

BROKER PRICE OPINION

Project: City of Hartford, VanBuren County, MI
Water Systems Improvement Project

Prepared for: Nicol Brown, Manager
City of Hartford
19 West Main Street
Hartford, MI 49057

Prepared by: Gail Morton, Real Estate Broker
Date: April 18, 2025

SCOPE OF WORK

This Broker's Price Opinion has been developed for use by the City of Hartford, its agents and assigns in conjunction with the Water Systems Improvement Project.

Data from this report will be used to acquire Permanent Easements. Advertised sales, pending's, and current listings from October through 2024, April 2025 of commercial and industrial vacant land in Allegan, Berrien, Cass, and Van Buren Counties, were researched for this report.

A copy of the plan page can be found in Section 1 of this report. The plan page will show the project and proposed Permanent Easements.

BROKER INFORMATION and BPO DATA

| | | | |
|--|--|------------------------------|------------------------------------|
| Brokers Name: Gail Morton Metro Consulting Associates | License # 6504368663 | MCA Job No. 1039-25-13231 | Date of Opinion: April 18, 2025 |
| Local Public Agency: City of Hartford | | | |
| Market Area Description: VanBuren County, MI | | | |
| BPO Data | | | |
| Zoning/Property Class: Commercial and Industrial Vacant Land | Property: Commercial and Industrial Vacant Land | | Lot Size: 1.21 – 47.35 AC |
| Project Location: City of Harford VanBuren County, MI | Market Area Condition: Competitive | | Supply/Demand: Competitive |
| Property Values: Fluctuating | | | |
| Scope of Data: October 2024 - April 2025 | | | |

It should be noted that the data collected in this report represents vacant residential property.

SUBJECT PARCELS

The subject properties are within the City of Hartford, VanBuren County, Michigan. There are residential, commercial, and industrial properties within the project limits and adjacent to the subjects. The subject parcels are commercial and industrial zoned along the north side of West Main, which is a primary road.

The information for the subject parcels was obtained using the BS&A parcel summary information, VanBuren County, MI., and conversations with the Assessor.

Detailed information on the subject parcels can be found in Section 2 of this report.

SALES DATA

Sales data and photos can be found in Section 3 of this report and includes parcel information from various sources, as noted. This data represents sales of vacant properties similar to the subject parcel in Berrien and VanBuren Counties.

The search for recently sold industrial parcels provided limited results in VanBuren County. Therefore, the search area was expanded to neighboring counties and similar communities.

This is a Broker's Price Opinion, not an appraisal and was prepared by a licensed real estate broker, and not a licensed appraiser.

| Sales Data | | | | |
|----------------------------|---|---|---|--|
| Land Features | SA#1 | SA#2 | SA#3 | SA#4 |
| Property Tax ID No. | 80-53-220-006-70 City of South Haven Allegan County, MI | 80-53-220-006-60 City of South Haven Allegan County, MI | 80-53-869-010-10 City of South Haven Allegan County, MI | 11-13-0001-0005-08-0 New Buffalo Township Berrien County, MI |
| Address | 1391 Kalamazoo St. South Haven, MI 49090 | 1345 Kalamazoo St. South Haven, MI 49090 | 251 Blue Star Highway South Haven, MI 49090 | 10275 US-12 New Buffalo, MI 49117 |
| Zoning Property Class | I-2 202 Commercial Vacant | I-2 202 Commercial | B-4 202 Commercial | NA 202 Commercial |
| Copy of Deed Document # | Liber 1775 Page 20 Not available online | Liber 1775 Page 19 Not available online | Liber 1771 Page 482 Not available online | Liber 3286 Page 0301 |
| Date Sold | 1-28-25 | 1-28-25 | 10-21-24 | 11-12-24 |
| Size | 1.540 AC 67,082.40-sft | 5.190 AC | 2.600 AC | 1.210 AC 52,707.60-sft |
| Sales Price | \$125,000 | \$125,000 | \$525,000 | \$200,000 |
| Sales Price Per-Acre | \$81,021.60 | \$24,084.78 | \$201,923.08 | \$165,092.40 |
| Sales Price Per-SFT | \$1.86 | \$0.55 | \$4.64 | \$3.79 |

Note that all sold parcels share a mix of commercial and industrial use, zoning, and property class.

Sales Data notes:

1. S#1 and S#2 were both purchased by the same buyer on the same date. Each parcel was purchased for an individual sales price of \$125,000 even though there is a difference in the size of each parcel.
2. S#3 is located north of the subject parcels and is encumbered with a natural gas line running through the center of the parcel.
3. S#4 is south of the subject parcel in Berrien County and lies between US-12 on the south, I-94 on the west and a railroad track on the north.

PENDING SALES DATA

Pending sales data was not found for this type of property within VanBuren Counties or adjacent counties. Therefore, this information is not contained within this report.

CURRENT LISTING DATA

Data collected on current properties listed for sale on the open market can be found in Section 4 of this report and includes parcel information from various sources, as noted. This data represents offerings of vacant properties similar to the subject parcel in Cass, Berrien, and VanBuren Counties.

The search for industrial parcels was expanded to neighboring counties due to the rural nature and unique use of the subject property. Note that all parcels share a mix of commercial and industrial zoning and property class.

| Current Listing Data | | | | |
|-----------------------------|--|--|---|---|
| Land Features | CL#1 | CL#2 | CL#3 | CL#4 |
| Property Tax ID No. | 14-160-100-293-98 City of Dowagiac Cass County, MI | 11-19-0004-0009-10-8 Sodus Township Berrien County, MI | 80-14-014-027-55 Paw Paw Township VanBuren County, MI | 80-46-700-063-10 80-46-700-062-10 Village of Mattawan, VanBuren County, MI |
| Address | Woodhouse Drive Dowagiac, MI 49047 | Sodus Parkway Benton Harbor, MI 49022 | Kasper Drive Paw Paw, MI 49079 | 23440 E. McGillen St. 22969 E. McGillen St. Mattawan, MI 49071 |
| Zoning Property Class | NA 302 Industrial Vacant | NA 301 Industrial Vacant | HCI 202 Commercial Vacant | I 102-Agricultural |
| Day on Market | NA | NA | NA | NA |
| Size | 19.59 AC | 6.920 AC | 3.700 AC | 47.35 |
| Listing Price | \$1,000,000 | \$105,000 | \$226,900 | \$1,300,000 |
| Price Per- Acre | \$51,046.45 | \$15,173.41 | \$61,324.32 | \$27,455.12 |
| Price Per- SFT | \$1.17 | \$0.35 | \$1.41 | \$0.63 |

Current Listing Data notes:

1. CL#1 lies within a rural area west of the subject parcels.
2. CL#2 is located west of the subject parcels within a rural area.
3. CL#3 is located east of the subject properties.

4. CL#4AB consists of 2-parcels being sold as one bundle. These parcels are zoned industrial per the Village.

REPORT SUMMARY

Below is a summary of the data collected.

| Status | Advertised Price Range | Acreage Range | Square Foot Range |
|------------------------|-------------------------|----------------------|-------------------|
| Sales Vacant Land | \$125,000 - \$525,000 | \$24,084 - \$201,293 | \$0.55 - \$4.64 |
| Pending Vacant Land | NA | NA | NA |
| Listed Vacant Land | \$105,000 - \$1,300,000 | \$15,173 - \$61,324 | \$0.35 - \$1.41 |

For this project, the sales data supports values between \$24,084 - \$210,293 per acre (\$0.55 - \$4.64 per square foot).

Compensation for Permanent Easements are often paid at 100% of the fair market value since the landowner loses control of the area thus reducing the bundle of rights the landowner would otherwise enjoy.

This report is provided to the City of Hartford to assist them with determining the value of the proposed permanent easements.

Sincerely,



Gail Morton, SR/WA
Metro Consulting Associates
Real Estate Broker
Project Manager
Senior Right of Way Agent

Sources:

- Deeds were researched at the Berrien Register of Deeds: Land Records Search | Cass County, MI and <https://deeds.vanburencountymi.gov/>
- The source for data of properties that were advertised "sold", "pending" or currently listed was obtained from Realtor.com: www.realtor.com; www.callandercommercial
- Detailed property information was obtained from the BS&A website: bsaonline.com.

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Section 1 Project Information

- a. Plan Page Overview
- b. Plan page C108
- c. Sketch of Easements

Section 2 Subject Parcel Information

- a. GIS (Google Earth) overview of subject parcels.
- b. GIS (VanBuren County) overview of subject parcels.
- c. BS&A Parcel Summary Information
- d. Deeds

Section 3 Sales Data – supporting information.

Section 4 Current Listings Data - supporting information.

Section 5 Broker Certification

- a. Waiver of Valuation – Preparer Certification
- b. Verification of Real Estate Broker's License

Section 1

Project Information

W+

WIGHTMAN

433 E. RANDOLPH ST.
KALAMAZOO MI 49007
269.327.3532

www.donorsupplyin.com

PAUL M. HARVEY
6201309800

INDEX OF PLANS

[illegible]

| | |
|---------------|--|
| DANCE | CONSUMERS ENERGY 2000 EAST COMMERCE ANN ARBOR MI 48106 JAY BARSZCZAK 734/769-1000 |
| ELECTRIC | AMERICAN ELECTRIC POWER 2000 MICHIGAN ROAD N.E. GREENSBORO 9411 GREENHURST GREENSBORO NC 27409 252/739-1333 |
| TELEPHONE | INTERNET COMMUNICATIONS THREE RIVERS MICHIGAN 48062 313/253-1000 249-10-4444 |
| CABLE TV | COMCAST COMCAST SYSTEMS CABLE TV MI 48223 313/253-1000 734/252-4068 |
| FIBER | MEC 6050 DEATHBUSH ROAD ANN ARBOR MI 48106 KATHLEEN LEE 269/460-1058 |
| WATER & WASTE | WATTS WATER SYSTEMS 10 WATER MAIN STREET ROCKY HILL CT 06067 1-800-842-7711 |

10 APRIL 2025

C001
No 222324[illegible]

CITY OF HARTFORD
PROJECT LOCATION
SCALE: NONE

#1

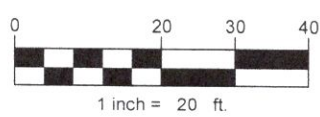
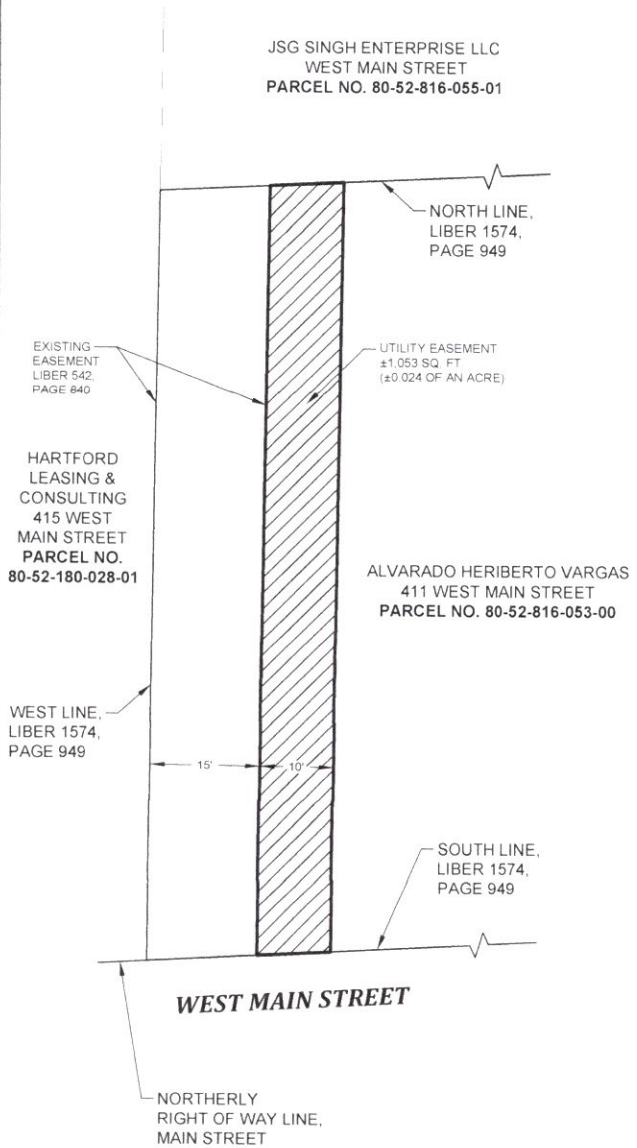
SKETCH OF EASEMENT
IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH,
RANGE 16 WEST, CITY OF HARTFORD, VAN BUREN COUNTY, MICHIGAN

EASEMENT DESCRIPTION:

THE EAST 10 FEET OF THE WEST 25 FEET OF
LAND DESCRIBED IN LIBER 1574, PAGE 949 OF
THE VAN BUREN COUNTY RECORDS.

SUBJECT TO ANY AND ALL EASEMENTS AND
RESTRICTIONS OF RECORD OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MIGHT BE
DISCLOSED BY A FULL AND ACCURATE TITLE
SEARCH



Joel Jeffrey East
JOEL J. EAST
PS - 4001065181

NOTE: THIS IS NOT A
BOUNDARY SURVEY

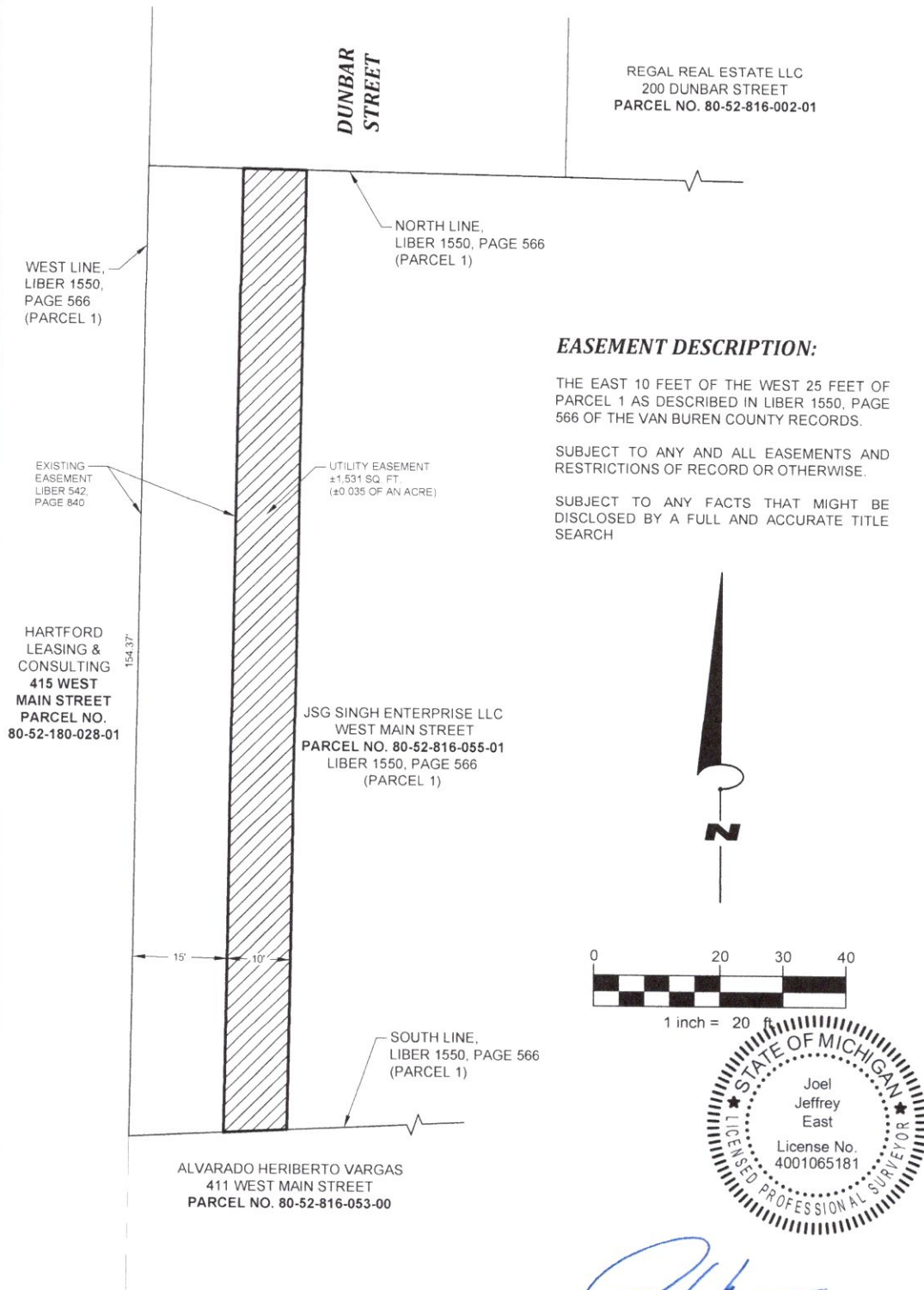
W+ WIGHTMAN
433 E. RANSOM ST. KALAMAZOO, MI. 49007
269.327.3532
www.gowightman.com

CLIENT CITY OF HARTFORD
JOB No. 222324
DATE APRIL 10, 2025
SCALE 1" = 20'
DRAWN BY ACE
CHECKED BY JWM

WATER SYSTEM IMPROVEMENTS
UTILITY EASEMENT

42

SKETCH OF EASEMENT
IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH,
RANGE 16 WEST, CITY OF HARTFORD, VAN BUREN COUNTY, MICHIGAN



