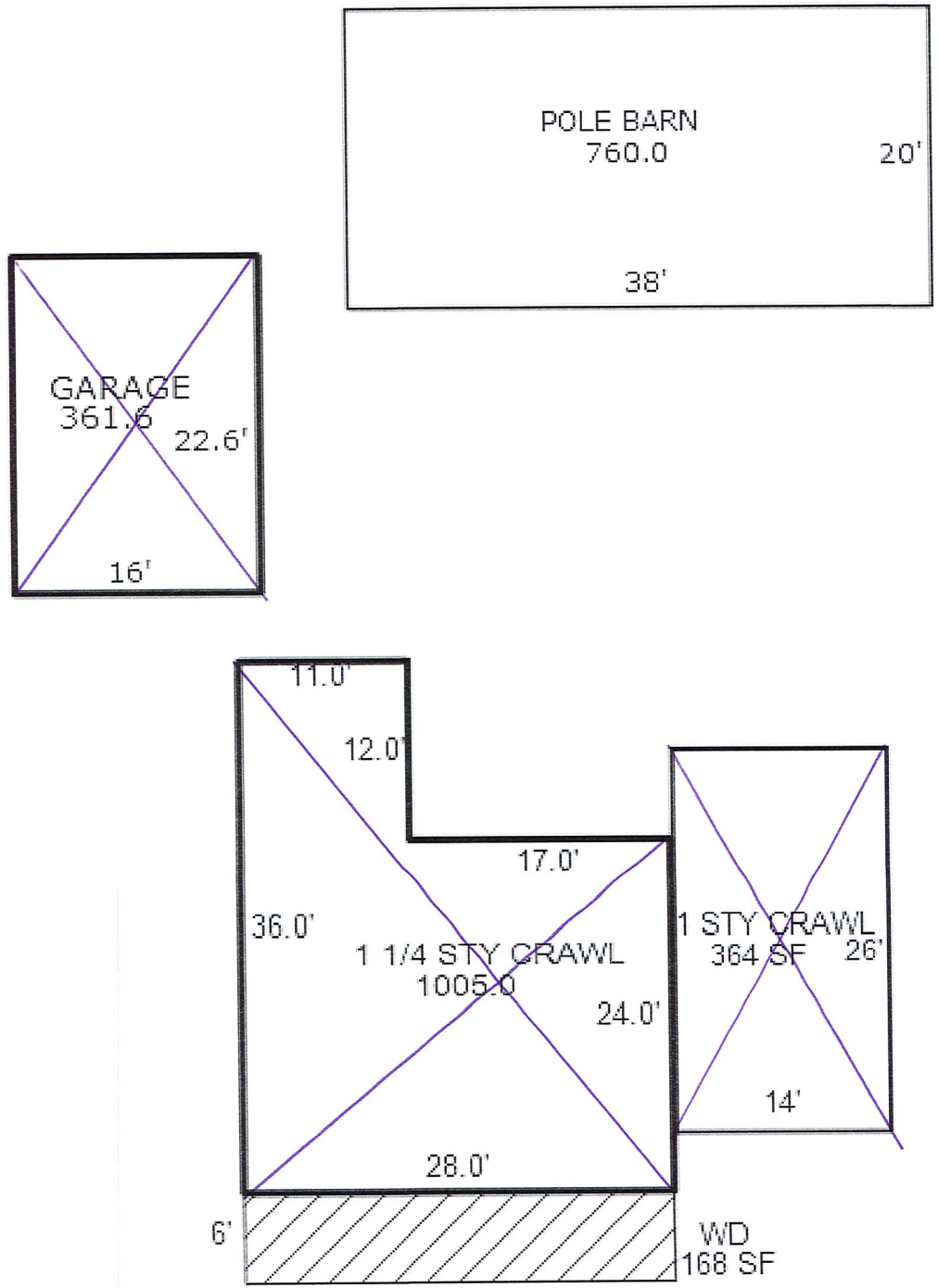
Notes: '10 SQ FT ON GAR, ASP, PF
ECF (001 - 100 RES NORTHEAST) 1.110 => TCV: 87,548

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

 Parcel Number: 82 80 001 99 0015 000 Printed on 08/11/2023

Building Type	Farm Utility Buildings				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 96				
Height	11				
Heating System	No Heating/Cooling				
Length/Width/Area	38 x 10 = 380				
Cost New	$ 5,111				
Phy./Func./Econ. %Good	20/100/100 20.0				
Depreciated Cost	$ 1,022				
+ Unit-In-Place Items	$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.000				
% Good	20				
Est. True Cash Value	$ 1,022				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1022 / All Cards: 1022					

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



dmm 05/2022

80 001 99 0015 000 VENDLANDS JOSEPH JR 28055 VAN BORN Building 1 7/17/2023

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/17/2023 10:03 AM

Parcel:	80 005 01 1008 007	**Current Class:**	401.RESIDENTIAL-IMPROVED
Owner's Name:	GRAY P - LITTLEJOHN T - BEEMAN T	**Previous Class:**	401.RESIDENTIAL-IMPROVED
Property Address:	29815 VAN BORN ROMULUS, MI 48174	**Taxable Status**	TAXABLE
		Prev. Taxable Stat	TAXABLE
Liber/Page:	**Created:** / /	**Gov. Unit:**	80 CITY OF ROMULUS
Split:	/ / **Active:** Active	**MAP #**	
		School:	82130 ROMULUS COMMUNITY SCHOOLS
Public Impr.:	Paved Road, Water, Electric, Gas	**Neighborhood:**	00100 001 - 100 RES NORTHEAST
Topography:	None		

Mailing Address:

GRAY P - LITTLEJOHN T - BEEMAN T
3314 GLENDALE
DETROIT MI 48238

Most Recent Sale Information

Sold on 07/22/2004 for 0 by WEST, CORA.

Terms of Sale: 21-NOT USED/OTHER **Liber/Page:**

Most Recent Permit Information

Permit B001167 on 11/17/2000 for $60 category SINGLE FAMILY ALT./REPAIRS.

