

GENERAL INFORMATION

Address:

617-619-623 Ludington St.
Escanaba, MI 49829

County:

Delta

Property Type:

Commercial

All Utilities:

City of Escanaba

Property Owner Contact:

Clean Green Energy LLC
7627 Park Place
Brighton, MI 48116
(248) 446-1344

Community Contact:

City of Escanaba
Attn: Jim O'Toole - City Manager
410 Ludington Street
Escanaba, MI 49829
(906) 786-9402
citymanager@escanaba.org

Current Zoning:

E - Commercial

Desired Development Outcome:

Mixed Use / Residential

State Equalized Value (SEV):

617-619 Ludington St.: \$82,545
623 Ludington St.: \$92,603

Sale Price:

Negotiable

Financial Incentives:

[City of Escanaba Brownfield
Redevelopment Authority](#)
[City of Escanaba Obsolete
Property Rehabilitation
Program](#)
[City of Escanaba Façade
Improvement Program](#)
[State of Michigan Incentives](#)



617-619-623 Ludington Street



617-619 Ludington Street - Parcel Number: 051-010-2929-307-002

623 Ludington Street - Parcel Number: 051-010-2929-307-001

617-619 Ludington Street - Front of Building: Four (4) Stories tall with an 8' high basement - Each floor is 4,500 sq. ft. - Built in 1900 - Masonry Construction.

Rear of Building: Three (3) Stories tall with basement - Each floor is 800 sq. ft.

623 Ludington Street - Three (3) Stories tall with a basement - Each floor is 7,000 sq. ft. - Built in 1907 - Brick Exterior - All Three Floors are currently set up as Office Space.

[Click Here to Access the Escanaba GIS](#)

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John A. Johnson is a Notary Public and Justice of Peace located in the building, while the 1902 directory indicates D.A. Oliver sold Furniture and Carpets here. By 1924-25, the Peninsula Oakland Co. occupies 613, but the storefront is Vacant by 1929 and through the 1937 edition. In 1941 Consumers Tire & Supply Co. was her, followed by Escanaba Taxi Service, Northland Greyhound Lines, and Cartwright Bros Garage in 1948. The taxi and bus businesses continue through 1953 but are joined by Delta Cab through 1959, and by 1963 although Greyhound continues at this address, Delta Taxi is replaced by Hertz Rent-A-Car, and Phil's Salon of Beauty.

The building is illustrated in a photograph in the circa 1903 publication, Souvenir of Delta County (Stiles 1903: 9). The eastern bays of this business block, originally addressed as 609 and 611 Ludington, burned in fires during the mid-20th century (EHDC 2012: 11). The cast iron pilasters flanking front door possess the maker's mark "Cochran Co. Escanaba, Mich." Revealing that they were fabricated by the Cochran Roller Mill Co., which was in business only between 1889 and 1890 (EHDC 2012: 12).

617-619. Masonic Building (1890; 1915)

Demetrius Frederick Charlton, Marquette, Architect (1890)

H.H. Bruns, Milwaukee, Architect (1915) (or Derrick Hubert?)

John S. Lindsay, Escanaba, Builder (1915)

This is a four story, brick, two-part commercial block whose overall impression is that of an arcaded facade. The street level consists of three bays divided by broad piers or dwarf columns constructed of natural-faced sandstone and brick, containing a central entry flanked by triple displays windows resting on brick bulkheads. The date 1890 is carved into the capitals of the piers closest to the entrance. The piers rise to sandstone capitols with elaborate foliate carving, which support a pressed metal storefront cornice. The two stories above are defined by a seven bay arcade that enframes the windows. The second story fenestration employs straight rock-faced sandstone lintels and sills, the latter of which link to adjacent blocks forming the plinths of the arcade piers to form a continuous, façade-wide band. The third story windows also employ rock-faced sandstone sills but culminate in round-arch lintels. This fenestration is further distinguished through the use of rounded embrasures occurring between paired rounded brick pilasters that support rock-faced sandstone capitals beneath the broad arched soldier bond brick voussoirs. The fourth story occurs above a double course of dressed sandstone block. Fenestration consists of three groups of a broad central double-hung sash windows flanked on each side by narrower double-hung sash. The cornice consists of four dressed courses of corbelled brick above which has been constructed a broad band of recent vintage vertically seamed metal panels. Historic photographs show that both 617 and 623 Ludington originally shared the same roof line. The visible side elevation displays functional fenestration. The third floor temple has been empty for several years, but is believed to retain interior details in close to original condition.