NOTE: THIS IS NOT A
BOUNDARY SURVEY

[Signature]
JOEL J. EAST
PS - 4001065181

W+ WIGHTMAN

433 E. RANSOM ST. KALAMAZOO, MI. 49007
269.327.3532
www.gowightman.com

CLIENT: CITY OF HARTFORD
JOB No. 222324
DATE: APRIL 10, 2025
SCALE: 1" = 20'
DRAWN BY: ACE
CHECKED BY: JWM

WATER SYSTEM IMPROVEMENTS

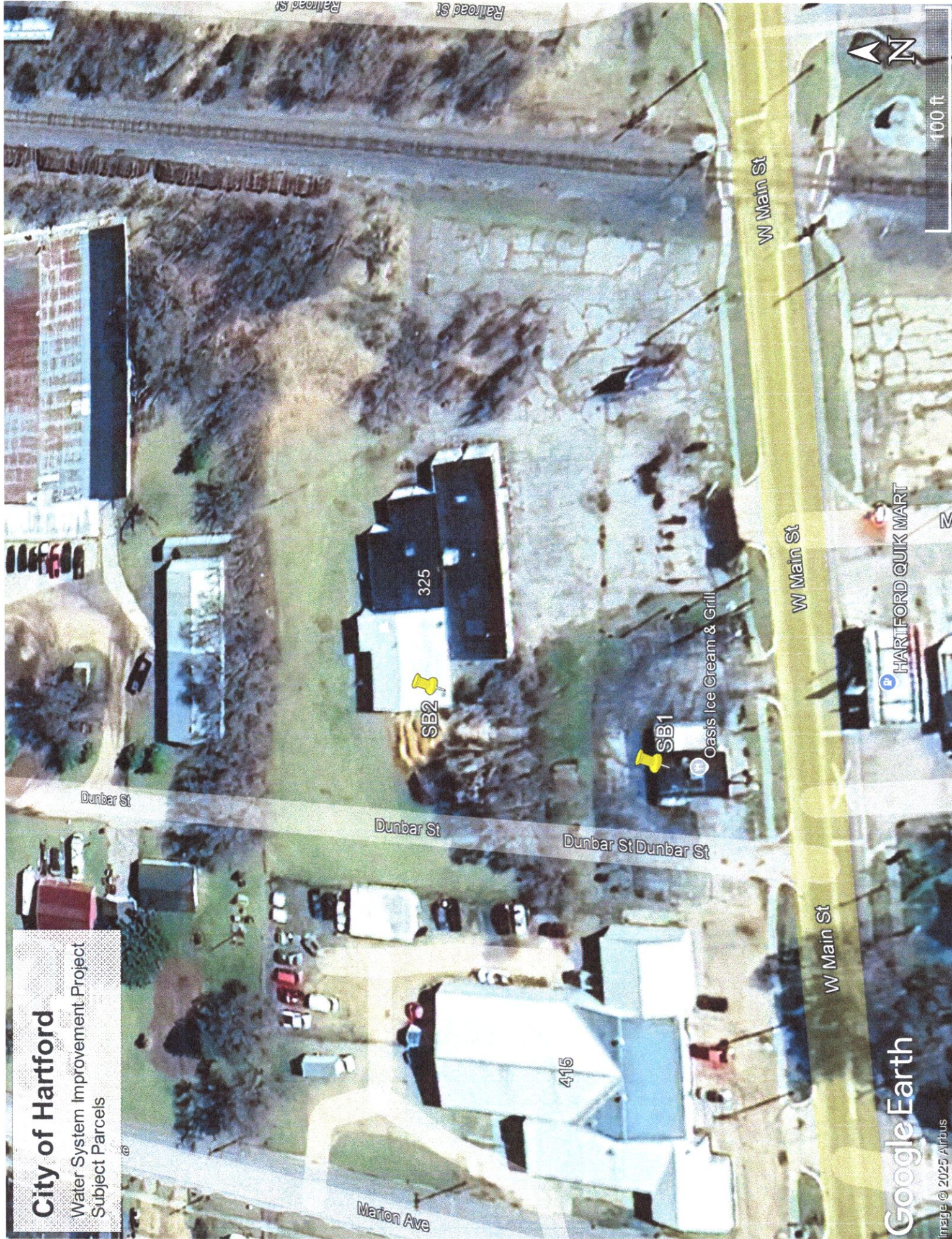
UTILITY EASEMENT

Section 2

Subject Parcel Information

City of Hartford

Water System Improvement Project
Subject Parcels





PARCEL MAP

Van Buren County MI

OWNER INFORMATION

ALVARADO HERIBERTO VARGAS
PO BOX 278
LAWRENCE, MI 49064

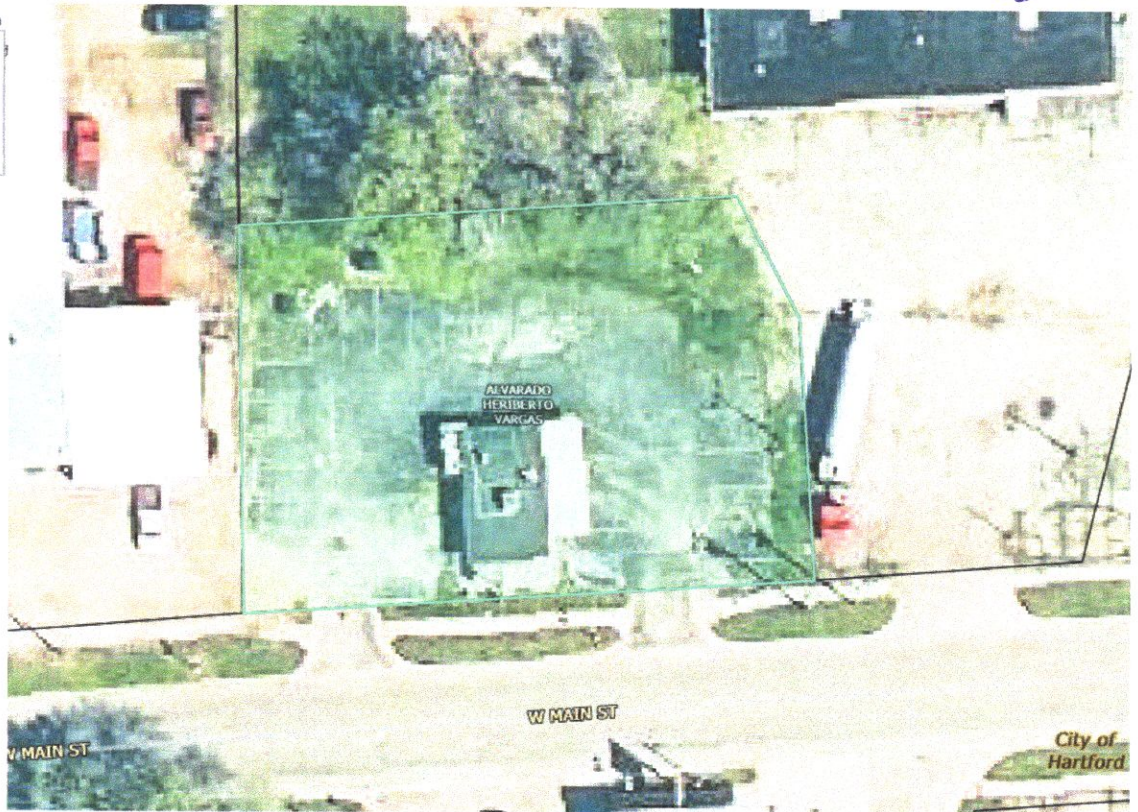
PARCEL INFORMATION

Location:
411 W MAIN ST
HARTFORD, MI 49057
Parcel Number: 80-52-816-053-00
Estimated Size: 0.36 ac. (15,863 sq ft)
School District: 80120 Hartford
Jurisdiction: City of Hartford

TAX & VALUATION INFORMATION

Property Tax Class: 201 Commercial - Improved
Principal Residential Exemption: 0%
True Cash Value: \$94,600
State Equalized Value: \$47,300
Taxable Value: \$37,365

For the most current tax information for this parcel,
including Owner, Property Values, Taxes Due,
Delinquent Taxes, Sales History and more, visit the
[BGS&A Online Property Tax Website](#)



411 W MAIN ST HARTFORD, MI 49057 (Property Address)

Parcel Number: 80-52-816-053-00



1 of 4 3 Images / 1 Sketch

Property Owner: SCHEWE ERIC W & JACQUELINE A

Summary Information

Commercial/Industrial Building Summary

11,800 sq ft

10,000 sq ft

Assessed Value: \$40,700 | Taxable Value: \$36,242

Owner and Taxpayer Information

Owner

SCHEWE ERIC W & JACQUELINE Taxpayer

A

70108 M-43

SOUTH HAVEN, MI 49090

SEE OWNER INFORMATION

General Information for Tax Year 2024

| | | | |
|---------------------|-----------------------------|--------------------------|---------------------|
| Property Class | 201 COMMERCIAL-IMPROVED | Unit | 80-52 HARTFORD CITY |
| School District | HARTFORD PUBLIC SCHOOL DIST | Assessed Value | \$40,700 |
| Map # | 1170 | Taxable Value | \$36,242 |
| User Num Idx | 0 | State Equalized Value | \$40,700 |
| User Alpha 1 | WAS RZ 3 | Date of Last Name Change | 08/07/2018 |
| User Alpha 3 | No Data to Display | Notes | Not Available |
| Historical District | No | Census Block Group | No Data to Display |
| 20% YEAR | No Data to Display | Exemption | No Data to Display |

Principal Residence Exemption Information

Homestead Date 01/01/1991

Principal Residence Exemption

2023

June 1st

Final

0.0000 %

0.0000 %

Previous Year Information

| Year | MSOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2023 | \$41,000 | \$41,000 | \$34,517 |
| 2022 | \$35,700 | \$35,700 | \$32,874 |
| 2021 | \$34,800 | \$34,800 | \$31,824 |

Land Information

| | | | |
|-------------------------|---------------------------------|----------------------------------|--------------------|
| Zoning Code | B2 | Total Acres | 0.352 |
| Land Value | \$20,454 | Land Improvements | \$7,205 |
| Renaissance Zone | Yes (Does Not Comply With Zone) | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood | COMMERCIAL | Mortgage Code | No Data to Display |
| Lot Dimensions/Comments | No Data to Display | Neighborhood Enterprise Zone | No |

Lot(s)

Lot 1

Frontage

146.10 ft

Depth

105.00 ft

Total Frontage: 146.10 ft

Average Depth: 105.00 ft

Legal Description

1170 16-3-16 554-910 559-91 981 240 1153-803 1168 657 BEG ON N E MAIN ST AT PT 70 WLY FROM W L OF RR TH S 86 DEG 11' 30" W ALG N L SD ST 156.10' TO EXT SLY OF E L HASTINGS ADD TH N 0 DEG 09' 30" E ALG SD E L EXT 105' TH N 86 DEG 11' 30" E 136.10' TH SELY TO PT N O DEG 09' 30" E 71' FROM BEG TH S 0 DEG 09' 30" W 71' TO BEG UNPLATTED

Land Division Act Information

| | | | |
|----------------------------|--------------------|-------------------------------|---------------|
| Date of Last Split/Combine | No Data to Display | Number of Splits Left | Not Available |
| Date Form Filed | No Data to Display | Unallocated Div.s of Parent | Not Available |
| Date Created | 01/01/0001 | Unallocated Div.s Transferred | Not Available |
| Acreage of Parent | 0.00 | Rights Were Transferred | No |
| Split Number | 0 | Courtesy Split | No |
| Parent Parcel | No Data to Display | | |

Sale History

| Sale Date | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber./Page | Comments |
|------------|-------------|------------|------------------------------|---------------------------------|-----------------|-------------|----------|
| 07/24/2018 | \$90,000.00 | LC | ALVARADO HERIBERTO VARGAS | SCHEWE ERIC W & JACQUELINE A | 03 ARM'S LENGTH | 1671/769 | |
| 10/30/2012 | \$60,000.00 | WD | CHERNUGEL MOLLIE | ALVARADO HERIBERTO VARGAS | 03 ARM'S LENGTH | 1574-949 | |

Building Information - 504 sq ft Restaurants - Fast Food (Commercial)

| | | | |
|-----------------------|-------------------------|-------------------------|--------------------|
| Floor Area | 504 sq ft | Estimated TCV | \$53,656 |
| Occupancy | Restaurants - Fast Food | Class | C |
| Stories Above Ground | 1 | Average Story Height | 9 ft |
| Basement Wall Height | 0 ft | Identical Units | 1 |
| Year Built | 1960 | Year Remodeled | No Data to Display |
| Percent Complete | 0% | Heat | Complete H V A C |
| Physical Percent Good | 45% | Functional Percent Good | 100% |
| Economic Percent Good | 100% | Effective Age | 61 yrs. |

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

**PARCEL MAP**

Van Buren County MI

OWNER INFORMATION

JSG SINGH ENTERPRISE LLC
332 W MAIN ST
HARTFORD, MI 49057

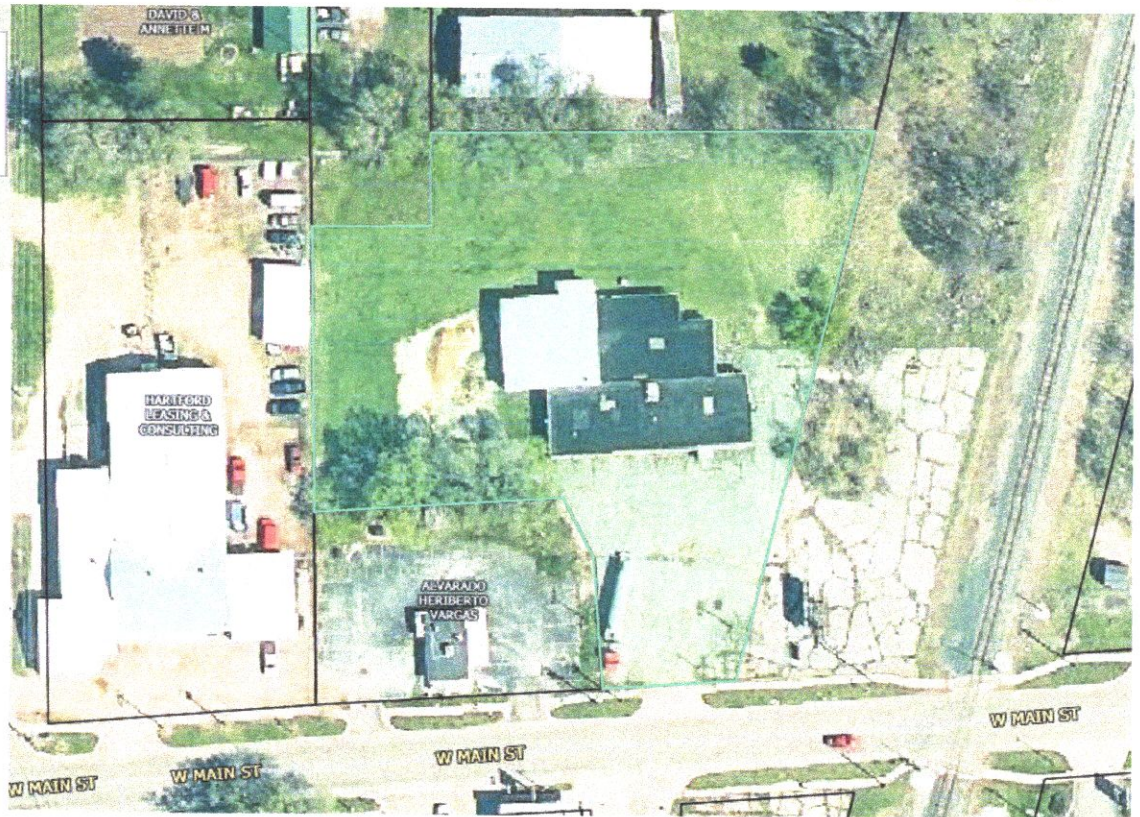
PARCEL INFORMATION

Location:
W MAIN ST
HARTFORD, MI 49057
Parcel Number: 80-52-816-055-01
Estimated Size: 1.42 ac (61,969 sq ft)
School District: 80120 Hartford
Jurisdiction: City of Hartford

TAX & VALUATION INFORMATION

Property Tax Class: 201 Commercial - Improved
Principal Residential Exemption: 0%
True Cash Value: \$155,600
State Equalized Value: \$77,806
Taxable Value: \$65,812

For the most current tax information for this parcel,
including Owner, Property Values, Taxes Due,
Delinquent Taxes, Sales History and more, visit the
[BS&A Online Property Tax Website](#)



*2

325 W MAIN ST HARTFORD, MI 49057 (Property Address)

Parcel Number: 80-52-816-055-01



Image 1 of 4

3 Images / 1 Sketch

Property Owner: JSG SINGH ENTERPRISE LLC

Summary Information

Commercial/Industrial Building Summary

1. Building Type

2. Building Age

3. Building Condition

Assessed Value: \$68,000 | Taxable Value: \$63,834

Owner and Taxpayer Information

Owner

JSG SINGH ENTERPRISE LLC
332 W MAIN
HARTFORD, MI 49057

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2024

| | | | |
|---------------------|-----------------------------|--------------------------|---------------------|
| Property Class | 201 COMMERCIAL-IMPROVED | Unit | 80-52 HARTFORD CITY |
| School District | HARTFORD PUBLIC SCHOOL DIST | Assessed Value | \$68,000 |
| Map # | 1170-B | Taxable Value | \$63,834 |
| User Num Idx | 0 | State Equalized Value | \$68,000 |
| User Alpha 1 | WAS RZ-3 | Date of Last Name Change | 12/29/2014 |
| User Alpha 3 | No Data to Display | Notes | Not Available |
| Historical District | No | Census Block Group | No Data to Display |
| 20% YEAR | No Data to Display | Exemption | No Data to Display |

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption

June 1st

Final

2023

0.0000 %

0.0000 %

Previous Year Information

| Year | MSOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2023 | \$67,500 | \$67,500 | \$60,795 |
| 2022 | \$57,900 | \$57,900 | \$57,900 |
| 2021 | \$56,100 | \$56,100 | \$56,100 |

Land Information

| | | | |
|-------------------------|---------------------------------|----------------------------------|--------------------|
| Zoning Code | LI | Total Acres | 0.000 |
| Land Value | \$24,080 | Land Improvements | \$4,235 |
| Renaissance Zone | Yes (Does Not Comply With Zone) | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood | COMMERCIAL | Mortgage Code | No Data to Display |
| Lot Dimensions/Comments | No Data to Display | Neighborhood Enterprise Zone | No |

| Lot(s) | Frontage | Depth |
|---------------------------|-----------|------------------------|
| Lot 1 | 172.00 ft | 0.00 ft |
| Total Frontage: 172.00 ft | | Average Depth: 0.00 ft |

Legal Description

1170-B 16 3-16 697-19 774-849 782-478 918-687 1034-795 1489 802 BEG ON N L MAIN ST 70 FT WLY FROM W L OF RR ROW TH N 86 DEG 11'30" E ALG N L OF MAIN ST 70 FT TO WLY L OF RR TH N 13 DEG 49' E ALG SAID WLY L 251.72 FT TH S 89 DEG 59' W PAR WITH E & W 1/4 L 286.44 FT TO E L OF HASTING'S ADDITION TH S 0 DEG 09'30" E ALG SAID E L AND ITS EXTENSION 154.37 FT TH N 86 DEG 11'30" E PAR WITH N L OF MAIN ST 136.10 FT TH SELV TO A POINT N 0 DEG 09'30" E 71 FT FROM BEG TH S 0 DEG 09'30" W 71 FT TO BEG ALSO COM AT SE COR OF LOT 45 OF HASTING'S ADDITION TH N 89 DEG 50'30" E 66 FT TH S