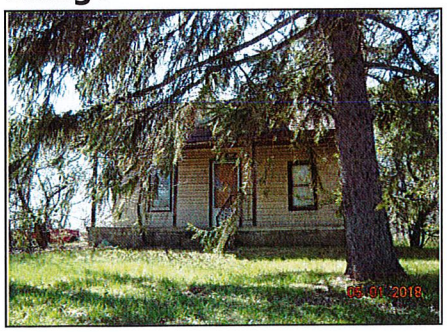
Physical Property Characteristics

2024 S.E.V.:	86,100	**2024 Taxable:**	45,444	**Lot Dimensions:**	
2023 S.E.V.:	82,400	**2023 Taxable:**	45,444	**Acreage:**	4.14
Zoning:	M1-LIG	**Land Value:**	40,000	**Frontage:**	154.4
PRE:	0.000	**Land Impr. Value:**	5,095	**Average Depth:**	1,171.8

Improvement Data

of Residential Buildings: 2
Year Built: 1922
Occupancy: Single Family
Class: D
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
# of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,918
Ground Area: 1,882
Garage Area: 672
Basement Area: 0
Basement Walls:
Estimated TCV: 127,130

Image



Parcel Number: 82 80 005 01 1008 007 Jurisdiction: CITY OF ROMULUS County: WAYNE Printed on 08/11/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEST, CORA	GRAY, P-LITTLEJOHN, T-BEE	0	07/22/2004	OTH	21-NOT USED/OTHER		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: M1-LI	Building Permit(s)	Date	Number	Status
29815 VAN BORN	School: ROMULUS COMMUNITY SCHOOLS		SINGLE FAMILY ALT./REPAIRS	11/17/2000	B001167	COMPLETE
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GRAY P - LITTLEJOHN T - BEEMAN T 3314 GLENDALE DETROIT MI 48238	2024 Est TCV 172,225 TCV/TFA: 89.79					

X Improved | Vacant

Land Value Estimates for Land Table MB-NE.NORTHEAST QUADRANT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	154.14	171.83	1.0000	0.0000	0	100*		0
			4.142 Acres		9,657	100		40,000

* denotes lines that do not contribute to the total acreage calculation.
154 Actual Front Feet, 4.14 Total Acres Total Est. Land Value = 40,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.37	752	56	1,419
D/W/P: 3.5 Concrete	7.15	785	56	3,143
D/W/P: 3.5 Concrete	7.15	133	56	533
Wood Frame/Conc.	45.21	64	0	0
Total Estimated Land Improvements True Cash Value =				5,095

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

02A1008 A2B
PT OF LOT 1008 DESC AS BEG S0DEG 55M 50S E 27FT FROM NE COR LOT 1008 TH S0DEG 55M 50S E 600FT TH S1DEG 06M 30S W 571.64FT TH S88DEG 21M 40S W 153.53FT TH N1DEG 06M 30S W 572.02FT TH N1DEG 01M 10S W 600FT TH N88DEG 25M 10S E 154. 4FT TO POB
4.14 AC
SUPERVISORS ROMULUS PLAT NO 15
T3S R9E L68 P51 WCR

Comments/Influences

Who	When	What
VW	06/26/2018	SITE VISIT
DMM	08/19/2009	SITE VISIT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	66,100	86,100			45,444C
2023	20,000	62,400	82,400			45,444C
2022	20,000	58,500	78,500			43,280C
2021	20,000	48,600	68,600			41,898C

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

 Parcel Number: 82 80 005 01 1008 007 Printed on 08/11/2023

Building Type
- X Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built 1922 | Remodeled 0

Condition: Average

Room List
- 1 Basement
- 4 1st Floor
- 1 2nd Floor
- 2 Bedrooms

(1) Exterior
- X Wood/Shingle
- Aluminum/Vinyl
- Brick
- X Insulation

(2) Windows
- X Many / Avg. / Few
- X Large / Avg. / Small
- Wood Sash
- Metal Sash
- Vinyl Sash
- Double Hung
- Horiz. Slide
- Casement
- Double Glass
- Patio Doors
- X Storms & Screens

(3) Roof
- X Gable / Hip / Flat
- Gambrel / Mansard / Shed
- X Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)
- Eavestrough
- X Insulation
- 0 Front Overhang
- 0 Other Overhang

(4) Interior
- X Drywall / Paneled
- Plaster / Wood T&G

Trim & Decoration: Ex | X Ord | Min

Size of Closets: Lg | X Ord | Small

Doors: Solid | X H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings
- X Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 762 S.F.
Slab: 0 S.F.
Height to Joists: 7.0

(8) Basement
- Conc. Block
- Poured Conc.
- Stone
- Treated Wood
- X Concrete Floor

(9) Basement Finish
- Recreation SF
- Living SF
- Walkout Doors (B)
- No Floor SF
- Walkout Doors (A)

(10) Floor Support

Joists: 2 X 8-16" O C
Unsupported Len:
Cntr.Sup: PLYWOOD

(11) Heating/Cooling
- X Gas / Wood
- Oil / Coal
- Elec. / Steam
- X Forced Air w/o Ducts
- Forced Air w/ Ducts
- Forced Hot Water
- Electric Baseboard
- Elec. Ceil. Radiant
- Radiant (in-floor)
- Electric Wall Heat
- Space Heater
- Wall/Floor Furnace
- Forced Heat & Cool
- Heat Pump
- No Heating/Cooling
- Central Air
- Wood Furnace

(12) Electric

100 Amps Service

No./Qual. of Fixtures: Ex. | X Ord. | Min

No. of Elec. Outlets: Many | X Ave. | Few

(13) Plumbing
- 1 Average Fixture(s)
- 3 Fixture Bath
- 2 Fixture Bath
- Softener, Auto
- Softener, Manual
- Solar Water Heat
- No Plumbing
- Extra Toilet
- Extra Sink
- Separate Shower
- Ceramic Tile Floor
- Ceramic Tile Wains
- Ceramic Tub Alcove
- Vent Fan

(14) Water/Sewer
- 1 Public Water
- 1 Public Sewer
- Water Well
- 1000 Gal Septic
- 2000 Gal Septic

Lump Sum Items:

(15) Built-ins
- Appliance Allow.
- Cook Top
- Dishwasher
- Garbage Disposal
- Bath Heater
- Vent Fan
- Hot Tub
- Unvented Hood
- Vented Hood
- Intercom
- Jacuzzi Tub
- Jacuzzi repl.Tub
- Oven
- Microwave
- Standard Range
- Self Clean Range
- Sauna
- Trash Compactor
- Central Vacuum
- Security System

(15) Fireplaces
- Interior 1 Story
- Interior 2 Story
- 2nd/Same Stack
- Two Sided
- 1 Exterior 1 Story
- Exterior 2 Story
- Prefab 1 Story
- Prefab 2 Story
- Heat Circulator
- Raised Hearth
- Wood Stove
- Direct-Vented Ga

Class: D
Effec. Age: 72
Floor Area: 798
Total Base New : 110,108 E.C.F.
Total Depr Cost: 49,548 X 1.110
Estimated T.C.V: 54,998

(16) Porches/Decks

Area	Type
150	CCP (1 Story)
48	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1922
(11) Heating System: Forced Air w/ Ducts
Ground Area = 762 SF Floor Area = 798 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	138		
1 Story	Siding	Crawl Space	624		
1 Story	Siding	Overhang	36		
			Total:	97,136	43,710