The emphasis on varied wall textures and natural-face sandstone, broad arches and arcades in this Late Victorian commercial building defines it as most strongly influenced by the Romanesque Revival style. (It is architecturally in most respects very similar to the First National Bank Building next door to the west, at 623 Ludington.)

The 1893 Sanborn reveals a building occupied by a Clothing and Boots & Shoes Store, Offices on the second floor and Masonic Hall on third floor, was built at 617-619, on the site that had been occupied by the Lewis House Hotel in the 1888 Sanborn. By 1899 the western storefront is Vacant and the eastern (617) houses a Clothing Store. In 1906, 617 is vacant and 619 is occupied by an Electrical Supplies Store. By 1913, 617 is a Clothing Store and 619 is occupied by Western Union Telegraph. A Drug Store is in 617 by 1921, with the Telegraph Office continuing in 619, while the third floor is labeled Lodge Hall (without Masonic) and noted

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“stage and scenery.” These businesses continue through the 1929-50 Updates edition, although 617 is identified only to the level of Store.

The 1889 city directory identifies Carl and Sameuel Rathfon as tailors located at 511 Ludington, and additionally relates that Samuel was the Second Ward Alderman (DCGS 2012a). An 1890 advertisement in an early publication reveals that Rathfom Brothers were located in the Masonic Block, as well as D.A. Brotherton, Civil Engineer (Nursey 1890). The 1893-1895 city directory reveals that Delta Chapter No 118 RAM and Delta Lodge No 195 F&AM are in the Masonic Hall. The Masonic Building is listed as location of L.K. Edwards under auto agent and dealer (Cadillac) in a 1908 publication (IMC 1908: 72). By 1911 the Mashek Lumber Co., incorporated in May 1906 with a Capital of \$50,000, is in the Masonic Block. By 1924-25, Mead Drug Co. occupies 617-19 Ludington, joined by and Vogt Laboratories in 1929, with both continuing through 1937. The Masonic Temple is listed with this building through the 1963 edition. By 1953 Ken Voght Products medical mfrs is listed in the building, and in 1959 through 1963, Investors Diversified Services Inc. is here. An early photo of the building is available in the circa 1903 Souvenir of Delta County (Stiles 1903: 7).

This building was designed by Marquette architect Demetrius Frederick Charlton, who also designed 623 Ludington Street, (the First National Bank building). To accommodate the needs of the growing Masonic Lodge, a fourth story was added in 1915 from designs provided by architect H.H. Bruns (or Derrick Hubert?), and was constructed by Escanaba builder John S. Lindsay (EHDC 2012). (The *American Contractor* journal notice in April 1914 reported the proposed building addition and renovations and identified the architect as D. Hubert.)

The building was constructed in 1890, for a cost of \$22,000, and housed the Rathfon men's clothing store and tailor shop, and the Sterling dry goods store, on the first floor, and the builders offered to custom outfit the third floor as a Masonic lodge room (EHDC 2012). In 1891 the tailors who worked in the Rathfon shop struck for higher wages, one of the earliest examples of labor organizing in Delta County. Their average weekly earnings in 1891 were \$15 to \$18, and the men were seeking a twenty per cent raise in wages. The men said that some work days were necessarily as long as fourteen hours to earn this wage. The shop was one of the first union shops in the city; however, the refusal of the Rathfons to pay the increase caused the demise of the union and the return to work by the tailors at their earlier wages in a non-union shop, with a plea for arbitration. (Iron Port, March 7, 1891)

Following the move of Rathfon to new quarters next door in 1904, the main commercial space was occupied by the R.R. Sterling shoe store which later became the C.R. Williams Shoe Store and ultimately the Manning shoe store, which continued in business in other downtown locations for over 100 years. Law offices and insurance agencies were also located in the building (EHDC 2012).

In 1890 when the building was built, the Masonic Lodge #195 had already been in existence for many years as the city's oldest fraternal organization. The official charter of the Lodge was given in 1867, and first meetings were held in a small railway building. As membership expanded the lodge moved to quarters in the 300 block of Ludington Street, followed in 1885 by a move to the 500 block of Ludington in the Elks building. In 1890 the lodge moved for a final time to the present building. By 1915 the Masons owned the entire building, and the additional floor was added to add even more needed space (EHDC 2012).

When the new Temple was dedicated in March 1915 the Escanaba Daily Mirror reported that a crowd of between eight hundred and a thousand attended the ceremonies, and "roamed around through the structure viewing the splendid halls, lodge room and other features." One attendee said, "When I stepped into the doorway (of the

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lodge room) I was struck with the feeling that this was a veritable Greek temple." (Escanaba Daily Mirror, March 24, 1915 in EHDC 2012). The current owners of the building, the Sterling Investment Properties, are pursuing historic preservation tax credits as they explore renovation possibilities, including restoring the Masonic Temple for use by that organization.