0 DEG 09'30"E PAR WITH E L OF HASTING'S ADDITION 784.82 FT TO BEG. TH CON S 0 DEG 09'30"E 50 FT, TH N 89 DEG 59'E PAR WITH E & W 1/4 L 220.44 FT TO W L OF RR. TH N 13 DEG 49'E ALG SAID W L TO A POINT N 89 DEG 59'E OF BEG. TH S 89 DEG 59'W PAR WITH SAID 1/4 L TO BEG. *** COMBINATION OF 80-52-816-054-10 AND 80-52-816-055-00 ON 10 MAY 2003 FOR 2003

#2

Land Division Act Information

| | | | |
|-----------------------------------|--------------------|--------------------------------------|---------------|
| Date of Last Split/Combine | No Data to Display | Number of Splits Left | Not Available |
| Date Form Filed | No Data to Display | Unallocated Div.s of Parent | Not Available |
| Date Created | 01/01/0001 | Unallocated Div.s Transferred | Not Available |
| Acreage of Parent | 0.00 | Rights Were Transferred | No |
| Split Number | 0 | Courtesy Split | No |
| Parent Parcel | No Data to Display | | |

Sale History

| Sale Date | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page | Comments |
|------------|--------------|------------|-----------------|--------------------------|---------------------|------------|----------|
| 04/29/2011 | \$100,000.00 | WD | BITTNER BRIAN G | JSG SINGH ENTERPRISE LLC | 03-ARM'S LENGTH | 1550/566 | |
| 09/18/2007 | \$75,000.00 | WD | LSS 95 LLC | BITTNER BRIAN G | 33-TO BE DETERMINED | 1489-802 | |
| 02/03/1995 | \$95,000.00 | WD | | LSS | 03-ARM'S LENGTH | 1034/795 | |

Building Information - 9204 sq ft Auto Dealerships - Complete (Commercial)

| | | | |
|------------------------------|-----------------------------|--------------------------------|-----------------------|
| Floor Area | 9,204 sq ft | Estimated TCV | \$107,696 |
| Occupancy | Auto Dealerships - Complete | Class | C |
| Stories Above Ground | 1 | Average Story Height | 10 ft |
| Basement Wall Height | 0 ft | Identical Units | 1 |
| Year Built | 1968 | Year Remodeled | 1975 |
| Percent Complete | 100% | Heat | No Heating or Cooling |
| Physical Percent Good | 35% | Functional Percent Good | 100% |
| Economic Percent Good | 100% | Effective Age | 41 yrs |

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Section 3 Sales Data

City of Hartford

Water System Improvement Project
Sold Google GIS Map



SA#1



PARCEL MAP

Van Buren County MI

NEXTUSEPRO
LLC

OWNER INFORMATION

FINE CHEMICAL MANUFACTURING SER LLC
7500 GRACE DR
COLUMBIA MD 21044

PARCEL INFORMATION

Location:
1391 KALAMAZOO ST
SOUTH HAVEN, MI 49090
Parcel Number: 80-53/220-006-70
Estimated Size: 1.54 ac. (167,065 sq ft)
School District: 80010 South Haven
Jurisdiction: City of South Haven

TAX & VALUATION INFORMATION

Property Tax Class: 202 Commercial - Vacant
Principal Residential Exemption: 0%
True Cash Value: \$19,000
State Equalized Value: \$9,500
Taxable Value: \$9,500



For the most current tax information for this parcel,
including Owner, Property Values, Taxes Due,
Delinquent Taxes, Sales History and more, visit the
BS&A Online [Property Tax Website](#)



1391 KALAMAZOO ST SOUTH HAVEN, MI 49090 (Property Address)

Parcel Number: 80-53-220-006-70

Property Owner: FINE CHEMICAL MANUFACTURING LLC

Summary Information

- > Assessed Value: \$0 | Taxable Value: \$0
- > Building Department information found
- > Property Tax information found

Item 1 of 1 0 Images / 1 Sketch

Parcel is Vacant

Owner and Taxpayer Information

| | | | |
|-------|--|----------|-----------------------|
| Owner | FINE CHEMICAL MANUFACTURING LLC 7500 GRACE DRIVE COLUMBIA, MD 21044 | Taxpayer | SEE OWNER INFORMATION |
|-------|--|----------|-----------------------|

General Information for Tax Year 2024

| | | | |
|---------------------|-------------------------------|--------------------------|------------------------------------|
| Property Class | 202 COMMERCIAL-VACANT | Unit | 80-53 CITY OF SOUTH HAVEN - VBC |
| School District | SOUTH HAVEN PUBLIC SCHOOLS | Assessed Value | \$0 |
| MAP # | A851D4 | Taxable Value | \$0 |
| BOAT SLIPS | 0 | State Equalized Value | \$0 |
| PROBLEMS | No Data to Display | Date of Last Name Change | 02/03/2025 |
| USER ALPHA 3 | No Data to Display | Notes | Not Available |
| Historical District | No | Census Block Group | No Data to Display |
| MATHIEU-GAST | No Data to Display | Exemption | No Data to Display |

Principal Residence Exemption Information

Homestead Date Not Available

| Principal Residence Exemption | June 1st | Final |
|-------------------------------|----------|----------|
| 2024 | 0.0000 % | 0.0000 % |

Previous Year Information

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2023 | \$0 | \$0 | \$0 |
| 2022 | \$0 | \$0 | \$0 |
| 2021 | \$0 | \$0 | \$0 |

Land Information

| | | | |
|-------------------------|--------------------|----------------------------------|--------------------|
| Zoning Code | I-2 | Total Acres | 1.540 |
| Land Value | \$0 | Land Improvements | \$0 |
| Renaissance Zone | No | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood | EXEMPT | Mortgage Code | No Data to Display |
| Lot Dimensions/Comments | No Data to Display | Neighborhood Enterprise Zone | No |

| Lot(s) | Frontage | Depth |
|---------------------------|-----------|--------------------------|
| Lot 1 | 242.95 ft | 276.00 ft |
| Total Frontage: 242.95 ft | | Average Depth: 276.00 ft |

Legal Description

A851D4 15-1-17 727-914 784-937 793-684 813-375 1033-865 1470-423 BEG AT SW COR OF LOT 6, TH N ALG W L OF SAID LOT 6 242.95 FT TO N L OF S 1/2 OF LOT 6, TH S 89 DEG 22'00"E ON SAME 276.0 FT, TH S 242.95 FT TO S L OF LOT 6, TH N 89 DEG 22'00"W ON SAME 276.0 FT TO BEG. IRVING T OLSON INDUSTRIAL SUB *** SPLIT ON 30 AUGUST 2006 FROM 80-53-220-103-02 FOR 2007.

Land Division Act Information

Date of Last Split/Combine No Data to Display
Date Form Filed No Data to Display
Date Created 01/01/0001
Acreage of Parent 0.00
Split Number 0
Parent Parcel No Data to Display

Number of Splits Left Not Available
Unallocated Div.s of Parent Not Available
Unallocated Div.s Transferred Not Available
Rights Were Transferred No
Courtesy Split No

Sale History

| Sale Date | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page | Comments |
|------------|--------------|------------|----------------------------------|---------------------------------|-------------------|------------|--------------------|
| 01/28/2025 | \$125,000.00 | PTA | LDFA CITY OF SOUTH HAVEN | FINE CHEMICAL MANUFACTURING LLC | 21-NOT USED/OTHER | | COMING FROM EXEMPT |
| 09/28/2006 | \$0.00 | WD | DSM PHARMA CHEMICALS SOUTH HAVEN | LDFA OF CITY OF SOUTH HAVEN | 03-ARM'S LENGTH | 1470/423 | |

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#1

1391 KALAMAZOO ST SOUTH HAVEN, MI 49090 (Property Address)

Parcel Number: 80-53-220-006-70

Property Owner: FINE CHEMICAL MANUFACTURING LLC**Summary Information**

- > Assessed Value: \$0 | Taxable Value: \$0
- > Building Department information found
- > Property Tax information found

Item 1 of 1

0 Images / 1 Sketch

Owner and Taxpayer Information**Owner**FINE CHEMICAL
MANUFACTURING LLC
7500 GRACE DRIVE
COLUMBIA, MD 21044**Taxpayer**

SEE OWNER INFORMATION

Legal Description

A851D4 15-1-17 727-914 784-937 793-684 813-375 1033-865 1470-423 BEG AT SW COR OF LOT 6, TH N ALG W L OF SAID LOT 6 242.95 FT TO N L OF S 1/2 OF LOT 6, TH S 89 DEG 22'00"E ON SAME 276.0 FT, TH S 242.95 FT TO S L OF LOT 6, TH N 89 DEG 22'00"W ON SAME 276.0 FT TO BEG. IRVING T OLSON INDUSTRIAL SUB *** SPLIT ON 30 AUGUST 2006 FROM 80-53-220-103-02 FOR 2007.

Other Information**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

3/13/2025

Recalculate

Tax History

| Year | Season | Total Amount | Total Paid | Last Paid | Total Due |
|------|--------|--------------|------------|-----------|-----------|
| 2024 | Winter | \$0.00 | \$0.00 | | \$0.00 |
| 2024 | Summer | \$0.00 | \$0.00 | | \$0.00 |
| 2023 | Winter | \$0.00 | \$0.00 | | \$0.00 |
| 2023 | Summer | \$0.00 | \$0.00 | | \$0.00 |
| 2022 | Winter | \$0.00 | \$0.00 | | \$0.00 |
| 2022 | Summer | \$0.00 | \$0.00 | | \$0.00 |
| 2021 | Winter | \$0.00 | \$0.00 | | \$0.00 |
| 2021 | Summer | \$0.00 | \$0.00 | | \$0.00 |
| 2020 | Winter | \$0.00 | \$0.00 | | \$0.00 |
| 2020 | Summer | \$0.00 | \$0.00 | | \$0.00 |

Load More Years

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COVENANT DEED - LR-3456361

General Data

Document Number
LR-3456361
Liber Page
1775 20

Recording Date Number Pages
02/18/2025 01:38:23 PM 3

Document Date Consideration
01/28/2025

Recording Fee Tax Stamp Number
\$35.00

Affidavit Filed?

Return Address

Return To
PREMIER LAKESHORE TITLE
Address1
250 BROADWAY ST STE #2
Address2

City State Zip
SOUTH HAVEN MI 49090

Mailback Date
02/19/2025 08:03:47 AM

Taxable Consideration Total Fees
\$125,000.00 \$35.00

Names

Grantor

LOCAL DEVELOPMENT FINANCE AUTHORITY OF CITY OF SOUTH
HAVEN

Grantee

FINE CHEMICAL MANUFACTURING SERVICES
LLC

Related

Document Number Liber Page

Legal

Subd/Condo: IRVING T. OLSEN Lot: 6

Notes

SA#2



PARCEL MAP

Van Buren County MI

OWNER INFORMATION

FINE CHEMICAL MANUFACTURING SER LLC
7500 GRACE DR
COLUMBIA, MD 21044

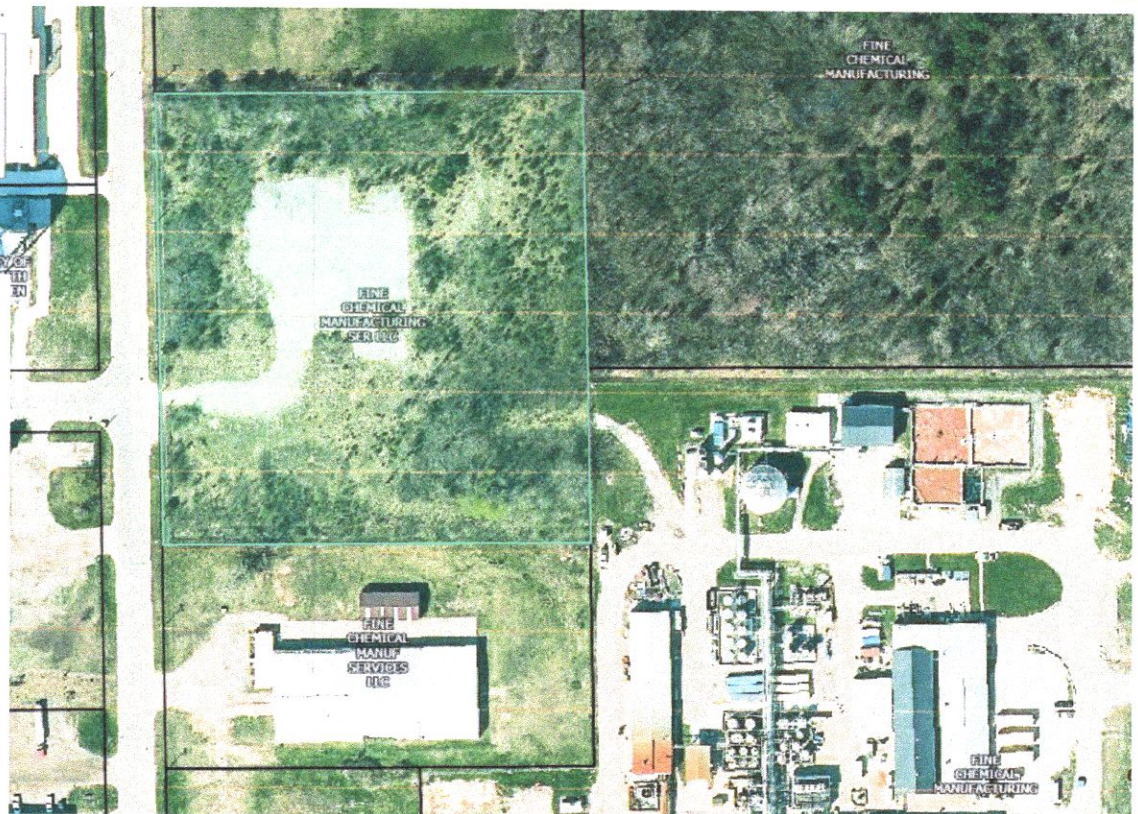
PARCEL INFORMATION

Location:
1345 KALAMAZOO ST
SOUTH HAVEN, MI 49090
Parcel Number: 80-53-220-006-60
Estimated Size: 5.19 ac (226,109 sq ft)
School District: 80010 South Haven
Jurisdiction: City of South Haven

TAX & VALUATION INFORMATION

Property Tax Class: 202 Commercial - Vacant
Principal Residential Exemption: 0%
True Cash Value: \$0
State Equalized Value: \$0
Taxable Value: \$0

For the most current tax information for this parcel,
including Owner, Property Values, Taxes Due,
Delinquent Taxes, Sales History and more, visit the
[BS&A Online Property Tax Website](#)



S#2

1345 KALAMAZOO ST SOUTH HAVEN, MI 49090 (Property Address)

Parcel Number: 80-53-220-006-60

Property Owner: FINE CHEMICAL MANUFACTURING SER LLC

Summary Information

- > Assessed Value: \$0 | Taxable Value: \$0
- > 2 Building Department records found
- > Property Tax information found

Item 1 of 1

0 Images / 1 Sketch

Parcel is Vacant

Owner and Taxpayer Information

| | | | |
|--------------|---|-----------------|-----------------------|
| Owner | FINE CHEMICAL MANUFACTURING SER LLC 7500 GRACE DR COLUMBIA, MD 21044 | Taxpayer | SEE OWNER INFORMATION |
|--------------|---|-----------------|-----------------------|

General Information for Tax Year 2024

| | | | |
|----------------------------|-------------------------------|---------------------------------|------------------------------------|
| Property Class | 202 COMMERCIAL-VACANT | Unit | 80-53 CITY OF SOUTH HAVEN - VBC |
| School District | SOUTH HAVEN PUBLIC SCHOOLS | Assessed Value | \$0 |
| MAP # | A851D3 | Taxable Value | \$0 |
| BOAT SLIPS | 0 | State Equalized Value | \$0 |
| PROBLEMS | No Data to Display | Date of Last Name Change | 04/09/2025 |
| USER ALPHA 3 | No Data to Display | Notes | Not Available |
| Historical District | No | Census Block Group | No Data to Display |
| MATHIEU-GAST | No Data to Display | Exemption | No Data to Display |

Principal Residence Exemption Information

Homestead Date Not Available

| | | |
|-------------------------------|----------|----------|
| Principal Residence Exemption | June 1st | Final |
| 2024 | 0.0000 % | 0.0000 % |

Previous Year Information

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2023 | \$0 | \$0 | \$0 |
| 2022 | \$0 | \$0 | \$0 |
| 2021 | \$0 | \$0 | \$0 |

Land Information

| | | | |
|--------------------------------|--------------------|---|--------------------|
| Zoning Code | I-2 | Total Acres | 5.190 |
| Land Value | \$0 | Land Improvements | \$0 |
| Renaissance Zone | No | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood | EXEMPT | Mortgage Code | No Data to Display |
| Lot Dimensions/Comments | No Data to Display | Neighborhood Enterprise Zone | No |

| | | |
|--------|----------|-------|
| Lot(s) | Frontage | Depth |
|--------|----------|-------|

No lots found.

Total Frontage: 0.00 ft

Average Depth: 0.00 ft

Legal Description

S#2

A851D3 15-1-17 727-914 784-937 793-684 813-375 1033-865 1470-423 LOT 5. IRVING T OLSON INDUSTRIAL SUB. *** SPLIT ON 30 AUGUST 2006 FROM 80-53-220-103-02 FOR 2007.

Land Division Act Information

| | | | |
|-----------------------------------|--------------------|--------------------------------------|---------------|
| Date of Last Split/Combine | No Data to Display | Number of Splits Left | Not Available |
| Date Form Filed | No Data to Display | Unallocated Div.s of Parent | Not Available |
| Date Created | 01/01/0001 | Unallocated Div.s Transferred | Not Available |
| Acreage of Parent | 0.00 | Rights Were Transferred | No |
| Split Number | 0 | Courtesy Split | No |
| Parent Parcel | No Data to Display | | |

Sale History

| Sale Date | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page | Comments |
|------------|--------------|------------|--|---|----------------------|------------|-----------------------|
| 01/28/2025 | \$125,000.00 | CD | LOCAL DEVELOPMENT FINANCE AUTHORITY | FINE CHEMICAL MANUFACTURING SER LLC | 21-NOT USED/OTHER | 1775/19 | COMING FROM EXEMPT |
| 09/28/2006 | \$0.00 | WD | DSM PHARMA CHEMICALS SOUTH HAVEN | LDFA OF CITY OF SOUTH HAVEN | 03-ARM'S LENGTH | 1470/423 | |

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S #2

1345 KALAMAZOO ST SOUTH HAVEN, MI 49090 (Property Address)

Parcel Number: 80-53-220-006-60

Property Owner: FINE CHEMICAL MANUFACTURING SER LLC

Summary Information

- > Assessed Value: \$0 | Taxable Value: \$0
- > 2 Building Department records found
- > Property Tax information found

Item 1 of 1

0 Images / 1 Sketch

Owner and Taxpayer Information

Owner

FINE CHEMICAL
MANUFACTURING SER LLC
7500 GRACE DR
COLUMBIA, MD 21044

Taxpayer

SEE OWNER INFORMATION

Legal Description

A851D3 15-1-17 727-914 784-937 793-684 813-375 1033-865 1470-423 LOT 5. IRVING T OLSON INDUSTRIAL SUB. *** SPLIT ON 30 AUGUST 2006 FROM 80-53-220-103-02 FOR 2007.