Other Additions/Adjustments

Porches			
CCP (1 Story)	150	3,699	1,665
CCP (1 Story)	48	1,332	599
Water/Sewer			
Public Water	1	1,275	574
Public Sewer	1	1,275	574
Fireplaces			
Exterior 1 Story	1	5,391	2,426
	Totals:	110,108	49,548

Notes: '10 SHED, CONC, ASP., SLAB
ECF (001 - 100 RES NORTHEAST) 1.110 => TCV: 54,998

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

Building Type
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style:
1 STORY

Yr Built 1930 | Remodeled 0

Condition: Average

Room List
Basement
5 1st Floor
2nd Floor
2 Bedrooms

(1) Exterior
X Wood/Shingle
Aluminum/Vinyl
Brick

X Insulation

(2) Windows
X Many / Avg. / Few
X Large / Avg. / Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
X Storms & Screens

(3) Roof
X Gable / Hip / Flat
Gambrel / Mansard / Shed

X Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)
Eavestrough
X Insulation
0 Front Overhang
0 Other Overhang

(4) Interior
X Drywall / Paneled
Plaster / Wood T&G

Trim & Decoration
Ex | X Ord | Min

Size of Closets
Lg | X Ord | Small

Doors | Solid | X H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings
X Drywall

(7) Excavation
Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1120 S.F.
Height to Joists: 7.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
X Concrete Floor

(9) Basement Finish
Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support
Joists: 2 X 8-16" O C
Unsupported Len:
Cntr.Sup: PLYWOOD

(11) Heating/Cooling
X Gas / Wood
Oil / Coal
Elec. / Steam

Forced Air w/o Ducts
X Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric
100 Amps Service

No./Qual. of Fixtures
Ex. | X Ord. | Min

No. of Elec. Outlets
Many | X Ave. | Few

(13) Plumbing
Average Fixture(s)
1 3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer
1 Public Water
1 Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: D
Effec. Age: 77
Floor Area: 1,120
Total Base New : 160,421 E.C.F.
Total Depr Cost: 64,984 X 1.110
Estimated T.C.V: 72,132

(16) Porches/Decks

Area	Type
48	CPP
48	CPP

(17) Garage
Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 21
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

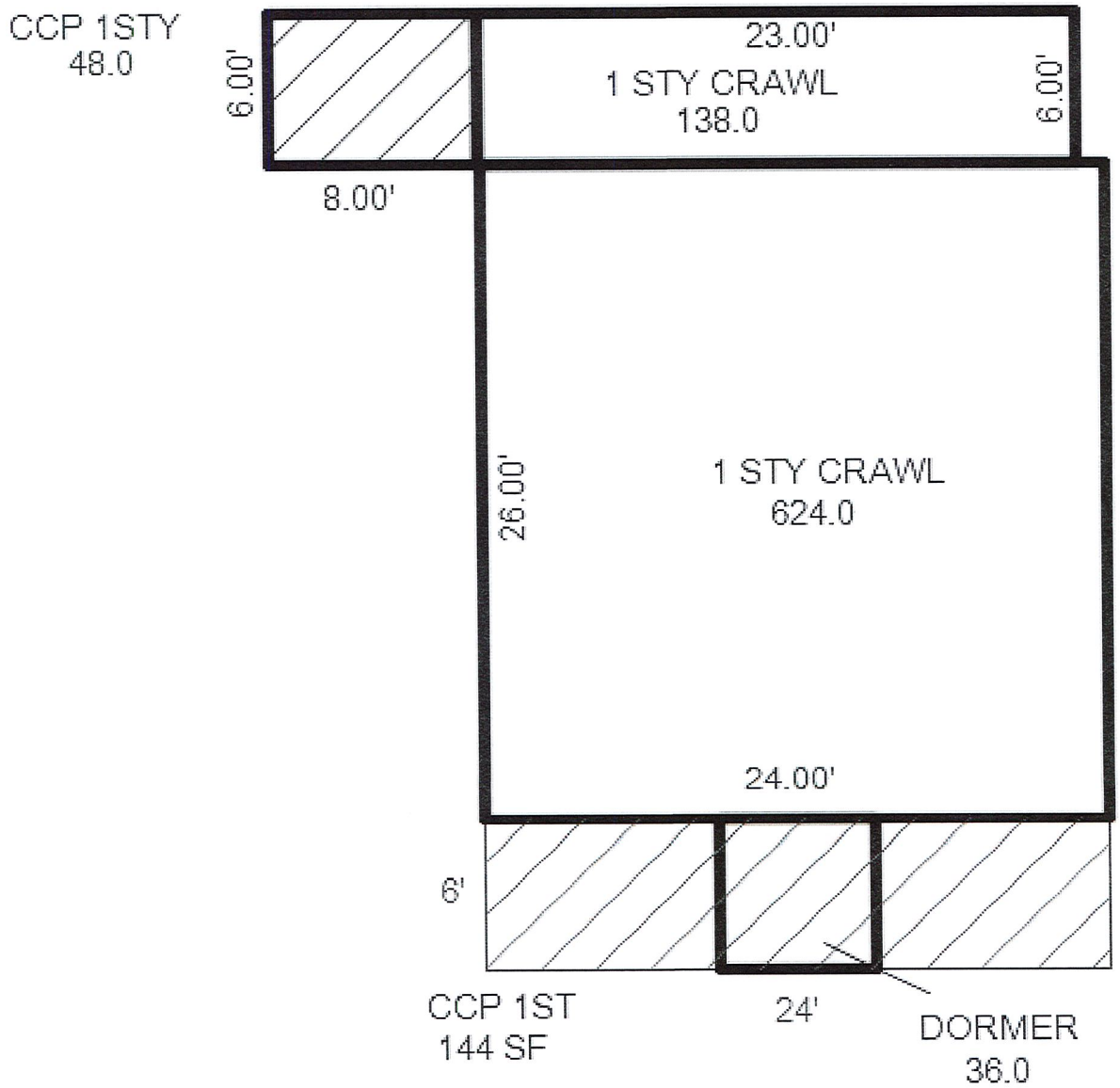
Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1930
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