623. Rathfon Department Store/First National Bank (1903-1904)
Demetrius Frederick Charlton, Marquette, Architect (1890)

This building occupies a corner lot in the heart of the business district. It is a brick, three-story two-part commercial block that liberally employs red sandstone to produce an overall impression of an arcaded facade. The street level consists of three bays divided by broad brick piers. A central recessed entry is flanked by triple leaded glass windows with transoms that occur with broad wood muntins. The entry and windows are enframed by slightly projecting brick surrounds painted in contrasting color. The street level's four engaged piers include a dwarf column of rock-faced sandstone and brick at the east corner, while the others are of brick and incorporate masonry plinths and elaborate sandstone capitals employing foliate and acanthus motifs. The construction date of 1903 is carved into the sandstone capitals of the pilasters nearest the door. A natural-face sandstone block occurs above each capital, dividing the pressed metal storefront cornice above each of the three bays. The two stories above are defined by a seven bay arcade that enframes the windows.

The second story fenestration employs straight rock-faced sandstone lintels and sills, the latter of which link to adjacent blocks forming the plinths of the arcade piers to form a continuous, façade-wide band. The third story windows also employ rock-faced sandstone sills but culminate in round-arch lintels. This fenestration is further distinguished through the use of rounded embrasures occurring between paired rounded brick pilasters that support rock-faced sandstone capitals beneath the broad arches' soldier bond brick voussoirs. The wall plane above is unadorned, and the building terminates in a projecting pressed metal cornice with a dentilled frieze. The street level of the 7th Street side elevation lacks embellishment, consisting of double-hung sash with plain masonry lintels and single entry doors arranged in a functional piercing pattern beneath a wide-friezed pressed metal cornice. The upper two stories present a run of double-hung sash windows occurring beneath a plain continuous shared masonry lintel. On the interior, the most explicit feature is the entrance lobby's tile floor that presents embedded brass letters proclaiming, "FIRST NATIONAL BANK".

The emphasis on varied wall textures and natural-face sandstone, broad arches and arcades in this Late Victorian commercial building defines it as most strongly influenced by the Romanesque Revival style. (It is architecturally in most respects is very similar to the Masonic Building next door to the east at 617-619 Ludington.)

Sanborn maps reveal that between 1899 and 1906 the current building, housing a Wholesale Grocery, replaced and occupies 621-623 Ludington, the footprints formerly a barber shop at 621 and a store at 623. By 1913 the building was occupied by a Bank, with the rear bay housing "Baths," and there was a Business College on the second floor. By 1921 the building is labeled Bank 1st, offices second, lodge hall third floor, with the rear bay occupied by offices, the same configuration as in 1929 and 1929-50.

City Directories reveal: First National Bank Building at 621 in 1911-12. The 1924-25 and 1929 directories reveal the bank building also houses a number of lawyers and insurance agents, with the latter edition locating there as well the American Red Cross, Bonifas Lumber Co. Bonifas-Gordon Lumber Co., and the Mich State Highway Dept. By 1937 the bank and Red Cross are joined by the Chamber of Commerce and numerous professionals, which continue through 1941. By 1948 this building counts the US Veterans Administration

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among its tenants, and by 1953 the State Liquor Control Commission.

The Rathfon building, 623 Ludington Street, was built in 1903-1904 for the Rathfon Department Store from designs provided by Marquette architect Demetrius Frederick Charlton (who also designed the Masonic Building next door at 617-619 Ludington) (EHDC 2012). Following construction in 1903-04, the building was home to the Rathfon Department store which had earlier occupied the first floor of the adjacent Masonic Building. Early photos show large display windows along both north and west sides of the main floor with large windows repeated on the west side for the upper two floors as well. The department store went into bankruptcy shortly after opening, and the building saw a number of short-term occupancies, and stood vacant for several years following the sale of the property to the First National Bank. The bank extensively remodeled the interior, at a cost of \$10,500, and a grand opening was held in October of 1910 (EHDC 2012). At this time office suites were created on the second floor, followed later by offices on the third floor. The Escanaba Daily Press of October 28, 1910 calls the bank "the finest financial institution in the Upper Peninsula" and says "the banking rooms were unquestionably the most beautiful and most commodious to be found in this part of the United States", and further relates that the vault was the "heaviest construction in the Upper Peninsula" (EHDC 2012). That vault is still in place within the building. At least one additional vault was installed for offices on the second floor.