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

4/15/2025

Recalculate

Tax History

| Year | Season | Total Amount | Total Paid | Last Paid | Total Due |
|-----------------|--------|--------------|------------|-----------|-----------|
| 2024 | Winter | \$0.00 | \$0.00 | | \$0.00 |
| 2024 | Summer | \$0.00 | \$0.00 | | \$0.00 |
| 2023 | Winter | \$0.00 | \$0.00 | | \$0.00 |
| 2023 | Summer | \$0.00 | \$0.00 | | \$0.00 |
| 2022 | Winter | \$0.00 | \$0.00 | | \$0.00 |
| 2022 | Summer | \$0.00 | \$0.00 | | \$0.00 |
| 2021 | Winter | \$0.00 | \$0.00 | | \$0.00 |
| 2021 | Summer | \$0.00 | \$0.00 | | \$0.00 |
| 2020 | Winter | \$0.00 | \$0.00 | | \$0.00 |
| 2020 | Summer | \$0.00 | \$0.00 | | \$0.00 |
| Load More Years | | | | | |

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COVENANT DEED - LR-3456360

General Data

Document Number

LR-3456360

Liber Page

1775 19

Recording Date

02/18/2025 01:38:23 PM

Number Pages

3

Document Date

01/28/2025

Consideration

Recording Fee

\$35.00

Tax Stamp Number

Affidavit Filed?

Return Address

Return To

PREMIER LAKESHORE TITLE

Address1

250 BROADWAY ST STE #2

Address2

City

State Zip

SOUTH HAVEN MI 49090

Mailback Date

02/19/2025 08:03:47 AM

Taxable Consideration Total Fees

\$125,000.00

\$35.00

Names**Grantor**LOCAL DEVELOPMENT FINANCE AUTHORITY OF CITY OF SOUTH
HAVEN**Grantee**FINE CHEMICAL MANUFACTURING SERVICES
LLC**Related****Document Number** **Liber Page****Legal**

Subd/Condo: IRVING T. OLSEN Lot: 5

Notes



PARCEL MAP

Van Buren County MI

OWNER INFORMATION

R & L PROPERTIES LLC
427 71ST ST
SOUTH HAVEN, MI 49090

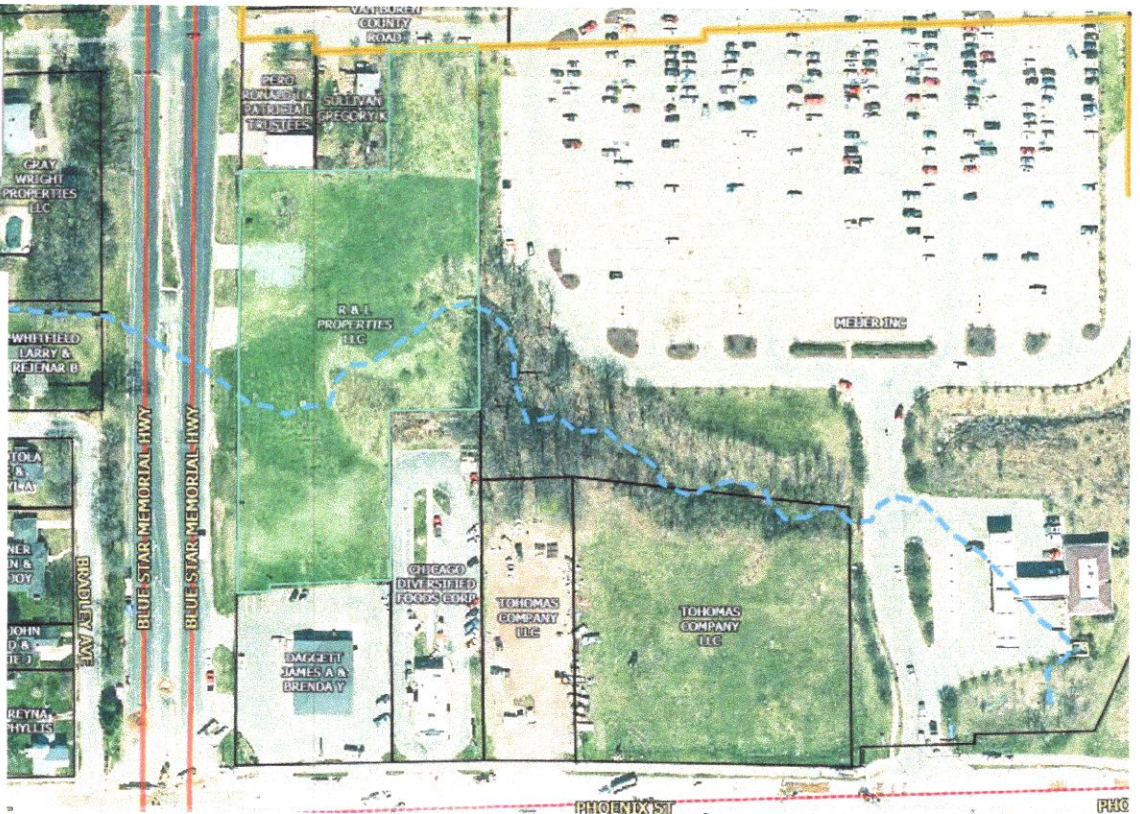
PARCEL INFORMATION

Location:
251 BLUE STAR HWY
SOUTH HAVEN, MI 49090
Parcel Number: 80-53-869-010-10
Estimated Size: 2.55 ac (110,998 sq ft)
School District: 80010 South Haven
Jurisdiction: City of South Haven

TAX & VALUATION INFORMATION

Property Tax Class: 202 Commercial - Vacant
Principal Residential Exemption: 0%
True Cash Value: \$572,800
State Equalized Value: \$286,400
Taxable Value: \$286,400

For the most current tax information for this parcel,
including Owner, Property Values, Taxes Due,
Delinquent Taxes, Sales History and more, visit the
[BS&A Online Property Tax Website](#)



5#3

251 BLUE STAR HWY SOUTH HAVEN, MI 49090 (Property Address)

Parcel Number: 80-53-869-010-10



Property Owner: R & L PROPERTIES LLC

Summary Information

- > Assessed Value: \$197,000 | Taxable Value: \$149,132
- > Property Tax information found
- > 1 Building Department records found

Item 1 of 1

0 Images / 1 Sketch

Parcel is Vacant

Owner and Taxpayer Information

| | | | |
|-------|--|----------|-----------------------|
| Owner | R & L PROPERTIES LLC 427 71ST STREET SOUTH HAVEN, MI 49090 | Taxpayer | SEE OWNER INFORMATION |
|-------|--|----------|-----------------------|

General Information for Tax Year 2024

| | | | |
|---------------------|----------------------------|--------------------------|---------------------------------|
| Property Class | 202 COMMERCIAL-VACANT | Unit | 80-53 CITY OF SOUTH HAVEN - VBC |
| School District | SOUTH HAVEN PUBLIC SCHOOLS | Assessed Value | \$197,000 |
| MAP # | C910A | Taxable Value | \$149,132 |
| BOAT SLIPS | 0 | State Equalized Value | \$197,000 |
| PROBLEMS | No Data to Display | Date of Last Name Change | 11/13/2024 |
| USER ALPHA 3 | No Data to Display | Notes | Not Available |
| Historical District | No | Census Block Group | No Data to Display |
| MATHIEU-GAST | No Data to Display | Exemption | No Data to Display |

Principal Residence Exemption Information

Homestead Date Not Available

| | | |
|-------------------------------|----------|----------|
| Principal Residence Exemption | June 1st | Final |
| 2024 | 0.0000 % | 0.0000 % |

Previous Year Information

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2023 | \$196,900 | \$196,900 | \$142,031 |
| 2022 | \$184,400 | \$184,400 | \$135,268 |
| 2021 | \$166,300 | \$166,300 | \$130,947 |

Land Information

| | | | |
|-------------------------|------------------------------|----------------------------------|--------------------|
| Zoning Code | B-4 | Total Acres | 2.600 |
| Land Value | \$389,600 | Land Improvements | \$4,215 |
| Renaissance Zone | No | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood | COMMERCIAL EAST OF BLUE STAR | Mortgage Code | No Data to Display |
| Lot Dimensions/Comments | No Data to Display | Neighborhood Enterprise Zone | No |

| | | |
|-------------------------|----------|------------------------|
| Lot(s) | Frontage | Depth |
| No lots found. | | |
| Total Frontage: 0.00 ft | | Average Depth: 0.00 ft |

Legal Description

SAB

C910A 2-1-17 647-209 1014-260 1120-978 1249-44 1345-313 1453-689 1679-257 *** BEG ON E L OF BLUE STAR MEMORIAL HWY 380' NLY OF S SEC L, TH NLY ON SAME 175', TH E 166.5', TH N PAR TO HWY 140', TH W 5.5', TH N 140', TH E PAR S SEC L 99.2', TH S 405.41', TH W PAR S SEC L 99', TH NLY TO S RIM OF RAVINE, TH SWLY ON SAME TO BEG. EX N 16.5' FOR ROAD UNPLATTED. ALSO; BEG ON ELY L OF BLUE STAR MEMORIAL HWY AT PT N 0 DEG 51' E 555' OF S SEC L, TH NLY ALG SD ROW 140', TH E 166.5', TH S 0 DEG 51' W 140', TH W 166.5' TO BEG. UNPLATTED. ALSO; BEG AT PT 313.5' E & 330' N OF SW COR SE 1/4 SW 1/4, TH S 82.5', TH W 132', TH S 7.42', TH W TO ELY L BLUE STAR MEMORIAL HWY, TH NLY ON SAME 139.92' TO S RIM OF RAVINE, TH E & NELY ON SAME TO PT N OF BEG, TH S TO BEG. UNPLATTED. *** FORMER TOWNSHIP PARCEL NO. 80-17-002-011-00 MAP NO. 34-A. *** COMBINED ON 10/14/2019 FROM 80-53-869-010-00, 80-53-869-013-00, 80-53-869-014-00; FOR 2020 SPLIT/COMBINED ON 02/05/2020 FROM 80-53-869-010-00, 80-53-869-013-00, 80-53-869-014-00;

Land Division Act Information

| | | | |
|-----------------------------------|--------------------|--------------------------------------|---------------|
| Date of Last Split/Combine | 02/05/2020 | Number of Splits Left | Not Available |
| Date Form Filed | 09/25/2019 | Unallocated Div.s of Parent | Not Available |
| Date Created | 02/05/2020 | Unallocated Div.s Transferred | Not Available |
| Acreage of Parent | 2.62 | Rights Were Transferred | No |
| Split Number | 6 | Courtesy Split | No |
| Parent Parcel | No Data to Display | | |

Sale History

| Sale Date | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page | Comments |
|------------|--------------|------------|------------------------------|----------------------|--------------------------|------------|-------------------|
| 10/21/2024 | \$525,000.00 | WD | HYBELS HOLDINGS LLC | R & L PROPERTIES LLC | 03-ARM'S LENGTH | 1771/482 | |
| 01/01/2019 | \$0.00 | QC | HYBELS P TIMOTHY & DARLENE H | HYBELS HOLDINGS LLC | 20-MULTI PARCEL SALE REF | 1679/257 | TRANSFER INTO LLC |

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251 BLUE STAR HWY SOUTH HAVEN, MI 49090 (Property Address)

Parcel Number: 80-53-869-010-10



Property Owner: R & L PROPERTIES LLC

Summary Information

- > Assessed Value: \$197,000 | Taxable Value: \$149,132
- > Property Tax information found
- > 1 Building Department records found

Item 1 of 1

0 Images / 1 Sketch

Owner and Taxpayer Information

Owner

R & L PROPERTIES LLC
427 71ST STREET
SOUTH HAVEN, MI 49090

Taxpayer

SEE OWNER INFORMATION

Legal Description

C910A 2-1-17 647-209 1014-260 1120-978 1249-44 1345-313 1453-689 1679-257 *** BEG ON E L OF BLUE STAR MEMORIAL HWY 380' NLY OF S SEC L, TH NLY ON SAME 175', TH E 166.5', TH N PAR TO HWY 140', TH W 5.5', TH N 140', TH E PAR S SEC L 99.2', TH S 405.41', TH W PAR S SEC L 99', TH NLY TO S RIM OF RAVINE, TH SWLY ON SAME TO BEG. EX N 16.5' FOR ROAD UNPLATTED. ALSO; BEG ON ELY L OF BLUE STAR MEMORIAL HWY AT PT N 0 DEG 51' E 555' OF S SEC L, TH NLY ALG SD ROW 140', TH E 166.5', TH S 0 DEG 51' W 140', TH W 166.5' TO BEG. UNPLATTED. ALSO; BEG AT PT 313.5' E & 330' N OF SW COR SE 1/4 SW 1/4, TH S 82.5', TH W 132', TH S 7.42', TH W TO ELY L BLUE STAR MEMORIAL HWY, TH NLY ON SAME 139.92' TO S RIM OF RAVINE, TH E & NELY ON SAME TO PT N OF BEG, TH S TO BEG. UNPLATTED. *** FORMER TOWNSHIP PARCEL NO. 80-17-002-011-00 MAP NO. 34-A. *** COMBINED ON 10/14/2019 FROM 80-53-869-010-00, 80-53-869-013-00, 80-53-869-014-00; FOR 2020 SPLIT/COMBINED ON 02/05/2020 FROM 80-53-869-010-00, 80-53-869-013-00, 80-53-869-014-00;

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

4/15/2025

Recalculate

Tax History

| Year | Season | Total Amount | Total Paid | Last Paid | Total Due |
|------|--------|--------------|------------|------------|-----------|
| 2024 | Winter | \$1,715.93 | \$1,715.93 | 12/06/2024 | \$0.00 |
| 2024 | Summer | \$7,463.03 | \$7,463.03 | 09/11/2024 | \$0.00 |
| 2023 | Winter | \$1,555.61 | \$1,555.61 | 02/14/2024 | \$0.00 |
| 2023 | Summer | \$7,131.88 | \$7,131.88 | 09/12/2023 | \$0.00 |
| 2022 | Winter | \$1,461.13 | \$1,461.13 | 02/13/2023 | \$0.00 |
| 2022 | Summer | \$6,778.62 | \$6,778.62 | 09/15/2022 | \$0.00 |
| 2021 | Winter | \$1,353.19 | \$1,353.19 | 02/10/2022 | \$0.00 |
| 2021 | Summer | \$6,568.29 | \$6,568.29 | 09/17/2021 | \$0.00 |
| 2020 | Winter | \$1,359.79 | \$1,359.79 | 02/01/2021 | \$0.00 |
| 2020 | Summer | \$6,538.38 | \$6,538.38 | 09/15/2020 | \$0.00 |

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WARRANTY DEED - LR-3452823

General Data

Document Number
LR-3452823
Liber Page
1771 482

Recording Date Number Pages
10/24/2024 01:06:47 PM 3

Document Date Consideration
10/21/2024

Recording Fee Tax Stamp Number
\$35.00 75635

Affidavit Filed?

Return Address

Return To
CHICAGO TITLE
Address1
941 WEST MILHAM
Address2

City State Zip
PORTAGE MI 49024

Mailback Date
10/25/2024 07:54:20 AM

Names

| Grantor | Grantee |
|---------------------|------------------------|
| HYBELS HOLDINGS LLC | R & L PROPERTIES LLC |
| | R&L PROPERTIES LLC |
| | R AND L PROPERTIES LLC |

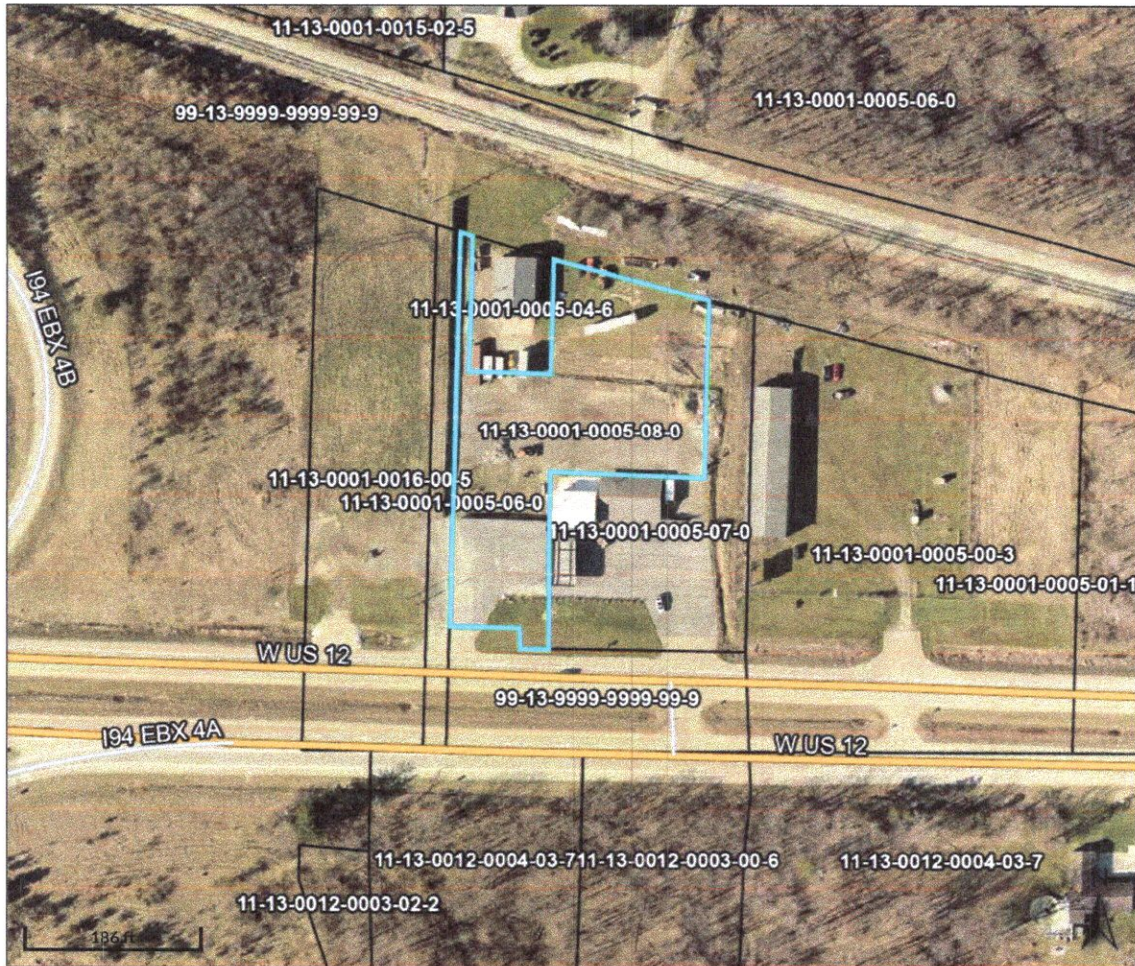
Related

Document Number Liber Page

Legal

Section: 2 Town: 1 Range: 17

Notes



Overview



Legend

Roads

- Interstate
- Major Arterial
- Minor Arterial
- Roads
- <all other values>

Parcels

- Parcels
- Lake Michigan

| | | | | | |
|-----------------------|---|--------------|------|---------------|----------------------------------|
| Parcel ID | 11-13-0001-0005-08-0 | Alternate ID | n/a | Owner Address | LIJEWSKI AND SONS AUTOMOTIVE LLC |
| Sec/Twp/Rng | n/a | Class | 202 | | 742 S WHITTAKER |
| Property Address | 10275 US 12 NEW BUFFALO | Acreage | 1.21 | | NEW BUFFALO, MI 49117 |
| District | 11200 | | | | |
| Brief Tax Description | SPLIT ON 05/18/2023 FROM 13-0001-0005-05-4; COM AT A PT ON THE S LN OF SEC 1 T8S R21W THAT IS 1341.55' E OF THE SW COR OF SD SEC TH N02DEG01'49"E 90' TO POB TH N02DEG01'49"E 397.1' (SURV AS 307.1') TH S73DEG37'13"E 20.64' TH S02DEG01'49"W 140.46' TH S87DE | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 4/15/2025

