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**General Property Information**

Parcel: 02 030 132 04

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**\*\*NOTE:** There are **11 images** and **2 sketches** attached to the current property.

**Property Address** [collapse]

3462 W STERNS  
Lambertville, MI 48144

**Owner Information** [collapse]

KROGER THE CO  
AN OHIO CORPORATION  
4111 EXECUTIVE PKWY  
Westerville, OH 43081

**Unit:** 02

**Taxpayer Information** [collapse]

SEE OWNER INFORMATION

**General Information for Tax Year 2010** [collapse]

|                               |              |                               |               |
|-------------------------------|--------------|-------------------------------|---------------|
| <b>Property Class:</b>        | 201          | <b>Assessed Value:</b>        | \$3,228,600   |
| <b>School District:</b>       | 03 - BEDFORD | <b>Taxable Value:</b>         | \$3,228,600   |
| <b>State Equalized Value:</b> | \$3,228,600  | <b>Map #</b>                  | SEC 30 SE 1/4 |
| <b>USER NUM IDX</b>           | 0            | <b>Date of Last Name Chg:</b> | 09/13/2004    |

**Date Filed:**

**Principal Residence Exemption (2009 May 1):** 0.0000 %

**Principal Residence Exemption (2009 Final):** 0.0000 %

**Principal Residence Exemption (2010 May 1):** 0.0000 %

| Previous Year Info | MBOR Assessed | Final S.E.V. | Final Taxable |
|--------------------|---------------|--------------|---------------|
| 2009               | \$3,242,450   | \$3,242,450  | \$3,242,450   |
| 2008               | \$3,320,070   | \$3,320,070  | \$3,320,070   |

**Land Information** [collapse]

|                               |                           |                                 |          |
|-------------------------------|---------------------------|---------------------------------|----------|
| <b>Acreage:</b>               | 9.23                      | <b>Frontage:</b>                | 0.00 Ft. |
| <b>Zoning Code:</b>           | C-2                       | <b>Depth:</b>                   | 0.00 Ft. |
| <b>Land Value:</b>            | \$1,909,572               | <b>Mortgage Code:</b>           |          |
| <b>Land Improvements:</b>     | \$447,584                 | <b>Lot Dimensions/Comments:</b> |          |
| <b>Renaissance Zone:</b>      | NO                        |                                 |          |
| <b>ECF Neighborhood Code:</b> | 00006 - COMM SECOR/STERNS |                                 |          |

**Legal Information for 02 030 132 04** [collapse]

T8S R7E SEC 30 PART OF SE 1/4 OF SE 1/4 9.229 ACRES COM @ SE COR SEC 30 TH ALONG C/L STERNS RD N 89D 27M

15S W 663.00 FT TO POB TH CONT N 89D 27M 15S W ALONG C/L STERNS RD 264.18 FT TH N 00D 06M 49S W 966.31 FT TH N 89D 53M 12S 436.07 FT TH S TH S 00D 00M 00S E 350.15 FT TH N 89D 53M 12S E 140.00 FT TH S 00D 00M 00S E 269.77 FT TH N 89D 27M 15S W 160.00 FT TH N 00D 00M 00S E 10.00 FT TH N 89D 27M 15S W 66.00 FT TH S 39D 24M 58S W 132.29 FT TH S 00D 00M 00S E 260.00 FT TO POB

### Land Divison Act Information [collapse]

|                                    |            |                                       |               |
|------------------------------------|------------|---------------------------------------|---------------|
| <b>Date of Last Split/Combine:</b> | 01/03/2001 | <b>Number of Splits Left:</b>         | 1             |
| <b>Date Form Filed:</b>            | 11/22/2000 | <b>Unallocated Div.s of Parent:</b>   | 0             |
| <b>Date Created:</b>               | 01/03/2001 | <b>Unallocated Div.s Transferred:</b> | 0             |
| <b>Acreage of Parent:</b>          | 24.65      | <b>Rights Were Transferred?</b>       | NO            |
| <b>Split Number:</b>               | 0          | <b>Courtesy Split?</b>                | NO            |
|                                    |            | <b>Parent Parcel:</b>                 | 02 030 132 00 |

### Sales Information

4 sale record(s) found.

| Sale Date  | Sale Price     | Instrument | Grantor                      | Grantee                      | Terms Of Sale        | Liber/Page |
|------------|----------------|------------|------------------------------|------------------------------|----------------------|------------|
| 01/16/2001 | \$1,950,000.00 | WD         | BEDFORD WEST DEVELOPMENT INC | THE KROGER CO                | SPLIT VACANT         | 1975/0799  |
| 11/25/1998 | \$0.00         | QC         | BEDFORD WEST DEVELOPMENT     | BEDFORD WEST DEVELOPMENT INC | QUIT CLAIM           | 1753/0118  |
| 08/11/1994 | \$175,000.00   | WD         | BELLEVUE INVESTORS CO.       | BEDFORD WEST DEVELOPMENT     | SALES RATIO VACANT   | 1401/0010  |
| 06/21/1994 | \$0.00         | QC         | SCHACHNER SHELDON C/O SEC    | BELLEVUE INVESTORS CO.       | SALES RATIO IMPROVED | 1388/0975  |

Load Building Information on this Page.

### Building Information

1 building(s) found.

| Description  | Floor Area    | Yr Built | Est. TCV    |
|--|---------------|----------|-------------|
| <input type="checkbox"/> Commercial/Industrial Building 1 - Market | 65511 Sq. Ft. | 2001     | \$4,100,052 |

#### General Information

|                               |               |                                 |                           |
|-------------------------------|---------------|---------------------------------|---------------------------|
| <b>Floor Area:</b>            | 65511 Sq. Ft. | <b>Estimated TCV:</b>           | \$4,100,052               |
| <b>Occupancy:</b>             | Market        | <b>Class:</b>                   | C                         |
| <b>Stories Above Ground:</b>  | 1             | <b>Average Story Height:</b>    | 26                        |
| <b>Basement Wall Height:</b>  | N/A           | <b>Year Remodeled:</b>          | 0                         |
| <b>Year Built:</b>            | 2001          | <b>Heat:</b>                    | Package Heating & Cooling |
| <b>Percent Complete:</b>      | 100%          | <b>Functional Percent Good:</b> | 100%                      |
| <b>Physical Percent Good:</b> | 84%           | <b>Effective Age:</b>           | 7 yrs.                    |
| <b>Economic Percent Good:</b> | 100%          |                                 |                           |

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