The First National Bank is the oldest financial institution in the city, opened in 1871 as the Exchange Bank. It was renamed the First National Bank when it received its charter in 1887, the same year it moved to 414 Ludington Street (which was later demolished to make way for the Escanaba City Hall and Library). In 1971, the First National Bank moved into a new building at 1205 Ludington Street and eventually was purchased by the Wells Fargo Bank, which remains in that location today (Dunathan 1963: 231-232; EHDC 2012). Throughout its history, the First National Bank made many loans to local businesses and was especially known as the bank that was willing to take a chance on local farmers by recognizing the value of crops in the ground in making loans to help farmers weather bad times. A long relationship existed between the First National Bank and the Gessner family, owners of the Fair Store, Escanaba's leading department store, and Herman Gessner served on the bank board for many years. Many of the commercial developments in Delta County during the early years of the 20th Century were financed by the bank (EHDC 2012). The building has been empty for a number of years, and current owners, Sterling Investment Properties, LLC, are pursuing historic preservation tax credits as the develop renovation options and uses for the building.

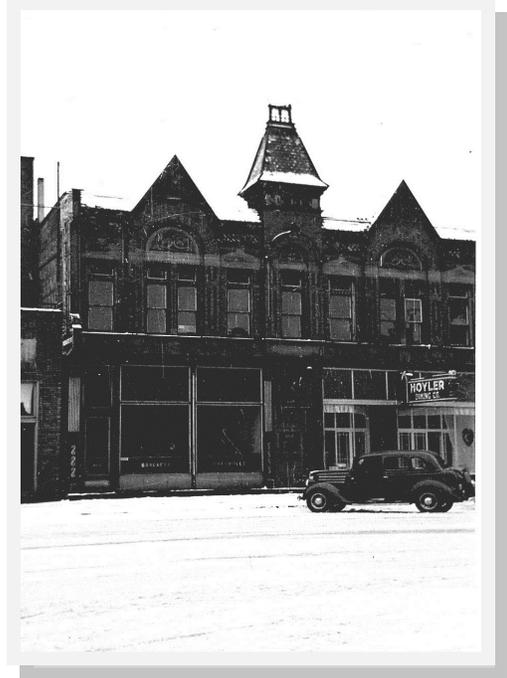
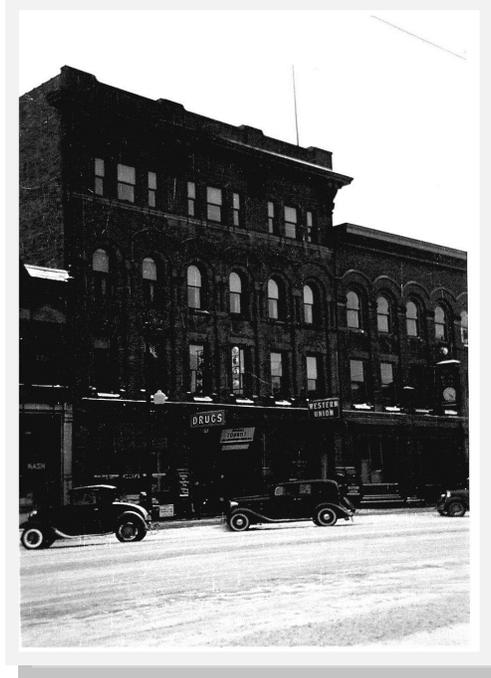
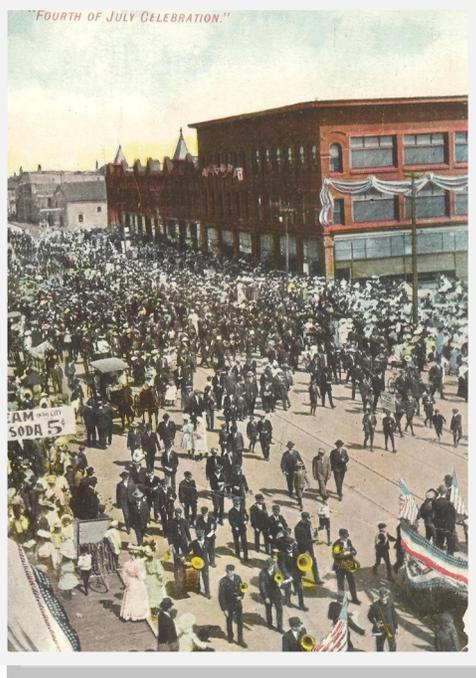
701. Stack Block (1893-99)

This two-story brick two-part commercial block occupies a corner lot at 7th Street in the heart of the business district. It's most distinctive feature is its corner bay that is angled at 45-degrees from the street elevations and includes a second story bay window. Its street level is pierced by a recessed entry door with sidelights and transom, beneath an infilled window void that is flanked by projecting brick piers. These piers support a projecting five-sided pressed metal cornice that includes a frieze embellished with scroll motifs. This is surmounted by a sandstone belt course that serves as the base for a bay window composed of double-hung sash with transoms. These occur beneath two courses of corbelled brick anchoring recessed panels in the wall planes above which are each composed of a pattern of four recessed squares beneath corbelled brick squares. The cornice above is formed by a brick corbel table.