Last Data Uploaded: 4/15/2025 1:01:27 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

10275 US 12 NEW BUFFALO, MI 49117 (Property Address)

Parcel Number: 13-0001-0005-08-0

Property Owner: LIJEWSKI AND SONS AUTOMOTIVE LLC**Summary Information**

> Assessed Value: \$79,600 | Taxable Value: \$11,844

> Property Tax information found

Owner and Taxpayer Information

| | | | |
|--------------|---|-----------------|--|
| Owner | LIJEWSKI AND SONS AUTOMOTIVE LLC 742 S WHITTAKER NEW BUFFALO, MI 49117 | Taxpayer | 10271 VACANT PROPERTY LLC 77 E LONG LAKE RD STE 100 BLOOMFIELD HILLS, MI 48304 |
|--------------|---|-----------------|--|

General Information for Tax Year 2024

| | | | |
|----------------------------|---------------------------------|---------------------------------|-------------------------|
| Property Class | 202 COMMERCIAL-VACANT | Unit | 13 NEW BUFFALO TOWNSHIP |
| School District | NEW BUFFALO AREA SCHOOL DIST | Assessed Value | \$79,600 |
| Map # | 001-4 | Taxable Value | \$11,844 |
| USER# | Not Available | State Equalized Value | \$79,600 |
| PLATE # | 24 LS | Date of Last Name Change | 11/26/2024 |
| ACTION | 3286/301 | Notes | Not Available |
| Historical District | No | Census Block Group | No Data to Display |
| LIBER/PAGE | 3286/301 | Exemption | No Data to Display |

Principal Residence Exemption Information**Homestead Date** No Data to Display

| | | |
|-------------------------------|----------|----------|
| Principal Residence Exemption | June 1st | Final |
| 2024 | 0.0000 % | 0.0000 % |

Previous Year Information

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2023 | \$0 | \$0 | \$0 |
| 2022 | \$0 | \$0 | \$0 |
| 2021 | \$0 | \$0 | \$0 |

Land Information

| | | | |
|--------------------------------|---------------|---|--------------------|
| Zoning Code | Not Available | Total Acres | 1.210 |
| Land Value | Not Available | Land Improvements | Not Available |
| Renaissance Zone | No | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood | Not Available | Mortgage Code | No Data to Display |
| Lot Dimensions/Comments | Not Available | Neighborhood Enterprise Zone | No |

| | | |
|----------------|----------|-------|
| Lot(s) | Frontage | Depth |
| No lots found. | | |

Total Frontage: 0.00 ft**Average Depth: 0.00 ft****Legal Description**

SPLIT ON 05/18/2023 FROM 13-0001-0005-05-4; COM AT A PT ON THE S LN OF SEC 1 T8S R21W THAT IS 1341.55' E OF THE SW COR OF SD SEC TH N02DEG01'49"E 90' TO POB TH N02DEG01'49"E 397.1' (SURV AS 307.1') TH S73DEG37'13"E 20.64' TH S02DEG01'49"W 140.46' TH S87DEG59'20"E 79.86' (REC AS S89DEG44'E 80') TH N02DEG01'49"E 120' TH S73DEG37'13"E 159.76' TH S02DEG01'49"W 163.94' TH N88DEG12'38"W 154.64' TH S02DEG01'49"W 181.95' TH N88DEG12'38"W 40' TH N02DEG01'49"E 15' TH N88DEG12'38"W 60' TO POB

Land Division Act Information**Date of Last Split/Combine** 05/18/2023**Number of Splits Left**

Not Available

S#41

| | | | |
|-------------------|--------------------|-------------------------------|---------------|
| Date Form Filed | No Data to Display | Unallocated Div.s of Parent | 0 |
| Date Created | 05/18/2023 | Unallocated Div.s Transferred | 0 |
| Acreage of Parent | 2.28 | Rights Were Transferred | Not Available |
| Split Number | 0 | Courtesy Split | Not Available |
| Parent Parcel | No Data to Display | | |

Sale History

| Sale Date | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page |
|------------|--------------|------------|-------------------------------------|------------------------------|-----------------|------------|
| 11/12/2024 | \$200,000.00 | MLC | LIJEWSKI AND SONS AUTOMOTIVE LLC | 10271 VACANT PROPERTY LLC | 03-ARM'S LENGTH | 3439/1573 |

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10275 US 12 NEW BUFFALO, MI 49117 (Property Address)

Parcel Number: 13-0001-0005-08-0

Property Owner: LIJEWSKI AND SONS AUTOMOTIVE LLC**Summary Information**

> Assessed Value: \$79,600 | Taxable Value: \$11,844

> Property Tax information found

Owner and Taxpayer Information**Owner**LIJEWSKI AND SONS
AUTOMOTIVE LLC
742 S WHITTAKER
NEW BUFFALO, MI
49117**Taxpayer**10271 VACANT
PROPERTY LLC
77 E LONG LAKE RD STE
100
BLOOMFIELD HILLS, MI
48304**Amount Due**

Current Taxes:

\$167.98**Legal Description**

SPLIT ON 05/18/2023 FROM 13-0001-0005-05-4; COM AT A PT ON THE S LN OF SEC 1 T8S R21W THAT IS 1341.55' E OF THE SW COR OF SD SEC TH N02DEG01'49"E 90' TO POB TH N02DEG01'49"E 397.1' (SURV AS 307.1') TH S73DEG37'13"E 20.64' TH S02DEG01'49"W 140.46' TH S87DEG59'20"E 79.86' (REC AS S89DEG44'E 80') TH N02DEG01'49"E 120' TH S73DEG37'13"E 159.76' TH S02DEG01'49"W 163.94' TH N88DEG12'38"W 154.64' TH S02DEG01'49"W 181.95' TH N88DEG12'38"W 40' TH N02DEG01'49"E 15' TH N88DEG12'38"W 60' TO POB

Other Information**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

4/15/2025

Recalculate

Tax History**Important Messages**[Click here to get the mailing address and due date for each municipality.](#)**+ **Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

| Year | Season | Total Amount | Total Paid | Last Paid | Total Due | |
|------|--------|--------------|------------|------------|-----------------|------------------------------|
| 2024 | Winter | \$167.98 | \$0.00 | | \$167.98 | ** Read Note(s) Above |
| 2024 | Summer | \$300.53 | \$300.53 | 11/15/2024 | \$0.00 | |

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S#4

KC
2
NEXT

Lora L. Freehling Register Of Deeds
Berrien County, Michigan

Rec \$26.00
Remon \$4.00
Tax Crt \$5.00

Recorded
AUGUST 11, 2020 04:19:45 PM
Liber 3286 Page 0301 - 0302

Receipt # 707402 W DEED #2020284468



Liber 3286 Page 0301



CERTIFICATION DOES NOT REFLECT
POSSIBLE HOMESTEAD DENIAL

I HEREBY CERTIFY, That there are no Tax Liens or Titles held by the State or any individual against the within description and all Taxes on same are paid for five years previous on the date of this instrument, as appears by the records in my office. This certificate does not apply on taxes, if any, now in process of collection. Also except, Deferred Special Assessments, if any under Act No. 225, Public Acts of 1976, as amended and any Specific Tax. (I.E. Enterprise Zone)

Shelly White

Berrien County Treasurer

Date 8-11-20
No. 109770

WARRANTY DEED (2)

The Grantor, EXPRESSWAY STOP, INC., a Michigan corporation, whose address is: 656 East 600 North, LaPorte, Indiana 46350, **conveys and warrants** to LIJEWSKI AND SONS AUTOMOTIVE, LLC, a Michigan limited liability company, whose address is: 742 South Whittaker, New Buffalo, Michigan 49117, the following described premises situated in the Township of New Buffalo, County of Berrien, and State of Michigan:

The Easterly 300 feet of the Westerly 320 feet of that part of the Southeast Quarter of the Southwest Quarter of Section 1, Township 8 South, Range 21 West, New Buffalo Township, Berrien County, Michigan, lying South of the New York Central Railroad;

EXCEPTING THEREFROM that part thereof occupied by Highway M-60;

ALSO EXCEPTING THEREFROM Commencing at a point on the South line of said Section, 1341.55 feet East of the Southwest corner of said Section 11; thence North 0 degrees 16 minutes East 341.52 feet; thence South 89 degrees 44 minutes East 20.00 feet to the place of beginning of the parcel of land herein described; thence North 0 degrees 16 minutes East 140.46 feet to the Southerly right-of-way line of the Penn Central Railroad; thence South 75 degrees 23 minutes 02 seconds East, on said Southerly right-of-way line, 81.58 feet; thence South 0 degrees 16 minutes West 120.00 feet; thence North 89 degrees 44 minutes West 80.00 feet to the place of beginning.

Subject to terms and conditions contained in Release of Right of Way as disclosed by instrument recorded in Liber 33 of Miscellaneous Records, page 5.

Subject to terms and conditions contained in Notice of Filing of Determination of Necessity and Taking Possession of Lands as disclosed by instrument recorded in Liber 179 of Miscellaneous Records, page 425.

Subject to easement in favor of Indiana & Michigan Electric Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 180 of Miscellaneous Records, page 118.

Subject to rights of others over that portion of the land used as ingress and egress to other lands, as disclosed by instrument recorded in Liber 1281, page 1038.

Subject to all applicable easements and building and use restrictions of record, building and zoning ordinances, and subject to the lien of any taxes not yet due and payable.

The Grantor grants to the Grantee the right to make all division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended ("Act").

11-13-0001-0005-05-4 ee
RAE

FAT# SW864137

SH4

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

A Real Estate Transfer Tax Valuation Affidavit is being filed simultaneous with this document pursuant to MCL 207.504 and 207.525.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration.

Dated this 28th day of July, 2020.

EXPRESSWAY STOP, INC.

By: Raymond Szymkowski
Raymond Szymkowski
Its: President

By: Carol Szymkowski
Carol Szymkowski
Its: Secretary

STATE OF MICHIGAN)
)ss.
COUNTY OF BERRIEN)

The foregoing instrument was acknowledged before me this 28th day of July, 2020, by Raymond Szymkowski, President, and Carol Szymkowski, Secretary, of Expressway Stop, Inc., a Michigan corporation, on behalf of the corporation.

Charles A. Hilmer

Charles A. Hilmer, Notary Public
Berrien County, Michigan
My commission expires: 7 November 2020

Prepared by:
Attorney Charles A. Hilmer (P30665)
20 South Elm Street, P.O. Box 126
Three Oaks, Michigan 49128-0126
Telephone: (269) 756-2681

**PREPARER OF THIS DOCUMENT DID NOT EXAMINE EVIDENCE OF TITLE
AND DOES NOT WARRANT THE NUMBER, NATURE OR EXTENT
OF THE DIVISION RIGHTS BEING TRANSFERRED**

Section 5

Current Listings Data

City of Hartford

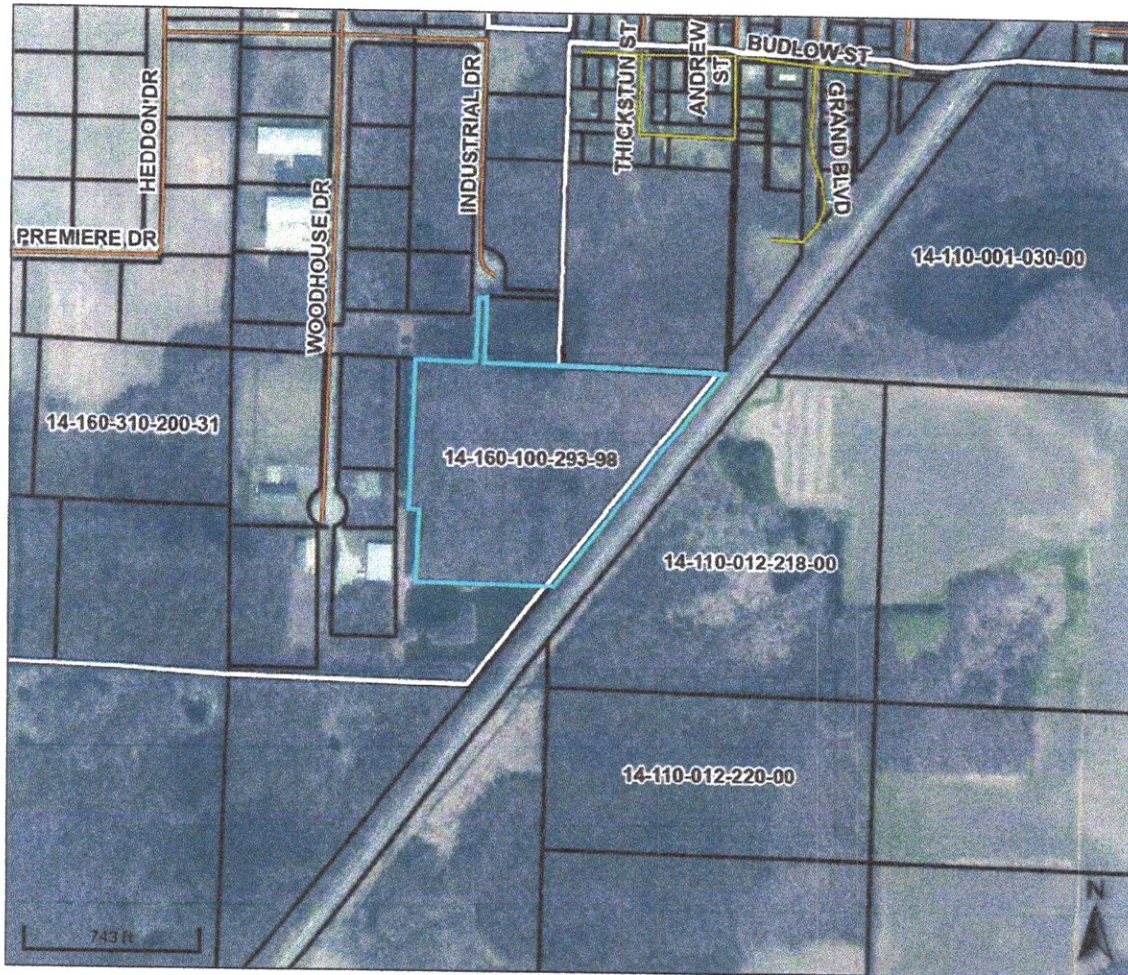
Water System Improvement Project
Current Listings Google GIS Map



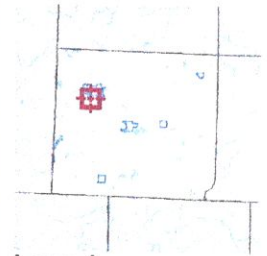
Google Earth

Images © 2025 Maxar Technologies
Image © 2025 Airbus
Image NOAA

CL-1



Overview



Legend

- Municipalities
- Townships
- Roads**
 - CITY/VILLAGE LOCAL
 - CITY/VILLAGE MAJOR
 - COUNTY LOCAL
 - COUNTY PRIMARY
 - FEDERAL TRUNKLINE
 - STATE TRUNKLINE
 - <all other values>
- Parcels
- Parcel Numbers

| | | | | | |
|-----------------------|--|--------------|-------------------------|---------------|---------------------|
| Parcel ID | 14-160-100-293-98 | Alternate ID | n/a | Owner Address | DEMSKI LYDIA |
| Sec/Twp/Rng | 100-- | Class | 302 - INDUSTRIAL-VACANT | | 370 RIDGEWAY ST |
| Property Address | INDUSTRIAL DR | Acreage | 19.59 | | ST JOSEPH, MI 49085 |
| | DOWAGIAC | | | | |
| District | 14020 DOWAGIAC UNION SCHOOLS | | | | |
| Brief Tax Description | 507L COM S 89 DEG 49'52"W 693.62 FT FRM N 1/4 COR SEC 12, TH S 35 DEG 54'38"W 1118.72 FT, S 89 DEG 19'36"W 567.08 FT, N 0 DEG 4'27"W 296.02 FT, S 89 DEG 19'36"W 40 FT, N 0 DEG 4'27"W 613.49 FT, N 89 DEG 49'52"E 212.28 FT, N 0 DEG 6'26"W 263.34 FT, N 89 DEG 49'52"E 66 FT, S 0 DEG 6'26"E 263.34 FT, N 89 DEG 49'52"E 986.1 FT TO BEG. SECS 1 & 12 UNPLATTED POKAGON CITY OF DOWAGIAC | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 3/17/2025
Last Data Uploaded: 3/17/2025 5:10:40 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

WOODHOUSE DR DOWAGIAC, MI 49047 (Property Address)

Parcel Number: 14-160-100-293-98

**Property Owner: DEMSKI LYDIA****Summary Information**

- > Assessed Value: \$11,800 | Taxable Value: \$9,358
- > Building Department information found
- > Property Tax information found

Item 1 of 1 1 Image / 0 Sketches

Parcel is Vacant**Owner and Taxpayer Information**

| | | | |
|--------------|---|-----------------|-----------------------|
| Owner | DEMSKI LYDIA 370 RIDGEWAY ST SAINT JOSEPH, MI 49085 | Taxpayer | SEE OWNER INFORMATION |
|--------------|---|-----------------|-----------------------|

General Information for Tax Year 2024

| | | | |
|----------------------------|------------------------|---------------------------------|----------------------|
| Property Class | 302 INDUSTRIAL-VACANT | Unit | 160 CITY OF DOWAGIAC |
| School District | DOWAGIAC UNION SCHOOLS | Assessed Value | \$11,800 |
| MAP # | DWS071 | Taxable Value | \$9,358 |
| USER NUM IDX | 0 | State Equalized Value | \$11,800 |
| PP #/ REAL # | Not Available | Date of Last Name Change | 01/11/2024 |
| USER ALPHA 3 | Not Available | Notes | Not Available |
| Historical District | Not Available | Census Block Group | Not Available |
| P NOTES | Not Available | Exemption | No Data to Display |

Principal Residence Exemption Information**Homestead Date** No Data to Display

| Principal Residence Exemption | June 1st | Final |
|-------------------------------|----------|----------|
| 2024 | 0.0000 % | 0.0000 % |

Previous Year Information

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2023 | \$11,800 | \$11,800 | \$8,913 |
| 2022 | \$11,800 | \$11,800 | \$8,489 |
| 2021 | \$10,800 | \$10,800 | \$8,218 |

Land Information

| | | | |
|--------------------------------|--------------------|---|--------------------|
| Zoning Code | No Data to Display | Total Acres | 19.600 |
| Land Value | \$23,600 | Land Improvements | \$0 |
| Renaissance Zone | No | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood | INDUSTRIAL CITY | Mortgage Code | No Data to Display |
| Lot Dimensions/Comments | No Data to Display | Neighborhood Enterprise Zone | No |

| | | |
|----------------|-----------------|--------------|
| Lot(s) | Frontage | Depth |
| No lots found. | | |

Total Frontage: 0.00 ft**Average Depth: 0.00 ft**By continuing to use this website you agree to the [BS&A Online Terms of Use](#).

