



## Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

### Township Board Meeting Agenda

#### 1. Public Notice

##### **PUBLIC NOTICE**

**NOTICE TO ALL RESIDENTS OF GEORGETOWN CHARTER TOWNSHIP**

**AND OTHER INTERESTED PERSONS**

**NOTICE IS HEREBY GIVEN** that the Township Board will hold a special meeting, as called by the Township Clerk and the Township Treasurer, at the Georgetown Township Offices on Thursday, April 7, 2016, at 1:00 p.m., at 1515 Baldwin Street, Jenison, Michigan, for the purpose of discussing an offer from a party that is interested in purchasing 294 Chicago Drive, the Payless Shoesource building, for \$450,000. The building is currently listed for sale with Collier's International.

**Richard VanderKlok, Clerk**

**Georgetown Charter Township**

Posted: 11:30 a.m., Wednesday, April 6, 2016

#### 2. Consider Offer To Purchase 294 Chicago Drive

Consider approval of the offer to purchase 294 Chicago Drive (Payless Shoesource) for \$450,000.

Documents: [294 CHICAGO DRIVE RECORD CARD.PDF](#)

#### 3. Public Comment (Maximum Of Three Minutes Per Person)

#### 4. Meeting Adjourned

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KM JENISON LLC	RUBY-13-JENISON LLC	0	04/29/2013	WD	Warranty Deed	2014-0009854		100.0		
W & M PROPERTIES	KM JENISON LLC	5,400,000	04/21/2004	WD	Warranty Deed	4532/320		100.0		
Property Address		Class: 201 COMMERCIAL		Zoning: CS	Building Permit(s)	Date	Number	Status		
294 CHICAGO DR		School: JENISON PUBLIC SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
GEORGETOWN CHARTER TOWNSHIP PO BOX 769 JENISON MI 49429-0769		MAP #:		2016 Est TCV 443,600 (Value Overridden)						
Taxpayer's Name/Address		X Improved		Vacant	Land Value Estimates for Land Table .					
PAYLESS SHOES ATTN: TAX DEPARTMENT #3336 PO BOX 1249 TOPEKA KS 66601-1249		Public Improvements		* Factors *					Value	
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
PART OF SE 1/4 COM SE SEC COR, TH N 89D 43M 38S W 1656.18 FT & N 0D 23M 21S E 1252.13 FT TO BEG, TH N 89D 52M 26S W 194.63 FT, N 0D 07M 34S E 146.78 FT TO S'LY LI OF CHICAGO DR, TH NE'LY 200.92 FT ALG A 2804.79 FT RAD CURVE TO RIGHT (CHD		X Water		0.00 Total Acres		Total Est. Land Value =		0		0
		X Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Topography of Site		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2016	221,800	0	221,800		194,433C	
ASR 05/01/2020 REINSPECTI				2015	194,600	0	194,600		193,852C	
				2014	190,800	0	190,800		190,800S	
				2013	190,800	0	190,800		190,800S	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled				Plaster Wood T&G									
Building Style: DEFAULT		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built	Remodeled	Ex	X	Ord		Min										
0	0	Size of Closets		Lg	X	Ord		Small								
Condition for Age: Good		Doors:		Solid	X	H.C.										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Rate		Bsmnt-Adj Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick			X	Ex.		Ord.		Min	Other Additions/Adjustments Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 0 ECF (COMMERCIAL) 1.000 => TCV of Bldg: 1 = 0						
	Insulation	(7) Excavation		No. of Elec. Outlets			Many			X	Ave.		Few			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle															
Chimney: Brick																

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

Desc. of Bldg/Section: Calculator Occupancy: Apartment				<<<<< Calculator Cost Computations >>>>>								
Class: C				Class: C    Quality: Good    Percent Adj: +0								
Floor Area Gross Bldg Area Stories Above Grd Average Sty Hght Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 81.90			
High	Above Ave.	Ave.	X	Low								
Depr. Table : 2% Effective Age : 8 Physical %Good: 85 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Good    Adj: %+0    \$/SqFt:0.00 Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:		Elevator Adjustment (Applied to upper floors rate)    Cost/Sq.Ft.: -2.35 Adjusted Square Foot Cost for Upper Floors = 79.55  0 Stories    Number of Stories Multiplier: 1.000 Average Height per Story: 0    Height per Story Multiplier: 0.950 Ave. Floor Area: 0    Perimeter: 0    Perim. Multiplier: 1.000 Refined Square Foot Cost for Upper Floors: 75.57								
Year Built Remodeled		Area: Perimeter: Type: Heat:		County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 105.046  Total Floor Area: 0    Base Cost New of Upper Floors = 0								
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Reproduction/Replacement Cost = 0 Eff.Age:8    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0 Total Depreciated Cost = 0								
Comments:		* Sprinkler Info * Area: Type:										
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:						
(2) Foundation:		(8) Plumbing:		Outlets:                      Fixtures:								
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None						
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Many Unfinished Typical Few Average Many Unfinished Typical						
(4) Floor Structure:				Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer						
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure:    Slope=0		(40) Exterior Wall:						
		(10) Heating and Cooling:				Thickness                      Bsmnt Insul.						
(6) Ceiling:		Gas Oil                      Coal Stoker                      Hand Fired Boiler		(14) Roof Cover:								

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