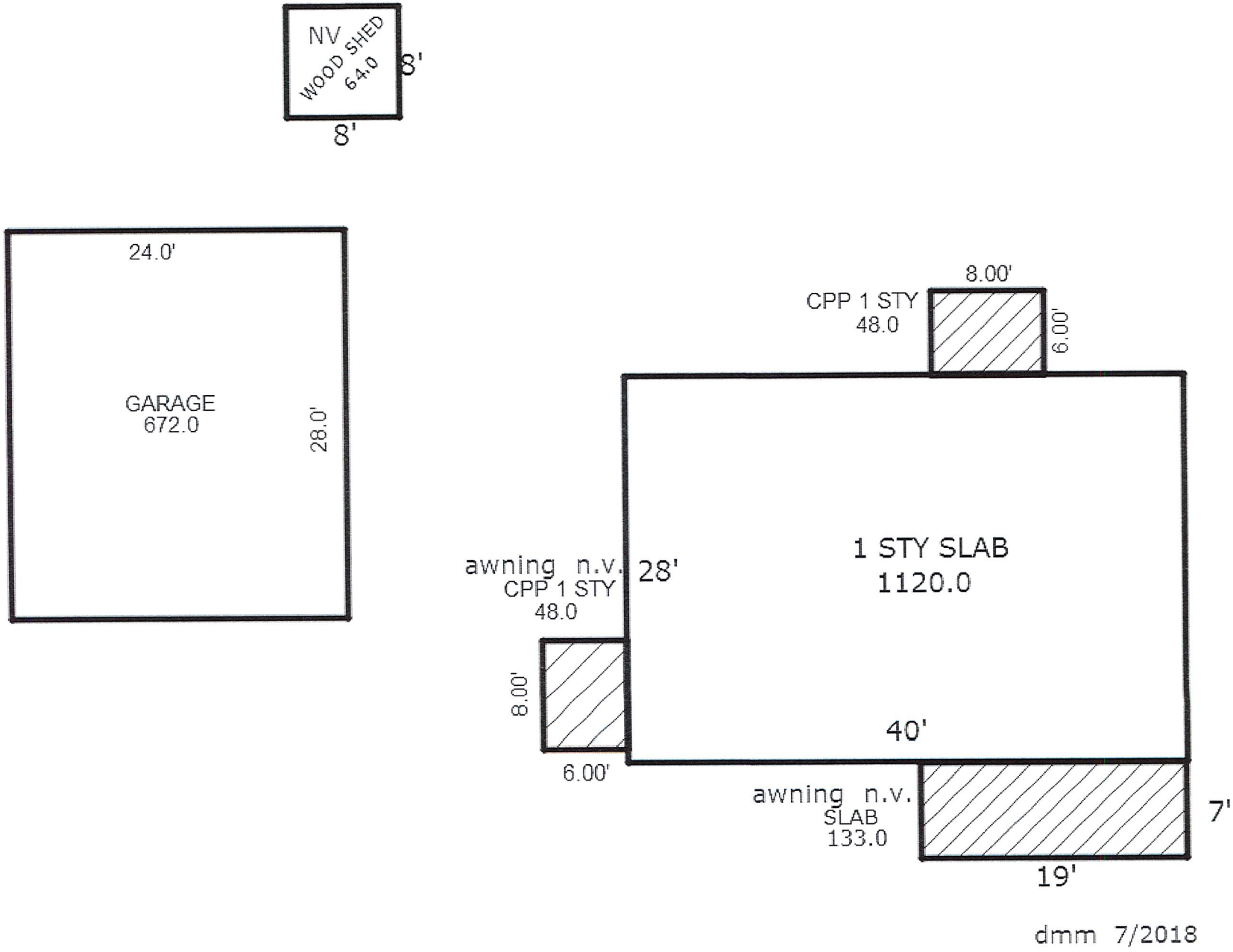
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,120		
			Total:	125,653	56,542
Other Additions/Adjustments					
Porches					
CPP			48	1,100	495
CPP			48	1,100	495
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	30,018	6,304 *
Water/Sewer					
Public Water			1	1,275	574
Public Sewer			1	1,275	574
			Totals:	160,421	64,984

Notes: '10 SQ FT
ECF (001 - 100 RES NORTHEAST) 1.110 => TCV: 72,132

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


CCP 1STY
48.0
6.00'
23.00'
1 STY CRAWL
138.0
6.00'
8.00'
26.00'
1 STY CRAWL
624.0
24.00'
6'
CCP 1ST
144 SF
24'
DORMER
36.0

dmm 7/2018



Sketch by Apex Sketch

80 005 01 1008 007 GRAY P - LITTLEJOHN T - BEEMAN T 29815 VAN BORN 7/17/2023

05.01.2018

18/05/2023 00:16

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/17/2023 10:04 AM

Parcel: 80 006 99 0015 000
Owner's Name: FLORES JOSE
Property Address: 31021 VAN BORN
ROMULUS, MI 48174

Liber/Page:
Created: / /
Split: / /
Active: Active

Public Impr.: Paved Road, Water, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status TAXABLE
Prev. Taxable Stat TAXABLE
Gov. Unit: 80 CITY OF ROMULUS
MAP #
School: 82130 ROMULUS COMMUNITY SCHOOLS
Neighborhood: 00100 001 - 100 RES NORTHEAST

Mailing Address:

FLORES JOSE
13 MYRTLE
RIVER ROUGE MI 48218

Most Recent Sale Information

Sold on 12/21/2018 for 14,000 by WAYNE COUNTY TREASURER.

Terms of Sale: 21-NOT USED/OTHER
Liber/Page:

Most Recent Permit Information

Permit M990346 on 08/13/1999 for $0 category SINGLE FAMILY ALT./REPAIRS.

Physical Property Characteristics

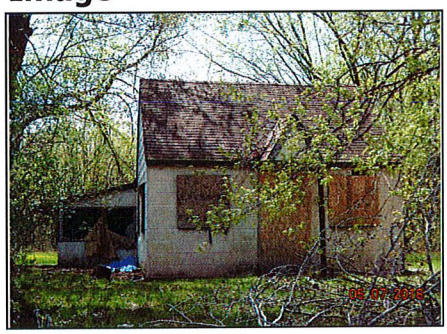
2024 S.E.V.:	37,600	**2024 Taxable:**	32,863	**Lot Dimensions:**	
2023 S.E.V.:	36,000	**2023 Taxable:**	32,863	**Acreage:**	0.15
Zoning:	C2-GEN	**Land Value:**	22,000	**Frontage:**	55.0
PRE:	0.000	**Land Impr. Value:**	0	**Average Depth:**	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1938
Occupancy: Single Family
Class: D
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Wall/Floor Furnace
Electric - Amps Service: 100
# of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 880
Ground Area: 880
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: 52,112

# of Agricultural Buildings: 1
Estimated TCV: 994
Cmts:

Image



Parcel Number: 82 80 006 99 0015 000 Jurisdiction: CITY OF ROMULUS County: WAYNE Printed on 08/11/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAYNE COUNTY TREASURER	FLORES JOSE	14,000	12/21/2018	QC	21-NOT USED/OTHER		DEED	100.0
FRAZIER, HOWARD (TRUST)	FRAZIER DEANNA L	0	12/15/2014	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0
FRAZIER, HOWARD	FRAZIER, HOWARD (TRUST)	0	06/15/2006	QC	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0
WINTERSTEEN, ERWIN-D	FRAZIER, HOWARD	20,000	08/01/1995	LC	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0