Agree

DEG 54°38'W 1118.72 FT, S 89 DEG 19°36'W 567.08 FT, N 0 DEG 4°27'W 296.02 FT, S 89 DEG 6°26'W 263.34 FT, N 89 DEG 49°52'E 66 FT, S 0 DEG 6°26'E 263.34 FT, N 89

Privacy - Terms

CL#1

Land Division Act Information

| | | | |
|----------------------------|--------------------|-------------------------------|---------------|
| Date of Last Split/Combine | 02/06/2008 | Number of Splits Left | 2 |
| Date Form Filed | No Data to Display | Unallocated Div.s of Parent | 0 |
| Date Created | 02/06/2008 | Unallocated Div.s Transferred | 0 |
| Acreage of Parent | 10.19 | Rights Were Transferred | Not Available |
| Split Number | 0 | Courtesy Split | Not Available |
| Parent Parcel | No Data to Display | | |

Sale History

| Sale Date | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page |
|------------|------------|------------|------------------------------------|--------------|-------------------|------------|
| 11/17/2023 | \$0.00 | WD | DOWAGIAC FAMILY LTD PARTNERSHIP | DEMSKI LYDIA | 21-NOT USED/OTHER | 1240/1640 |
| 05/02/2005 | \$0.00 | WD | DOWAGIAC FAMILY LTD PARTNERSHIP | | 03-ARM'S LENGTH | 909-790 |

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Agree

CL#1

WOODHOUSE DR DOWAGIAC, MI 49047 (Property Address)

Parcel Number: 14-160-100-293-98



Property Owner: DEMSKI LYDIA

Summary Information

- > Assessed Value: \$11,800 | Taxable Value: \$9,358
- > Building Department information found

> Property Tax information found

Item 1 of 1

1 Image / 0 Sketches

Owner and Taxpayer Information

Owner

DEMSKI LYDIA
370 RIDGEWAY ST
ST JOSEPH, MI 49085

Taxpayer

SEE OWNER INFORMATION

Legal Description

507L COM S 89 DEG 49'52"W 693.62 FT FRM N 1/4 COR SEC 12, TH S 35 DEG 54'38"W 1118.72 FT, S 89 DEG 19'36"W 567.08 FT, N 0 DEG 4'27"W 296.02 FT, S 89 DEG 19'36"W 40 FT, N 0 DEG 4'27"W 613.49 FT, N 89 DEG 49'52"E 212.28 FT, N 0 DEG 6'26"W 263.34 FT, N 89 DEG 49'52"E 66 FT, S 0 DEG 6'26"E 263.34 FT, N 89 DEG 49'52"E 986.1 FT TO BEG. SECS 1 & 12 UNPLATTED POKAGON CITY OF DOWAGIAC

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

3/17/2025

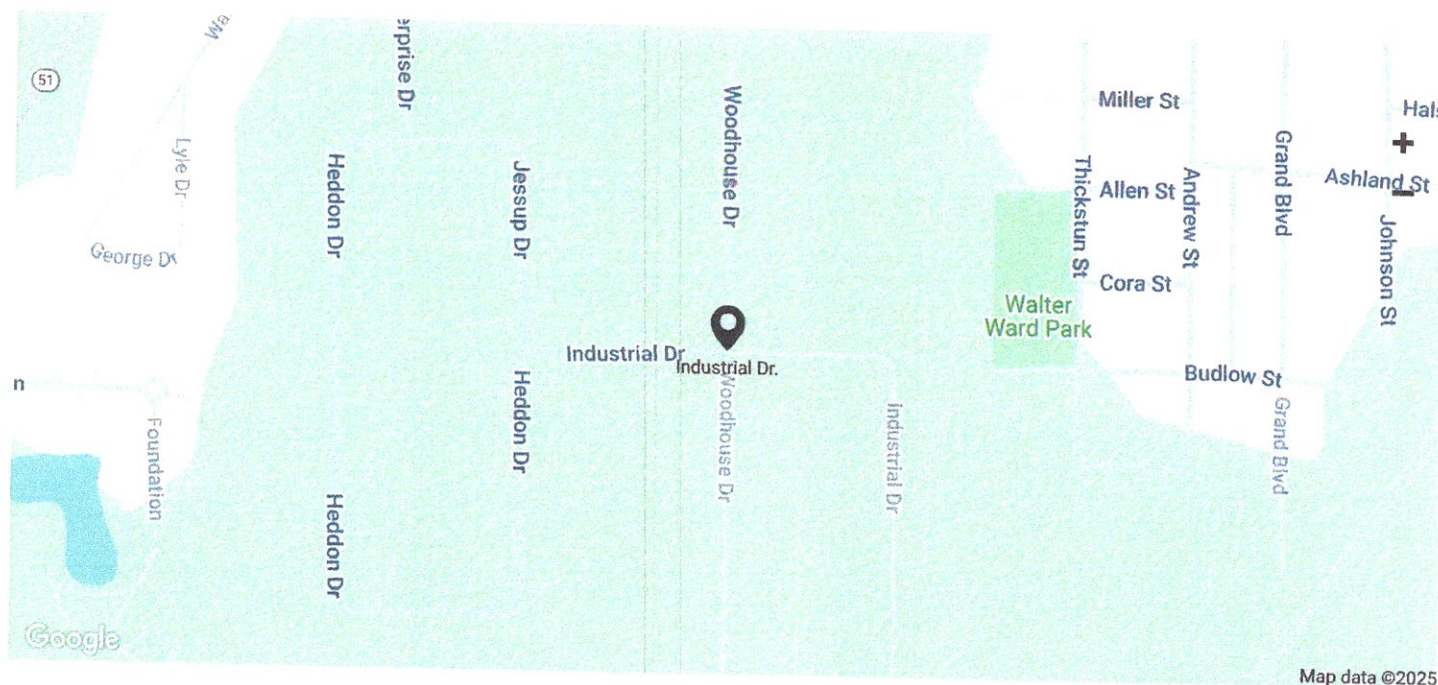
Recalculate

Tax History

| Year | Season | Total Amount | Total Paid | Last Paid | Total Due |
|------|--------|--------------|------------|------------|-----------|
| 2024 | Winter | \$293.64 | \$293.64 | 02/11/2025 | \$0.00 |
| 2024 | Summer | \$275.35 | \$275.35 | 07/23/2024 | \$0.00 |
| 2023 | Winter | \$281.08 | \$281.08 | 02/16/2024 | \$0.00 |
| 2023 | Summer | \$253.20 | \$253.20 | 08/18/2023 | \$0.00 |
| 2022 | Winter | \$269.02 | \$269.02 | 02/10/2023 | \$0.00 |
| 2022 | Summer | \$240.87 | \$240.87 | 08/02/2022 | \$0.00 |
| 2021 | Winter | \$262.00 | \$262.00 | 02/22/2022 | \$0.00 |
| 2021 | Summer | \$234.92 | \$234.92 | 08/25/2021 | \$0.00 |
| 2020 | Winter | \$263.56 | \$263.56 | 02/23/2021 | \$0.00 |
| 2020 | Summer | \$231.57 | \$231.57 | 09/14/2020 | \$0.00 |
| 2019 | Winter | \$257.01 | \$257.01 | 02/20/2020 | \$0.00 |
| 2019 | Summer | \$226.27 | \$226.27 | 08/30/2019 | \$0.00 |

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CL#1



Details

Contacts

Location

POI

Industrial Dr.

Industrial Dr., Dowagiac, MI 49047

For Sale
\$1,000,000

Lot Size
19.59 Acre

Property Type
VacantLand

Date Updated
Jan 23, 2025

Dowagiac, MI Nearly 20 acres of industrial property ready for development. The sites eastern border runs with parallel with serviced by Norfolk Southern rail. The site is dry and free of wetlands. Owner is willing to deforest the property at the asking price. The City Of Dowagiac is very friendly to incoming businesses and as a result of incentives beyond the

Want more info on this listing?

Reach out to the broker for more info on lease terms and amenities

[Reach Out Now](#)

Attachments

CL#1

📄 Industrial_Dr-MP (PDF)

Highlights

- ✓ 20 acres of dry and developable industrial property
- ✓ Rail Access (Norfolk Southern & Amtrak)
- ✓ Water and sewer to the site
- ✓ Industrially Zoned

Contacts



R. Kyle Grooters
Bradley Company

Location

CL#1

Walk Score ®



11/100

Car-Dependent

Bike Score ®



37/100

Somewhat Bikeable

Powered by Walk Score ®

City
Dowagiac, MI

Zip Code
49047

Market
South Bend

Points of Interest



Transportation



Fuel station



Hotels



Restaurants



Education



Child care

Dowagiac

0.98 miles

Looking for more in-depth information on this property?

Looking for more in-depth information on this property? Find property characteristics, ownership, tenant details, local market insights and more. Unlock data on [CommercialEdge](#).

Contact Listing Broker



R. Kyle Grooters
Bradley Company

CL#1

First Name *

Your first name

Last Name *

Your last name

Email *

Type email

Phone *

Type phone number

Company

Your company name

Message

I found a listing for Industrial Dr. on CommercialCafe and I'd like additional information about this property.

This site is protected by reCAPTCHA and the Google Privacy Policy and Terms of Service apply.

CommercialCafe is a marketing lead generator. By continuing, you agree to the CommercialCafe **Terms Of Service** and **Privacy Policy**.

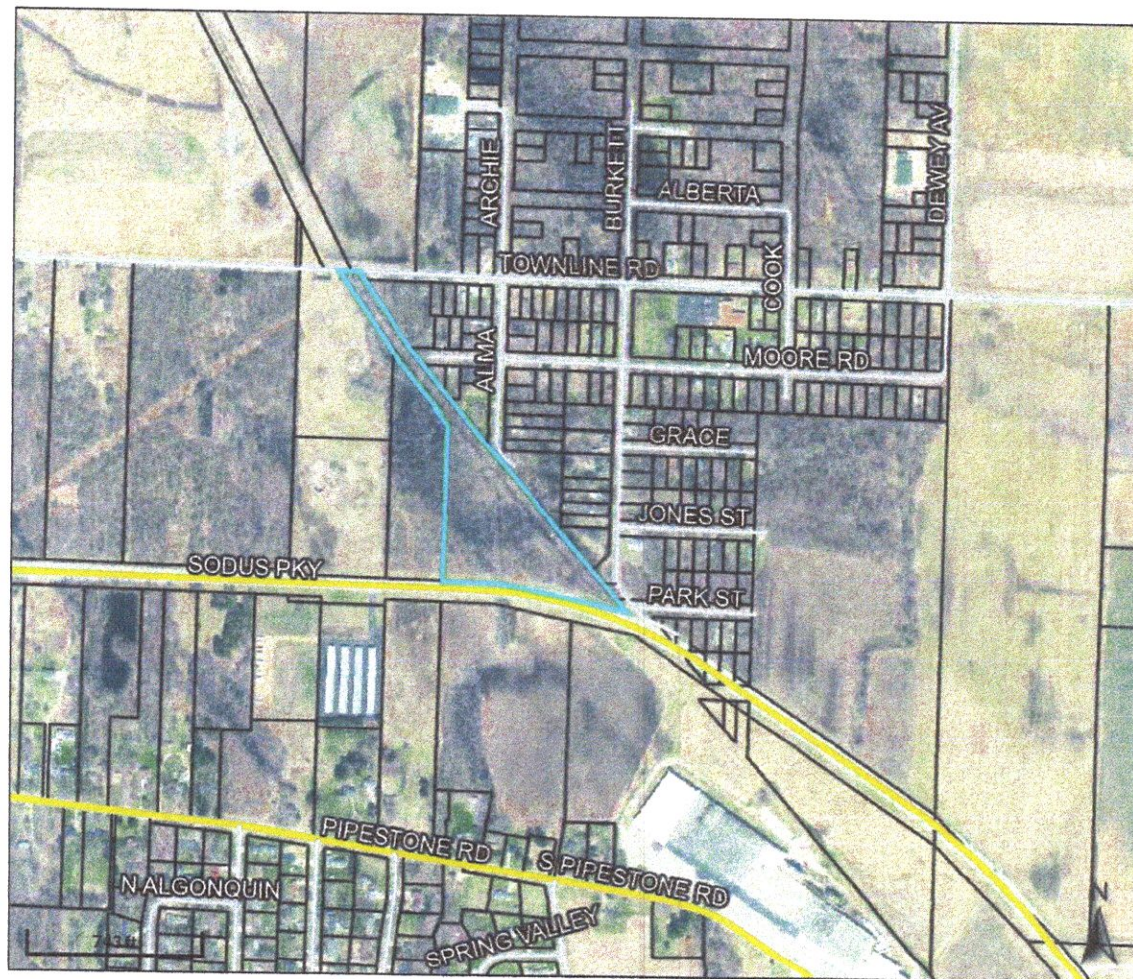
Popular Searches



Industrial Dr., Dowagiac, MI 49047 - VacantLand Space

This listing is located at Industrial Dr. in Dowagiac, MI, 49047. and is situated on a lot that is 19.59 Acre in size.

CL#2



Overview



Legend

Roads

-  Interstate
-  Major Arterial
-  Minor Arterial
-  Roads
-  <all other values>
-  Parcels2024
-  Lake Michigan

| | | | | | |
|-----------------------|--|--------------|------|---------------|------------------------|
| Parcel ID | 11-19-0004-0009-10-8 | Alternate ID | n/a | Owner Address | HANSON LOGISTICS |
| Sec/Twp/Rng | n/a | Class | 302 | | 440 RENAISSANCE DR |
| Property Address | | Acreage | 6.92 | | SAINT JOSEPH, MI 49085 |
| | BENTON HARBOR | | | | |
| District | 11010 | | | | |
| Brief Tax Description | FROM N1/4 PST FRL SEC 4 T5S R18W RUN S 2229.5' TH S82DEG06'E 625.4' TH N 283.1' TO POB TH E 58' TH N88DEG22'3 173' TH S00DEG54'W 170' TH S82DEG06'E 157' TH N9DEG45'E 15' TH S80DEG15'E 122' TH S12DEG57'W TO C/L OLD PIPESTONE RD TH S82DEG06'E ON C/L 20' TH | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 3/17/2025

Last Data Uploaded: 3/17/2025 1:03:45 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

CL#2

BENTON HARBOR, MI 49022

Parcel Number: 19-0004-0009-10-8

Property Owner: HANSON LOGISTICS

Summary Information

> Assessed Value: \$13,500 | Taxable Value: \$5,878

> Property Tax information found

Owner and Taxpayer Information

| | | | |
|--------------|--|-----------------|--|
| Owner | HANSON LOGISTICS 440 RENAISSANCE DR SAINT JOSEPH, MI 49085 | Taxpayer | HANSON LOGISTICS ATTN: TAX DEPT 46500 HUMBOLT DR NOVI, MI 48377 |
|--------------|--|-----------------|--|

General Information for Tax Year 2024

| | | | |
|----------------------------|----------------------------|---------------------------------|--------------------|
| Property Class | 302 INDUSTRIAL-VACANT | Unit | 19 SODUS TOWNSHIP |
| School District | BENTON HARBOR AREA SCHOOLS | Assessed Value | \$13,500 |
| Map # | 004-2 | Taxable Value | \$5,878 |
| USER# | Not Available | State Equalized Value | \$13,500 |
| PLATE # | 03 COMB | Date of Last Name Change | 04/20/2022 |
| ACTION | 987/3 | Notes | Not Available |
| Historical District | No | Census Block Group | No Data to Display |
| LIBER/PAGE | 987/3 | Exemption | No Data to Display |

Principal Residence Exemption Information

Homestead Date No Data to Display

| Principal Residence Exemption | June 1st | Final |
|-------------------------------|----------|----------|
| 2024 | 0.0000 % | 0.0000 % |

Previous Year Information

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2023 | \$26,500 | \$26,500 | \$5,599 |
| 2022 | \$40,300 | \$40,300 | \$5,333 |
| 2021 | \$32,300 | \$32,300 | \$5,163 |

Land Information

| | | | |
|--------------------------------|---------------|---|--------------------|
| Zoning Code | Not Available | Total Acres | 6.920 |
| Land Value | Not Available | Land Improvements | Not Available |
| Renaissance Zone | No | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood | Not Available | Mortgage Code | No Data to Display |
| Lot Dimensions/Comments | Not Available | Neighborhood Enterprise Zone | No |

| Lot(s) | Frontage | Depth |
|----------------|----------|-------|
| No lots found. | | |

Total Frontage: 0.00 ft

Average Depth: 0.00 ft

Legal Description

FROM N1/4 PST FRL SEC 4 T5S R18W RUN S 2229.5' TH S82DEG06'E 625.4' TH N 283.1' TO POB TH E 58' TH N88DEG22'3 173' TH S00DEG54'W 170' TH S82DEG06'E 157' TH N9DEG45'E 15' TH S80DEG15'E 122' TH S12DEG57'W TO C/L OLD PIPESTONE RD TH S82DEG06'E ON C/L 20' TH N9DEG45'E 175.2' TH N00DEG25'E TO SWLY LN OF RR R/W TH N41DEG30'W ON R/W 797.4' TH S 1521.4' TO POB EXC THAT PT THAT LIES S OF THE N R/W LN OF RELOCATED PIPESTONE RD (RELOCATED PIPESTONE RD R/W L 2118 P 2076) ALSO THAT PT OF THE FOL THAT LIES N OF RELOCATED PIPESTONE RD R/W COM AT S R/W RR DEG21'W 912.32' TH N61DEG01'W 131.7' TH N56DEG15'W 36.96' TH N79DEG30'W N 108.13' TH N 379' TH N89DEG48'W 95' TH N00DEG25'E 635' TH E 26.8' TO SLY R/W ALSO THE ABANDONED RR R/W LYING IN SECS 3 & 4 T5S R18W BET THE NLY LN OF

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Agree

C142

Land Division Act Information

| | | | |
|-----------------------------------|--------------------|--------------------------------------|---------------|
| Date of Last Split/Combine | No Data to Display | Number of Splits Left | Not Available |
| Date Form Filed | No Data to Display | Unallocated Div.s of Parent | 0 |
| Date Created | 01/01/0001 | Unallocated Div.s Transferred | 0 |
| Acreage of Parent | 0.00 | Rights Were Transferred | Not Available |
| Split Number | 0 | Courtesy Split | Not Available |
| Parent Parcel | No Data to Display | | |

Sale History

| Sale Date | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page |
|-----------|------------|------------|---------|---------|---------------|------------|
|-----------|------------|------------|---------|---------|---------------|------------|

No sales history found.