Property Address

31021 VAN BORN

Owner's Name/Address

FLORES JOSE
13 MYRTLE
RIVER ROUGE MI 48218

Class: RESIDENTIAL-IMPRO Zoning: C2-GE

School: ROMULUS COMMUNITY SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 75,106 TCV/TFA: 85.35

Building Permit(s)	Date	Number	Status
SINGLE FAMILY ALT./REPAIRS	08/13/1999	M990346	COMPLETE
COMM&IND DEMOLITION	08/01/1995	E950501	COMPLETE

X Improved | Vacant

Land Value Estimates for Land Table 00201.002 - 007 & 042

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE VALUE					22000	100		22,000
55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	22,000

Tax Description

02G1B
PT OF NW 1/4 OF SEC 2 T3S R9E DESC AS BEG N89DEG 35M 30S E 649.70FT AND S0DEG 01M E 60FT FROM THE NW COR SEC 2 TH N89DEG 35M 30S E ALONG SAID S LINE 55FT TH S0DEG 01M E 120FT TH S89DEG 35M 30S W 55FT TH N0DEG 01M W 120FT TO POB 0.15 AC

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
DMM	08/29/2022	SITE VISIT
VW	06/26/2018	SITE VISIT
DMM	08/19/2009	SITE VISIT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	11,000	26,600	37,600			32,863C
2023	11,000	25,000	36,000			32,863C
2022	11,000	23,400	34,400			31,299C
2021	11,000	19,300	30,300			30,300S

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

 Parcel Number: 82 80 006 99 0015 000 Printed on 08/11/2023

Building Type
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built 1938 | Remodeled 0

Condition: Average

Room List
Basement
5 1st Floor
2nd Floor
2 Bedrooms

(1) Exterior
X Wood/Shingle
Aluminum/Vinyl
Brick

X Insulation

(2) Windows
X Many | X Large
Avg. | Avg.
Few | Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
X Storms & Screens

(3) Roof
X Gable | Gambrel
Hip | Mansard
Flat | Shed

X Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)
Eavestrough
X Insulation
0 Front Overhang
0 Other Overhang

(4) Interior
X Drywall | Plaster
Paneled | Wood T&G

Trim & Decoration
Ex | X Ord | Min

Size of Closets
Lg | X Ord | Small

Doors | Solid | X H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings
X Drywall

(7) Excavation
Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 880 S.F.
Height to Joists: 7.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
X Concrete Floor

(9) Basement Finish
Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support
Joists: 2 X 8-16" O C
Unsupported Len:
Cntr.Sup: PLYWOOD

(11) Heating/Cooling
X Gas | Oil | Elec.
Wood | Coal | Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
X Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric
100 Amps Service

No./Qual. of Fixtures
Ex. | X Ord. | Min

No. of Elec. Outlets
Many | X Ave. | Few

(13) Plumbing
Average Fixture(s)
1 3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer
1 Public Water
1 Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: D
Effec. Age: 70
Floor Area: 880
Total Base New : 104,328 E.C.F.
Total Depr Cost: 46,948 X 1.110
Estimated T.C.V: 52,112

(16) Porches/Decks

Area	Type
15	CCP (1 Story)

(17) Garage
Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1938
(11) Heating System: Wall/Floor Furnace
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	101,060	45,477

Other Additions/Adjustments

Water/Sewer			
Public Water	1	1,275	574
Public Sewer	1	1,275	574
Porches			
CCP (1 Story)	15	718	323
	Totals:	104,328	46,948

Notes: '10 LTO, SHEDS, CCP
REM 2 SHEDS FOR 2019. DMM 11/2018

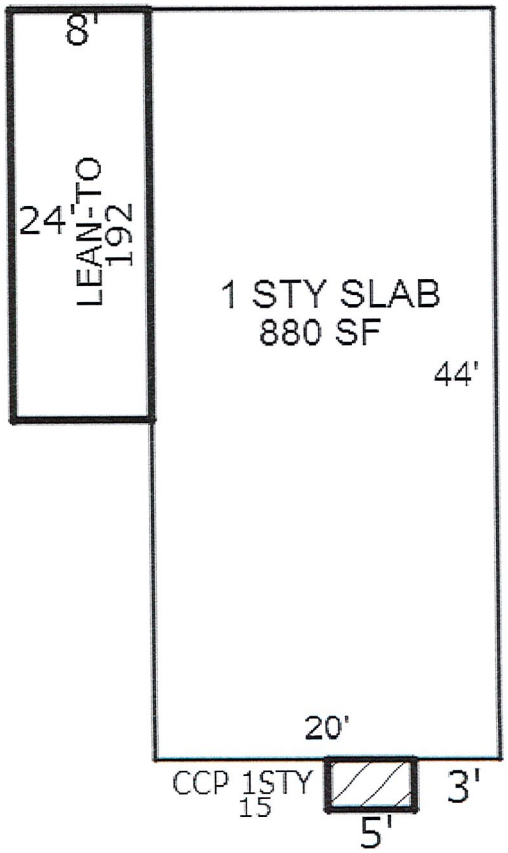
ECF (001 - 100 RES NORTHEAST) 1.110 => TCV: 52,112

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

 Parcel Number: 82 80 006 99 0015 000 Printed on 08/11/2023

Building Type	Utility Lean-Tos				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 64				
Height	8				
Heating System	No Heating/Cooling				
Length/Width/Area	24 x 8 = 192				
Cost New	$ 2,029				
Phy./Func./Econ. %Good	49/100/100 49.0				
Depreciated Cost	$ 994				
+ Unit-In-Place Items	$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.000				
% Good	49				
Est. True Cash Value	$ 994				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 994 / All Cards: 994					

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



dmm 7/2018

31021
08/09/2022 23:35

08/09/2022 23:35

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/17/2023 10:05 AM

Parcel: 80 017 99 0022 000
Owner's Name: COON WILLIAM
Property Address: 36009 VAN BORN
ROMULUS, MI 48174

Liber/Page:
Created: / /
Split: / /
Active: Active

Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status TAXABLE

Prev. Taxable Stat TAXABLE

Gov. Unit: 80 CITY OF ROMULUS
MAP #
School: 82130 ROMULUS COMMUNITY SCHOOLS
Neighborhood: 00100 001 - 100 RES NORTHEAST

Mailing Address:

COON WILLIAM
5843 MOORE
ROMULUS MI 48174

Most Recent Sale Information

None Found

Most Recent Permit Information

Permit S010070 on 12/07/2001 for $25 category SINGLE FAMILY ALT./REPAIRS.