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CL#2

BENTON HARBOR, MI 49022

Parcel Number: 19-0004-0009-10-8

Property Owner: HANSON LOGISTICS

Summary Information

> Assessed Value: \$13,500 | Taxable Value: \$5,878

> Property Tax information found

Owner and Taxpayer Information

Owner

HANSON LOGISTICS
440 RENAISSANCE DR
SAINT JOSEPH, MI 49085

Taxpayer

HANSON LOGISTICS
ATTN: TAX DEPT
46500 HUMBOLT DR
NOVI, MI 48377

Legal Description

FROM N1/4 PST FRL SEC 4 T5S R18W RUN S 2229.5' TH S82DEG06'E 625.4' TH N 283.1' TO POB TH E 58' TH N88DEG22'3 173' TH S00DEG54'W 170' TH S82DEG06'E 157' TH N9DEG45'E 15' TH S80DEG15'E 122' TH S12DEG57'W TO C/L OLD PIPESTONE RD TH S82DEG06'E ON C/L 20' TH N9DEG45'E 175.2' TH N00DEG25'E TO SWLY LN OF RR R/W TH N41DEG30'W ON R/W 797.4' TH S 1521.4' TO POB EXC THAT PT THAT LIES S OF THE N R/W LN OF RELOCATED PIPESTONE RD (RELOCATED PIPESTONE RD R/W L 2118 P 2076) ALSO THAT PT OF THE FOL THAT LIES N OF RELOCATED PIPESTONE RD R/W COM AT S R/W RR 273.72' S OF E1/4 PST SEC 4 T5S R18W TH S 267.98' TO C/L HWY TH N56DEG21'W 912.32' TH N61DEG01'W 131.7' TH N56DEG15'W 36.96' TH N79DEG30'W 182.76' TH N82DEG28'W 244.2' ALL ON C/L TH N00DEG40'W 263.26' TH W 108.13' TH N 379' TH N89DEG48'W 95' TH N00DEG25'E 635' TH E 26.8' TO SLY R/W RR TH SELY ON R/W TO POB RELOCATED PIPESTONE RD (L 2118 P 2076) ALSO THE ABANDONED RR R/W LYING IN SECS 3 & 4 T5S R18W BET THE NLY LN OF RELOCATED PIPESTONE RD & THE SLY LN OF TOWNLINE RD

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

3/17/2025

Recalculate

Tax History

Important Messages

[Click here to get the mailing address and due date for each municipality.](#)

****Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

| Year | Season | Total Amount | Total Paid | Last Paid | Total Due | |
|---------------------------------|--------|--------------|------------|------------|-----------|-----------------------|
| 2024 | Winter | \$901.38 | \$901.38 | 01/29/2025 | \$0.00 | |
| 2024 | Summer | \$63.28 | \$63.28 | 08/30/2024 | \$0.00 | |
| 2023 | Winter | \$377.64 | \$377.64 | 02/02/2024 | \$0.00 | |
| 2023 | Summer | \$63.90 | \$0.00 | | \$63.90 | ** Read Note(s) Above |
| 2022 | Winter | \$41.80 | \$0.00 | | \$41.80 | ** Read Note(s) Above |
| 2022 | Summer | \$176.14 | \$176.14 | 09/11/2022 | \$0.00 | |
| 2021 | Winter | \$52.18 | \$52.18 | 02/18/2022 | \$0.00 | |
| 2021 | Summer | \$158.83 | \$158.83 | 09/14/2021 | \$0.00 | |
| 2020 | Winter | \$51.48 | \$51.48 | 02/15/2021 | \$0.00 | |
| 2020 | Summer | \$156.68 | \$156.68 | 09/11/2020 | \$0.00 | |
| Load More Years | | | | | | |

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Privacy - Terms



Land | For Sale | 6.92 Acres

Overview

Just under 7 acres of Industrial Land for sale located off of Sodus Parkway and Pipestone Road in Benton Harbor, minutes from 31. Parcel is flat, has been tilled, and has access to all public utilities. Excellent new development site! Parcel is zoned M-2.

Industrial Land for Sale
Minutes from 31!

2872 2 S Pipestone
Benton Harbor, MI 49022

Sale Price

\$105,000

Maureen Daniel

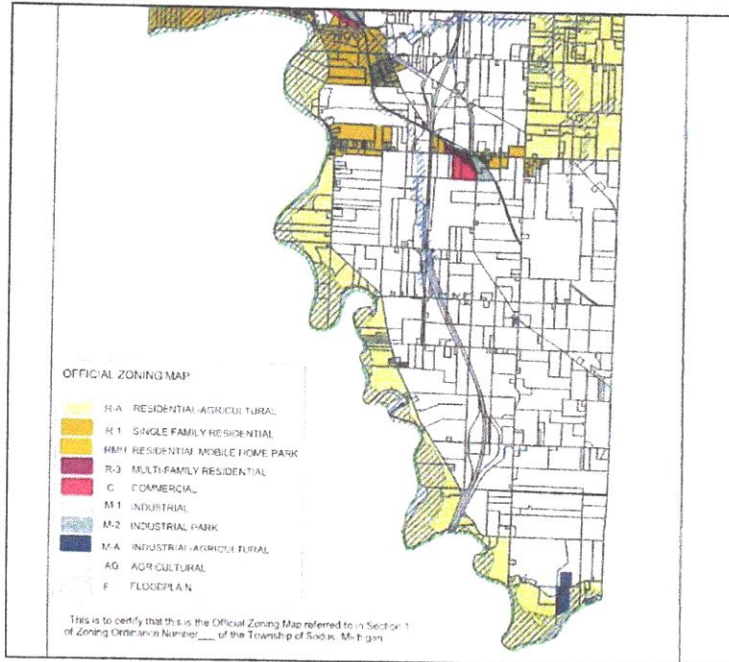
269.384.8362 [direct]

269.330.9396 [mobile]

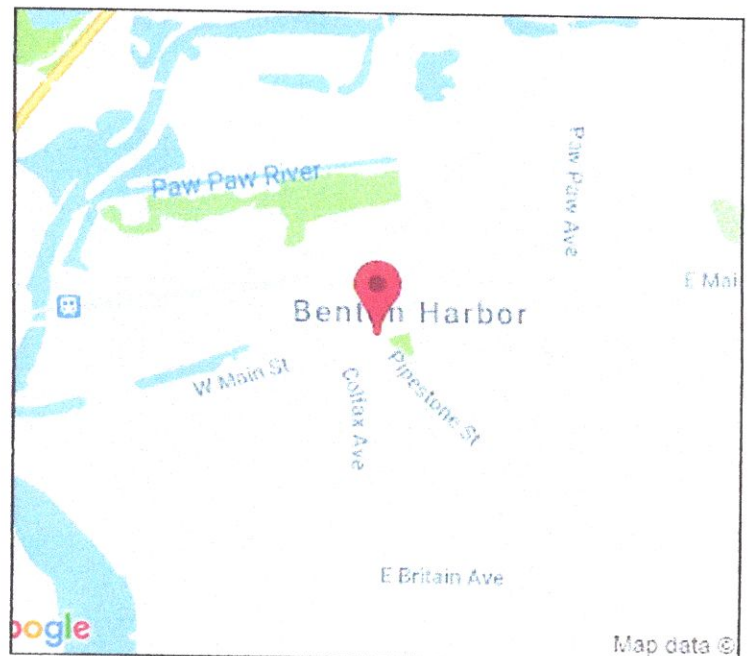
mdaniel@ccmichigan.com



PROPERTY FEATURES



| | |
|----------------------------|----------------------|
| County: | Berrien |
| Municipality: | Sodus Township |
| Total Acres: | 6.92 Acres |
| Recommended Use: | Industrial |
| Zoning Code / Description: | M-2 / Industrial |
| Between Streets: | Pipestone & 31 |
| Street Type: | Paved Public |
| Utilities Attached: | Gas and Electric |
| Utilities Available: | All Public Utilities |
| Parcel #: | 111900040009108 |
| RE Taxes / Year: | \$441.54 / 2023 |



2872 2 S Pipestone | Benton Harbor, MI 49022

Maureen Daniel
269.384.8362 [direct]
269.330.9396 [mobile]
mdaniel@ccmichigan.com



CL #3



PARCEL MAP

Van Buren County MI

OWNER INFORMATION

DUTCH HOLDINGS LLC
39567 RED ARROW HWY
PAW PAW, MI 49079

PARCEL INFORMATION

Location:
KASPER DR
PAW PAW, MI 49079
Parcel Number: 80-14-014-027-55
Estimated Size: 3.70 ac (161,345 sq ft)
School District: 80160 Paw Paw
Jurisdiction: Paw Paw Township

TAX & VALUATION INFORMATION

Property Tax Class: 002 Commercial - Vacant
Principal Residential Exemption: 0%
True Cash Value: \$144,000
State Equalized Value: \$72,000
Taxable Value: \$25,669

For the most current tax information for this parcel,
including Owner, Property Values, Taxes Due,
Delinquent Taxes, Sales History and more, visit the
B2&4 Online [Property Tax Website](#)



50 m
200 ft



25°15'E 142.945 FT, TH S 1 DEG 46'47"E (ALSO REC'D AS S 1 DEG 48'02"E) 46.335 FT, TH S 89 DEG 35'03"E 166.25 FT, TH S 1 DEG 44'52"E 648.482 FT, TH N 89 DEG 30'45"W 178.13 FT TO BEG. *** SPLIT ON 1 JULY 2002 FROM 80-14-014-023-05 FOR 2003.

C#3

Land Division Act Information

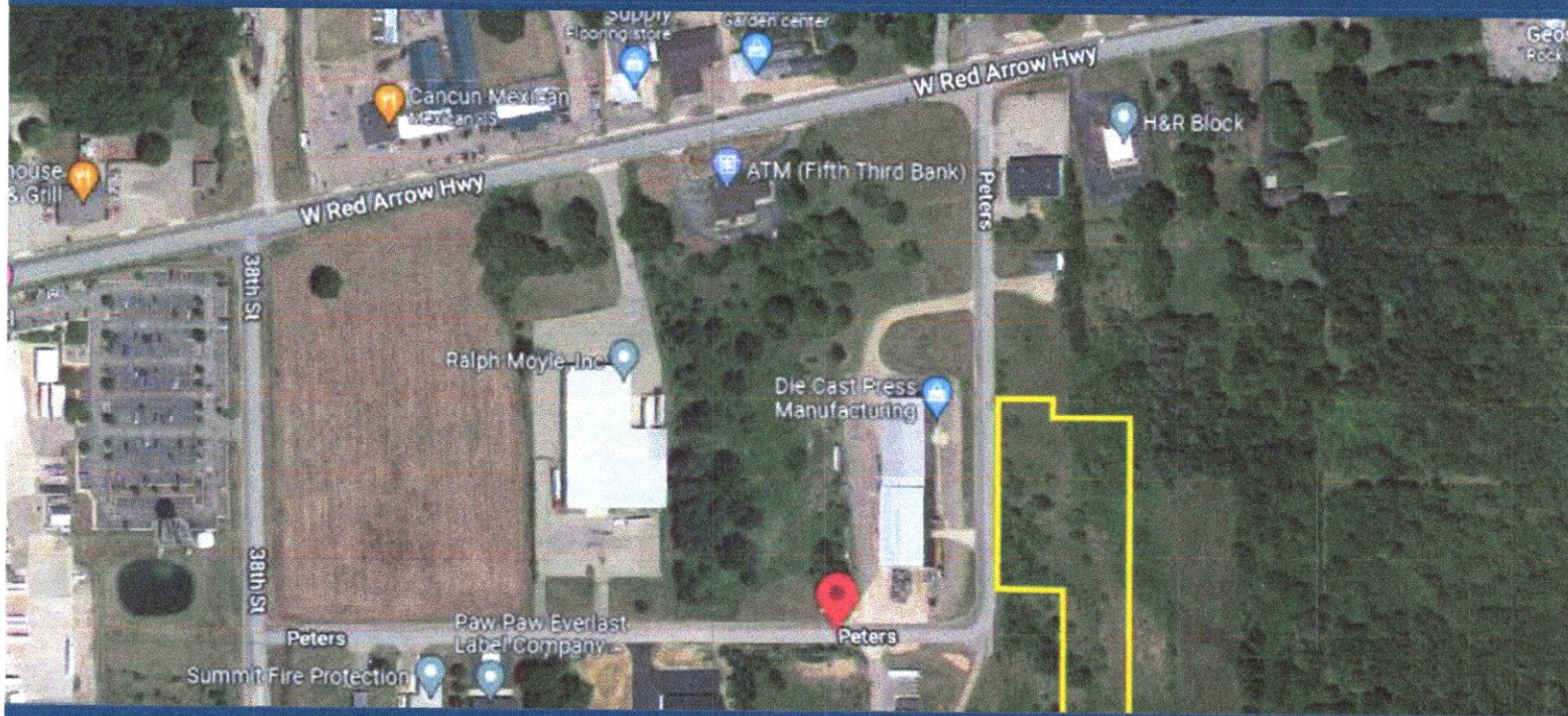
| | | | |
|-----------------------------------|--------------------|--------------------------------------|---------------|
| Date of Last Split/Combine | No Data to Display | Number of Splits Left | Not Available |
| Date Form Filed | No Data to Display | Unallocated Div.s of Parent | 0 |
| Date Created | 01/01/0001 | Unallocated Div.s Transferred | 0 |
| Acreage of Parent | 0.00 | Rights Were Transferred | No |
| Split Number | 0 | Courtesy Split | No |
| Parent Parcel | No Data to Display | | |

Sale History

| Sale Date | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page | Comments |
|------------|------------|------------|-------------------------|-----------------------|-----------------|------------|----------|
| 08/15/2002 | \$0.00 | WD | K & W PROPERTIES LLC | DUTCH HOLDINGS LLC | 03-ARM'S LENGTH | 1363-256 | |

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Land | For Sale | 3.72 Acres

Paw Paw Twp. Industrial Land for Sale
Industrial Land with zoning for Cannabis

1 Kasper Drive
Paw Paw, MI 49079

Overview

3.7 acres of industrial land in Paw Paw Townships industrial park next to Coca-Cola Company for sale. The site has access to sewer and the water is well. The zoning allows for traditional warehouse and manufacturing opportunities. In addition, the property is zoned for growing, processing, testing and transporting cannabis. The site is flat with very little trees and is all usable less the municipal setbacks. Please contact David Keyte with additional questions.

Sale Price

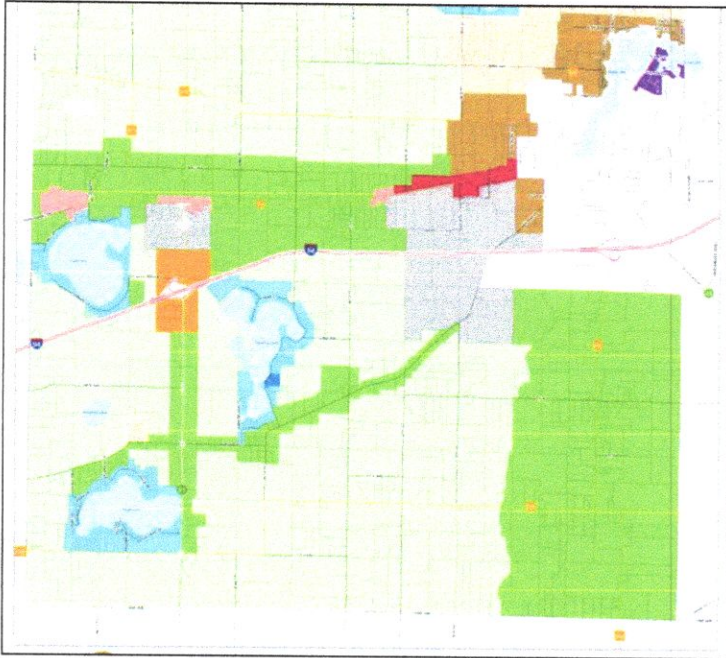
\$226,900

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com

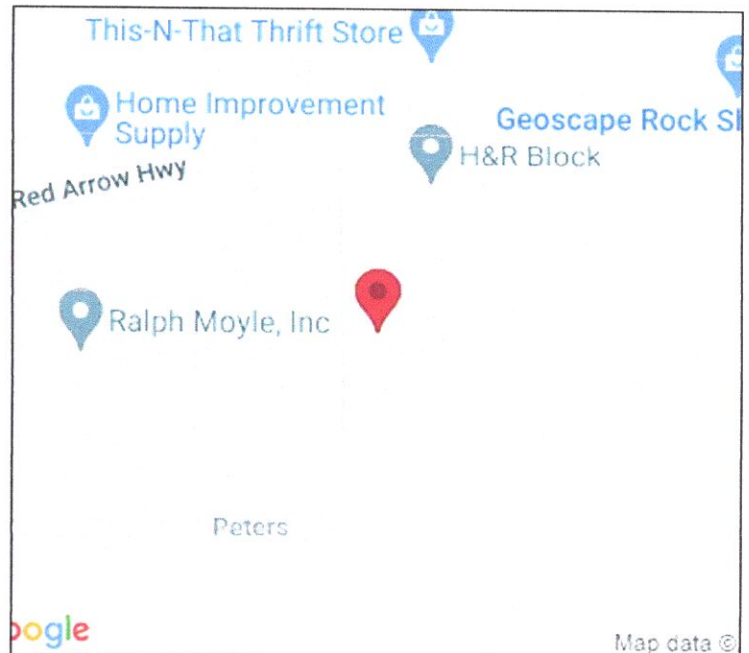
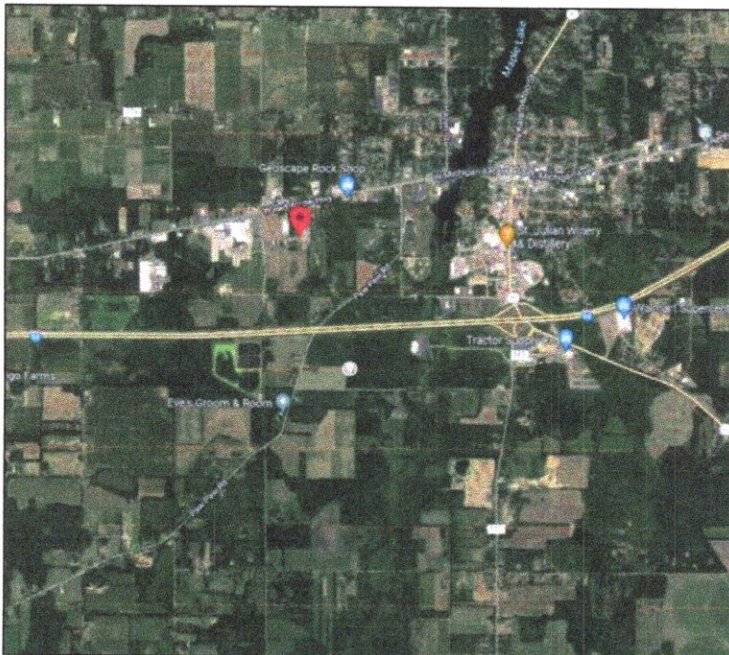
Eric Bolles
269.373.8108 [direct]
269.535.4576 [mobile]
ebolles@ccmichigan.com