Physical Property Characteristics

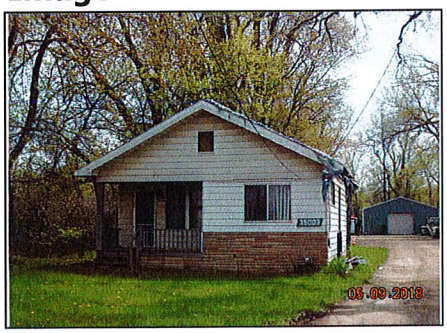
2024 S.E.V.:	73,400	**2024 Taxable:**	44,410	**Lot Dimensions:**	
2023 S.E.V.:	70,800	**2023 Taxable:**	44,410	**Acreage:**	0.59
Zoning:	M2-GEN	**Land Value:**	22,000	**Frontage:**	66.0
PRE:	0.000	**Land Impr. Value:**	9,737	**Average Depth:**	390.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: D
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Space Heater
Electric - Amps Service: 100
# of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 800
Ground Area: 800
Garage Area: 400
Basement Area: 0
Basement Walls:
Estimated TCV: 59,088

# of Agricultural Buildings: 1
Estimated TCV: 56,023
Cmts:

Image



Parcel Number: 82 80 017 99 0022 000 Jurisdiction: CITY OF ROMULUS County: WAYNE Printed on 08/11/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning: M2-GE	Building Permit(s)	Date	Number	Status
36009 VAN BORN	School: ROMULUS COMMUNITY SCHOOLS		SINGLE FAMILY ALT./REPAIRS	12/07/2001	S010070	COMPLETE
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
COON WILLIAM 5843 MOORE ROMULUS MI 48174	2024 Est TCV 146,848 TCV/TFA: 183.56					

X Improved | Vacant

Land Value Estimates for Land Table 01703.013 - 017 / 020 / 022

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE VALUE					22000	100		22,000
66 Actual Front Feet, 0.59 Total Acres							Total Est. Land Value =	22,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.15	320	78	1,785
D/W/P: 3.5 Concrete	7.15	600	78	3,346
D/W/P: 3.5 Concrete	7.15	480	78	2,677
Wood Frame	28.75	156	43	1,929
Total Estimated Land Improvements True Cash Value =				9,737

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

05F1
PART OF THE NE 1/4 OF SEC 5 T3S R9E DESCRIBED AS BEGINNING AT A POINT ON THE S ROW LINE OF VAN BORN ROAD DIST N 89D 47M 00S E 863.20 FT AND S 00D 17M 00S W 60 FT FROM THE N 1/4 COR OF SEC 5 TH ALONG THE SOUTH ROW LINE OF VAN BORN ROAD N 89D 47M 00S E 66 FT TH S 00D 17M 00S W 390 FT TH S 89D 47M 00S W 66 FT TH N 00D 17M 00S E 390 FT TO POB
0.59 AC

Comments/Influences

Who	When	What
DMM	06/06/2023	SITE VISIT
DMM	09/19/2018	SITE VISIT
DMM	06/09/2010	SITE VISIT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	11,000	62,400	73,400			44,410C
2023	11,000	59,800	70,800			44,410C
2022	11,000	55,400	66,400			42,296C
2021	11,000	50,100	61,100			40,945C

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

 Parcel Number: 82 80 017 99 0022 000 Printed on 08/11/2023

Building Type
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style:
1 STORY

Yr Built 1930 | Remodeled 0

Condition: Average

Room List
Basement
4 1st Floor
2nd Floor
2 Bedrooms

(1) Exterior
X Wood/Shingle
Aluminum/Vinyl
Brick

X Insulation

(2) Windows
X Many / Avg. / Few
X Large / Avg. / Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
X Storms & Screens

(3) Roof
X Gable / Hip / Flat
Gambrel / Mansard / Shed

X Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)
Eavestrough
X Insulation
0 Front Overhang
0 Other Overhang

(4) Interior
X Drywall / Paneled
Plaster / Wood T&G

Trim & Decoration
Ex | X Ord | Min

Size of Closets
Lg | X Ord | Small

Doors | Solid | X H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings
X Drywall

(7) Excavation
Basement: 0 S.F.
Crawl: 800 S.F.
Slab: 0 S.F.
Height to Joists: 7.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
X Concrete Floor

(9) Basement Finish
Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support
Joists: 2 X 8-16" O C
Unsupported Len:
Cntr.Sup: PLYWOOD

(11) Heating/Cooling
X Gas / Wood
Oil / Coal
Elec. / Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
X Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric
100 Amps Service

No./Qual. of Fixtures
Ex. | X Ord. | Min

No. of Elec. Outlets
Many | X Ave. | Few

(13) Plumbing
Average Fixture(s)
1 3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer
1 Public Water
1 Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: D
Effec. Age: 73
Floor Area: 800
Total Base New : 131,393 E.C.F.
Total Depr Cost: 53,232 X 1.110
Estimated T.C.V: 59,088

(16) Porches/Decks

Area	Type
120	CGEP (1 Story)
72	WCP (1 Story)

(17) Garage
Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 17
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1930
(11) Heating System: Space Heater
Ground Area = 800 SF Floor Area = 800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	800		
			Total:	96,041	43,216
Other Additions/Adjustments					
Exterior					
Brick Veneer			48	756	340
Porches					
CGEP (1 Story)			120	7,488	3,370
WCP (1 Story)			72	3,514	1,581
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			400	21,044	3,577 *
Water/Sewer					
Public Water			1	1,275	574
Public Sewer			1	1,275	574
			Totals:	131,393	53,232

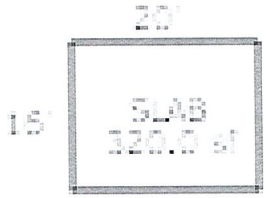
Notes:
ECF (001 - 100 RES NORTHEAST) 1.110 => TCV: 59,088

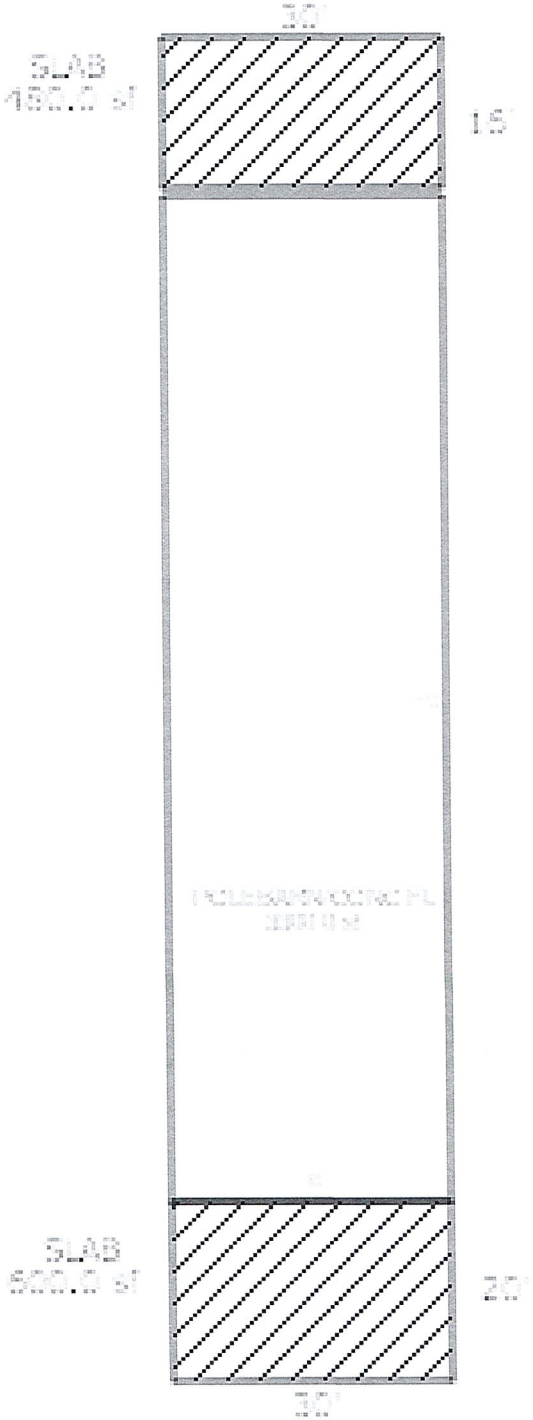
*** Information herein deemed reliable but not guaranteed***

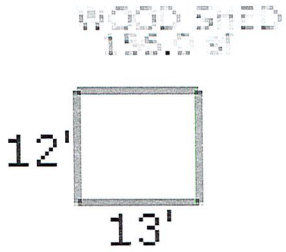
 Parcel Number: 82 80 017 99 0022 000 Printed on 08/11/2023

Building Type	Farm Utility Buildings				
Year Built	1998				
Class/Construction	D,Pole				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 300				
Height	10				
Heating System	Elec. Wall Heaters				
Length/Width/Area	110 x 40 = 4400				
Cost New	$ 79,860				
Phy./Func./Econ. %Good	55/100/100 55.0				
Depreciated Cost	$ 43,923				
+ Unit-In-Place Items	$ 12,100				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->	CONCRETE FLOOR, 4,400 X 5.00 X 55 = 12,100				
E.C.F.	X 1.000				
% Good	55				
Est. True Cash Value	$ 56,023				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 56023 / All Cards: 56023					

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







dmm 5/15/2018

Sketch by Apex Medina™

80 017 99 0022 000 COON WILLIAM 36009 VAN BORN Building 1 7/17/2023

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/17/2023 10:07 AM

Parcel: 80 077 06 0052 000
Owner's Name: GLORY EMMA RENTAL LLC
Property Address: 11010 WHITEHORN APT 1, 2 & 3
ROMULUS, MI 48174

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 Stat TAXABLE
Gov. Unit: 80 CITY OF ROMULUS
MAP # ZONING: RES 08-248
School: 82130 ROMULUS COMMUNITY SCHOOLS
Neighborhood: COMAP COM - APARTMENTS

Mailing Address:

GLORY EMMA RENTAL LLC
EMRY DELVA
11352 GABRIEL
ROMULUS MI 48174

Most Recent Sale Information

Sold on 09/24/2021 for 35,000 by LAMBERT PROPERTIES LLC.

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

Most Recent Permit Information

Permit PP210148 on 10/15/2021 for $0 category .

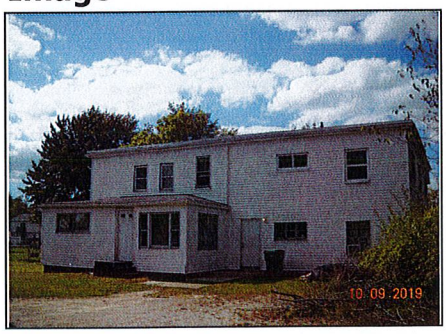
Physical Property Characteristics

2024 S.E.V.:	22,200	**2024 Taxable:**	21,800	**Lot Dimensions:**	
2023 S.E.V.:	21,800	**2023 Taxable:**	21,800	**Acreage:**	0.28
Zoning:	CBD-1	**Land Value:**	27,500	**Frontage:**	90.0
PRE:	0.000	**Land Impr. Value:**	0	**Average Depth:**	143.0

Improvement Data

of Commercial Buildings: 1
Type: Multiple Residences
Desc:
Class: D,Siding
Quality: Low Cost
Built: 0 Remodeled: 0
Overall Building Height: 0
Floor Area: 3,896
Sale Price/Floor Area: 8.98
Estimated TCV: 16,983
Cmts: 2 STORY W/1812 SF BSMT, ALUM SDG
5 BATH 1 BEDROOM UNITS

Image



Parcel Number: 82 80 077 06 0052 000 Jurisdiction: CITY OF ROMULUS County: WAYNE Printed on 08/11/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAMBERT PROPERTIES LLC	GLORY EMMA RENTAL LLC	35,000	09/24/2021	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0
LAMBERT, JOSEPH	LAMBERT PROPERTIES, LLC	0	11/15/1999	QC	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0

Property Address

11010 WHITEHORN APT 1, 2 & 3

Owner's Name/Address

GLORY EMMA RENTAL LLC
EMRY DELVA
11352 GABRIEL
ROMULUS MI 48174

Tax Description

20A52 TO 54 BL6
LOTS 52, 53 AND 54 BLOCK 6 ALSO THE E 1/2
OF THE VAC ALLEY 20FT WIDE
THE JUNCTION SUB BLOCK 6
T3SR9E L17 P34 WCR

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: CBD-1

School: ROMULUS COMMUNITY SCHOOLS

P.R.E. 0%

MAP #: ZONING: RES 08-248

2024 Est TCV 44,483 TCV/TFA: 11.42

Building Permit(s)	Date	Number	Status
	10/15/2021	PP210148	COMPLETE
	10/15/2021	PM210433	COMPLETE
	06/05/2018	PB180223	COMPLETE
	10/28/2014	PB140445	COMPLETE

X Improved Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
DMM	08/24/2020	SITE VISIT
JAA	06/25/2012	SITE VISIT

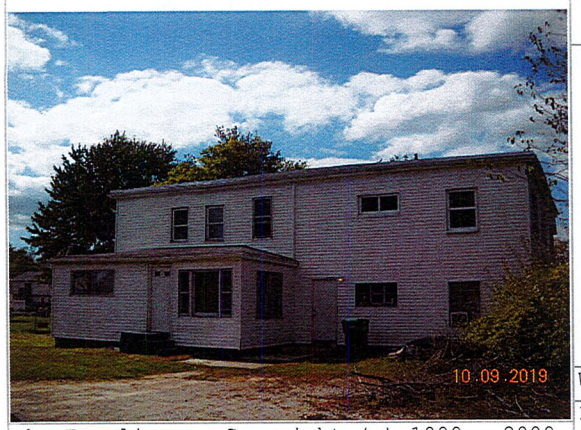
Land Value Estimates for Land Table COM01.COMMERCIAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	90.00	143.00	1.0000	0.0000	0	100*		0
COMMERCIAL GEN			0.28 Acres		100000	100		27,500

* denotes lines that do not contribute to the total acreage calculation.