PROPERTY FEATURES



| | |
|----------------------------|-----------------------------------|
| County: | Van Buren |
| Municipality: | Paw Paw Township |
| Total Acres: | 3.72 Acres |
| Lot Dimensions: | 400' x Irregular |
| Recommended Use: | Vacant Land |
| Zoning Code / Description: | HCI / Heavy Commercial Industrial |
| Between Streets: | 38th & Kasper |
| Street Type: | Paved Public |
| Utilities Attached: | None |
| Parcel #: | 801401402755 |
| RE Taxes / Year: | \$1,317.45 / 2024 |



1 Kasper Drive | Paw Paw, MI 49079

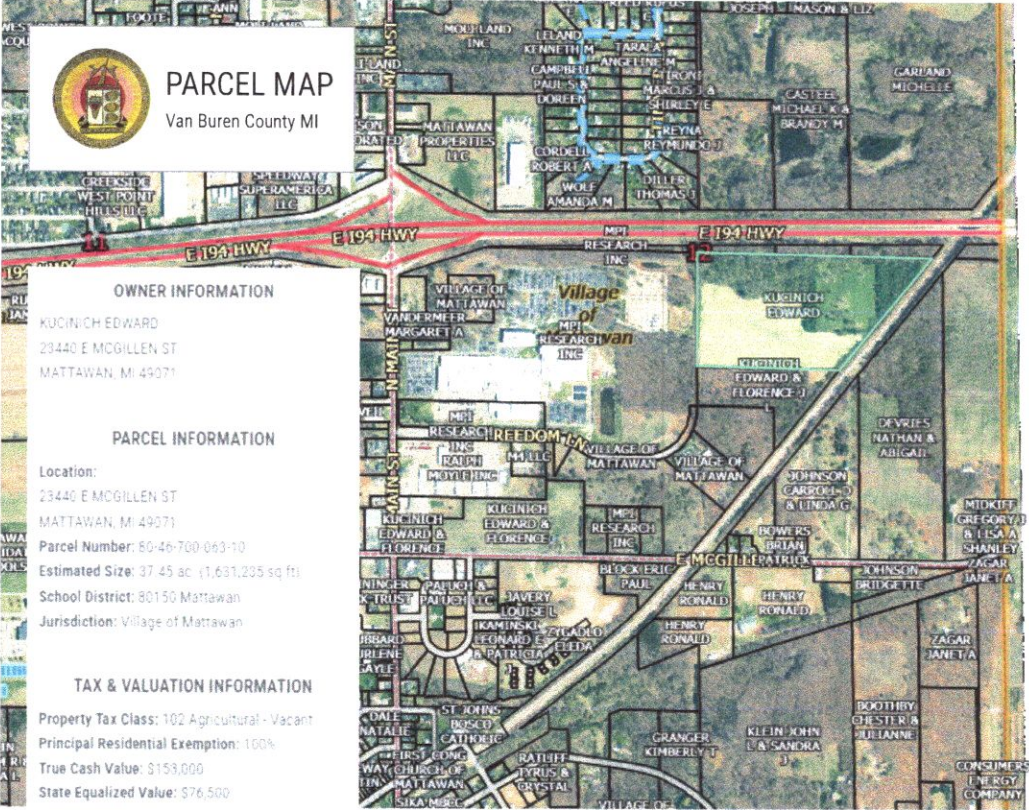
Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com

Eric Bolles
269.373.8108 [direct]
269.535.4576 [mobile]
ebolles@ccmichigan.com



CL#4A

REVISED 1/2018



For the most current tax information for this parcel, including Owner, Property Values, Taxes Due, Delinquent Taxes, Sales History and more, visit the [BC&A Online Property Tax Website](#)



23440 E MCGILLEN ST MATTAWAN, MI 49071 (Property Address)

Parcel Number: 80-46-700-063-10

Property Owner: KUCINICH EDWARD**Summary Information**

> Assessed Value: \$76,500 | Taxable Value: \$23,463

> Property Tax information found

No Images Found

Owner and Taxpayer Information

| | | | |
|--------------|--|-----------------|-----------------------|
| Owner | KUCINICH EDWARD LIVING TRUST 23440 E MCGILLEN ST MATTAWAN, MI 49071 | Taxpayer | SEE OWNER INFORMATION |
|--------------|--|-----------------|-----------------------|

General Information for Tax Year 2025

| | | | |
|----------------------------|---------------------------|---------------------------------|------------------------|
| Property Class | 102 AGRICULTURAL-VACANT | Unit | 80-46 MATTAWAN VILLAGE |
| School District | MATTAWAN CONS SCHOOL DIST | Assessed Value | \$76,500 |
| Map Number | 1169-B22A | Taxable Value | \$23,463 |
| User Number Index | 0 | State Equalized Value | \$76,500 |
| User Alpha 1 | No Data to Display | Date of Last Name Change | No Data to Display |
| User Alpha 3 | No Data to Display | Notes | Not Available |
| Historical District | No | Census Block Group | No Data to Display |
| User Alpha 2 | No Data to Display | Exemption | No Data to Display |

Principal Residence Exemption Information**Homestead Date** 08/22/2006

| Qualified Agricultural | June 1st | Final |
|------------------------|------------|------------|
| 2025 | 100.0000 % | 100.0000 % |

Previous Year Information

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2024 | \$63,200 | \$63,200 | \$22,758 |
| 2023 | \$54,400 | \$54,400 | \$21,675 |
| 2022 | \$53,900 | \$53,900 | \$20,643 |

Land Information

| | | | |
|--------------------------------|--------------------|---|--------------------|
| Zoning Code | | Total Acres | Not Available |
| Land Value | \$153,000 | Land Improvements | \$0 |
| Renaissance Zone | No | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood | AREA 1 | Mortgage Code | No Data to Display |
| Lot Dimensions/Comments | No Data to Display | Neighborhood Enterprise Zone | No |

| Lot(s) | Frontage | Depth |
|--------|----------|-------|
|--------|----------|-------|

No lots found.

Total Frontage: 0.00 ft**Average Depth: 0.00 ft****Legal Description**

1169-B22A 12-3-13 594-548 1003-865 * N 3/4 OF N 1/2 OF SE 1/4 OF SEC LYING NWLY OF RR. *** SPLIT ON 20 JULY 2006 FROM 80-46-700-063-00 FOR 2007.

CL# 4A

| | | | |
|----------------------------|--------------------|-------------------------------|---------------|
| Date of Last Split/Combine | No Data to Display | Number of Splits Left | Not Available |
| Date Form Filed | No Data to Display | Unallocated Div.s of Parent | 0 |
| Date Created | 01/01/0001 | Unallocated Div.s Transferred | 0 |
| Acreage of Parent | 0.00 | Rights Were Transferred | No |
| Split Number | 0 | Courtesy Split | No |
| Parent Parcel | No Data to Display | | |

Sale History

| Sale Date | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page | Comments |
|-----------|------------|------------|---------|---------|---------------|------------|----------|
|-----------|------------|------------|---------|---------|---------------|------------|----------|

No sales history found.

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CL44B

Harvest Look



For the most current tax information for this parcel,
including Owner, Property Values, Taxes Due,
Delinquent Taxes, Sales History and more, visit the
[BO&A Online Property Tax Website](#)



22969 E MCGILLEN ST MATTAWAN, MI 49071 (Property Address)

Parcel Number: 80-46-700-062-10

Property Owner: KUCINICH EDWARD & FLORENCE J L**Summary Information**

> Assessed Value: \$23,500 | Taxable Value: \$11,999

> Property Tax information found

No Images Found

Owner and Taxpayer Information

| | | | |
|--------------|--|-----------------|-----------------------|
| Owner | KUCINICH EDWARD & FLORENCE J L 23440 E MCGILLEN ST MATTAWAN, MI 49071 | Taxpayer | SEE OWNER INFORMATION |
|--------------|--|-----------------|-----------------------|

General Information for Tax Year 2025

| | | | |
|----------------------------|------------------------------|---------------------------------|------------------------|
| Property Class | 102 AGRICULTURAL-VACANT | Unit | 80-46 MATTAWAN VILLAGE |
| School District | MATTAWAN CONS SCHOOL DIST | Assessed Value | \$23,500 |
| Map Number | 1169-B21A | Taxable Value | \$11,999 |
| User Number Index | 1 | State Equalized Value | \$23,500 |
| User Alpha 1 | No Data to Display | Date of Last Name Change | 10/17/2000 |
| User Alpha 3 | No Data to Display | Notes | Not Available |
| Historical District | No | Census Block Group | No Data to Display |
| User Alpha 2 | No Data to Display | Exemption | No Data to Display |

Principal Residence Exemption Information**Homestead Date** 09/24/2001

| | | |
|------------------------|------------|------------|
| Qualified Agricultural | June 1st | Final |
| 2025 | 100.0000 % | 100.0000 % |

Previous Year Information

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2024 | \$20,700 | \$20,700 | \$11,639 |
| 2023 | \$18,800 | \$18,800 | \$11,085 |
| 2022 | \$18,300 | \$18,300 | \$10,558 |

Land Information

| | | | |
|--------------------------------|--------------------|---|--------------------|
| Zoning Code | | Total Acres | Not Available |
| Land Value | \$47,000 | Land Improvements | \$0 |
| Renaissance Zone | No | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood | AREA 1 | Mortgage Code | No Data to Display |
| Lot Dimensions/Comments | No Data to Display | Neighborhood Enterprise Zone | No |

| | | |
|--------|----------|-------|
| Lot(s) | Frontage | Depth |
|--------|----------|-------|

No lots found.

Total Frontage: 0.00 ft**Average Depth: 0.00 ft****Legal Description**

1169-B21A 12-3-13 1315-915 1340-420,421 * THAT PART OF S 10 ACRES OF NW 1/4 OF SE 1/4 OF SEC LYING WLY OF RR ROW. ALSO THAT PART OF E 1/2 OF SW

CL#43

Land Division Act Information

| | | | |
|-----------------------------------|--------------------|--------------------------------------|---------------|
| Date of Last Split/Combine | No Data to Display | Number of Splits Left | Not Available |
| Date Form Filed | No Data to Display | Unallocated Div.s of Parent | 0 |
| Date Created | 01/01/0001 | Unallocated Div.s Transferred | 0 |
| Acreage of Parent | 0.00 | Rights Were Transferred | No |
| Split Number | 0 | Courtesy Split | No |
| Parent Parcel | No Data to Display | | |

Sale History

| Sale Date | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page | Comments |
|------------|-------------|------------|--|--|----------------------|------------|---------------------------|
| 05/18/2001 | \$0.00 | WD | NATIONAL RAILROAD PASSENGER CORP | KUCINICH EDWARD & FLORENCE J TRUST | 21-NOT USED/OTHER | 1340-420 | settlement with Amtrak |
| 09/19/2000 | \$20,000.00 | WD | MERCIER CYNTHIA B | NATIONAL RAILROAD PASSENGER CORP | 03-ARM'S LENGTH | 1315-915 | |
| 09/13/2000 | \$0.00 | WD | GRIMM BEATRICE A | MERCIER CYNTHIA B | 21-NOT USED/OTHER | 1315-0914 | |

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CL#4AB



realtor.com

< Back

Mattawan, MI



Listed by Kara Schroer with Nai Wisinski Of West Michigan



[Veterans: See what you can afford with](#)

[How much home can I afford? \(Find out!\)](#)

Land for sale

\$1,300,000

47.35 acre lot

22969 W McGillen Ave, Mattawan, MI 49071

[View on map](#)

Est. \$7,500/mo



[Get pre-approved](#)

[Add a commute](#)



Land

Property type



749 days

On Realtor.com

[Ask a question](#)

[Share this home](#)



[Check out our simple mortgage experience](#)

Open houses



Property details



CHASE \$5,000 Closing Guarantee if you qualify

Large vacant land opportunity available for sale in Mattawan, Michigan. Future land use zoning is Industrial. Excellent access and visibility to I-94 Mattawan exit. One of the last larger properties fronting I-94 within Van Buren County. Within 5-miles of the I-94 / US-131 interchange. High growth area of Van Buren County. This +/- 47.35 acre parcel is just south of I-94 & east of the Charles River campus. Growing population center with over 26,000 people within a five-mile radius of the property & a large daytime population base within a mile (Charles River campus just north of the property & the consolidated school district is less than 1 mile to the west). [Show less](#)

Interior

Show more ▾

Find out more about this property.

Contact agent

Local Home Services

Advertisement

Cable and Internet

See Internet & TV Offers Near You

[SEE OFFERS NOW](#)

Presented By



Financial Services

US Military & Veterans \$75,000 Home Giveaway. See Off. Rules

[ENTER NOW](#)

Presented By



Monthly payment ▾

Connect with a lender ▾

Veterans & military benefits ▾
Sponsored by Veterans United.

Property history ▾

Neighborhood & schools ▾

Environmental risk ▾

More about this property

Full name*

Email*

Phone*

How can an agent help?

I am interested in 22969 W McGillen Ave.

☐ I've served in the U.S. military ⓘ

Email agent

By proceeding, you consent to receive calls and texts at the number you provided, including marketing by autodialer and prerecorded and artificial voice, and email, from realtor.com and others about your inquiry and other home-related matters, but not as a condition of any purchase. [More](#)

Listed by Kara Schroer

Brokered by Nai Wisinski Of West Michigan

[\(269\) 353-0311](#)

Broker Location:

KALAMAZOO, MI

Data Source:

MichRic

Source's

Property ID:

23008948

Data Source

Copyright:

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Section 5

Broker Certification

WAIVER VALUATION – PREPARER CERTIFICATION 08-2022

I certify that:

- I am: ☒ In good standing with the State as a licensed Real Estate Broker, Associate Broker, Salesperson, Appraiser, or Certified Assessor.
☐ Not licensed in the real estate profession (qualifications provided in attachment).
- I did not consider race, sex, handicap, familial status, or national origin in my analysis.
- Neither my employment nor my compensation is contingent upon the reporting of predetermined values or data that favors the cause of the client, the amount of the price estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. In addition, if this is a Broker's Price Opinion, the subject and the sales relied upon in making said report were as represented by the photographs, if any, and were the most similar to the properties affected by the transportation project and the choice of these sales was not influenced by my client.
- No one has attempted to unduly influence or coerce me, or those assisting with the report, regarding any aspect of the report.
- I have not, and will not, reveal the findings and results of the report to anyone other than my client, and I will not do so unless authorized by my client, or, until I am required to do so by due process of law, or until I am released from the obligation by having publicly testified as to such findings.

I certify that, to the best of my knowledge and belief, except as otherwise noted in this report, that:

- I am competent and have sufficient knowledge and experience in the market area to complete this report.
- The statements contained in this report are true, and the information is correct, subject to the limiting conditions described.
- This report is to be used for the purchase, exchange, and/or lease of property in conjunction with a transportation project.
- This report has been made in conformity with the appropriate State & Federal laws, regulations, policies and procedures which apply to the type of report.
- I, and anyone providing significant professional assistance to me, have no present or prospective interest in the property(ies) used in this report and have no present or prospective personal interest or bias with respect to the participants in the transaction. Person(s) providing significant professional assistance are:

Name: NA

The certification in this report is subject to the following assumptions and limiting conditions:

- I will not be responsible for matters of a legal nature that affect either the property(ies) being priced or the title to it/them, except for information that I know, or became aware of, during the research involved in preparing this report. I assume that the title is good and marketable and will not render any opinions about the title.
- I will not give testimony or appear in court because of the report, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- If this assignment is a Broker's Price Opinion with a subject property, I have been informed that the subject property should be looked at under the assumption that the property is free of any and all contaminants. I have noted in the report any adverse conditions (such as deterioration, adverse environmental conditions, etc.) observed during the inspection of the subject property(ies) or that I had prior knowledge of or became aware of during the research involved in preparing this report.
- Unless otherwise stated in this report, I have no knowledge and assume there are no hidden or unapparent physical deficiencies or adverse conditions of the properties listed that would make the property(ies) less valuable, and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist. This report is not an environmental assessment of the property(ies) listed. Expert testing should be done, if so desired.
- This report is not an appraisal and is not purported to comply with the Uniform Standards of Professional Appraisal Practice for writing an appraisal report; Appraisal standards under the Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act; or the Standards of the Federal Financial Institutions Regulatory Agencies; or FNMA/FHLMC Appraisal Guidelines.
- I obtained the information, estimates, and opinions (if applicable) that were expressed in the report from sources that I consider to be reliable and believe them to be true and correct. I do not assume responsibility for the accuracy of any such items.

X Gail York R.E. Individual Broker Date of Report: 4-18-2025
Name: License Type: License #: 65043128663



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Licensed Professional Information: Real Estate Broker Individual 6504368663

Licensee Detail

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|----------------------------|-------------------------------|---------------------------------|------------|
| License Type: | Real Estate Broker Individual | License Number: | 6504368663 |
| Name: | Nancy Gail Morton | | |
| License Issue Date: | 09/06/2011 | License Expiration Date: | 09/06/2025 |
| License Status: | Active | County: | Kalamazoo |

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