90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 27,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	13,800	8,400	22,200			21,800C
2023	13,800	8,000	21,800			21,800S
2022	13,800	7,400	21,200			21,200S
2021	13,800	72,100	85,900			55,864C



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

Desc. of Bldg/Section:
Calculator Occupancy: Multiple Residences

Class: D,Siding
Floor Area: 3,896
Gross Bldg Area: 3,896
Stories Above Grd: 2
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 66
Physical %Good: 37
Func. %Good : 10
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:
2 STORY W/1812 SF BSMT, ALUM SDG, 5 BATH 1 BEDROOM UNITS

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Wall or Floor Furnace 100
Heat#2: Wall or Floor Furnace 0%
Ave. SqFt/Story: 1948
Total # Units: 251
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Low Cost
Total Floor Area: 3896 # of Units: 251

Base Rate for Upper Floors = 89.30

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.20 100%
Adjusted Square Foot Cost for Upper Floors = 93.50

Total Floor Area: 3,896 Base Cost New of Upper Floors = 364,276

Reproduction/Replacement Cost = 364,276
Eff.Age:66 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/10 /100/3.7
Total Depreciated Cost = 13,478

ECF (COM - APARTMENTS) 1.260 => TCV of Bldg: 1 = 16,983
Replacement Cost/Floor Area= 93.50 Est. TCV/Floor Area= 4.36

(1) Excavation/Site Prep:

(2) Foundation: | | Footings
X | Poured Conc | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few		Few
Average		Average
Many		Many
Unfinished		Unfinished
Typical		Typical
Flex Conduit		Incandescent
Rigid Conduit		Fluorescent
Armored Cable		Mercury
Non-Metalic		Sodium Vapor
Bus Duct		Transformer

(13) Roof Structure: Slope=0

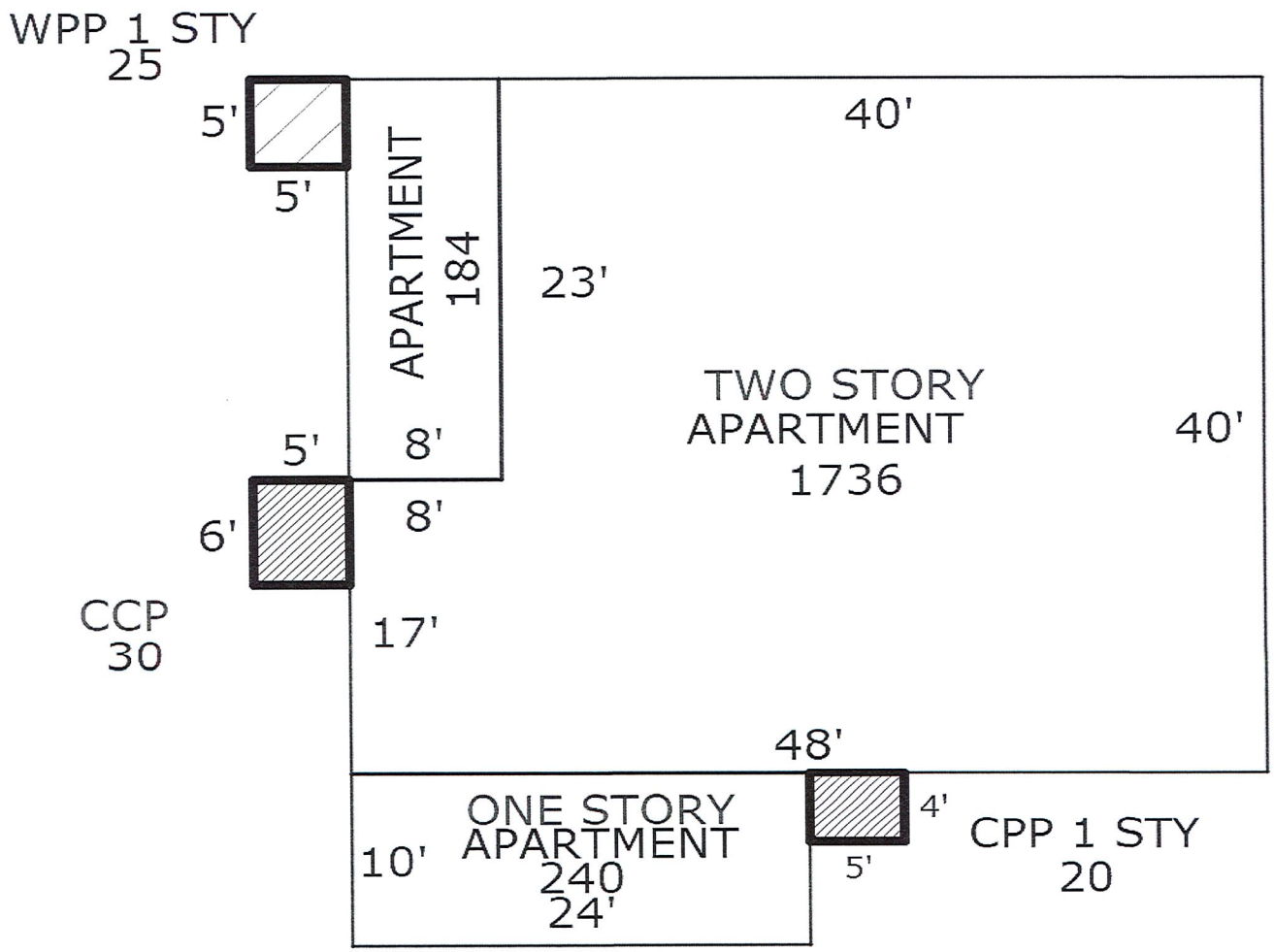
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

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


WPP 1 STY
25
5'
5'
APARTMENT
184
40'
23'
TWO STORY
APARTMENT
1736
40'
5'
8'
8'
6'
CCP
30
17'
48'
ONE STORY
APARTMENT
240
24'
10'
4'
5'
CPP 1 STY
20

dmm 9/2020