The street level facades on either side of the corner bay are composed of large, transomed display windows that rest on painted natural-face masonry block. Above these is a wide cast iron beam, punctuated by a series of rosette anchors, which extend to the frieze of the corner bay's pressed metal cornice. The Ludington Street façade

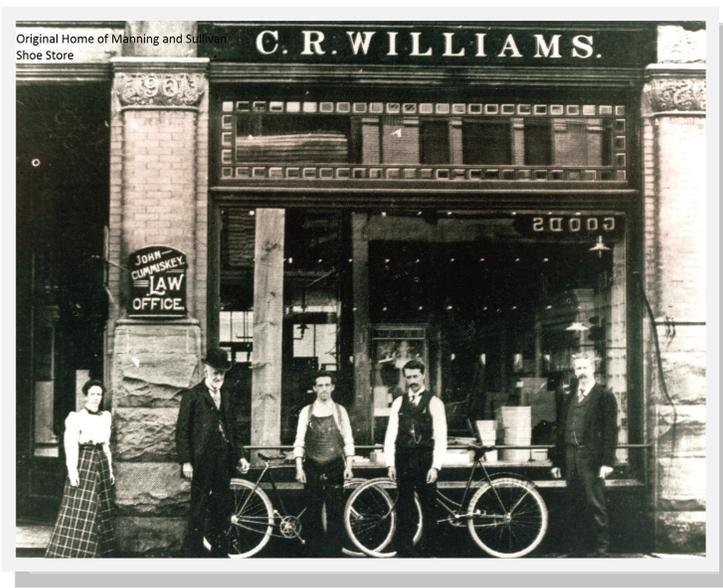
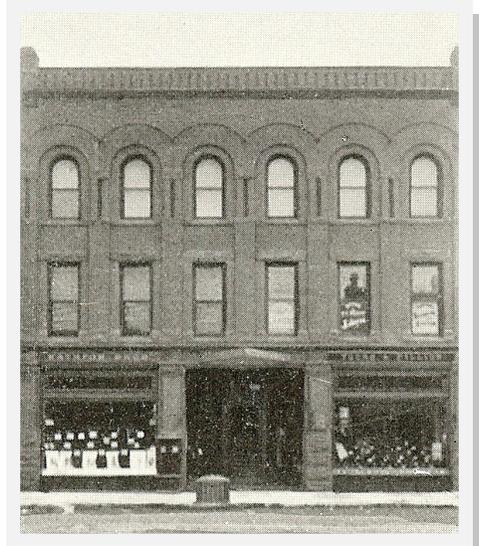
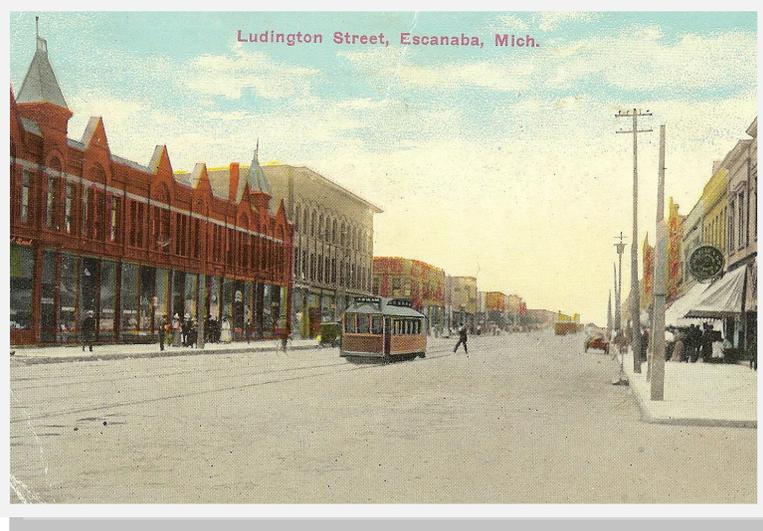
Historic Photos

617-619-623 Ludington Street



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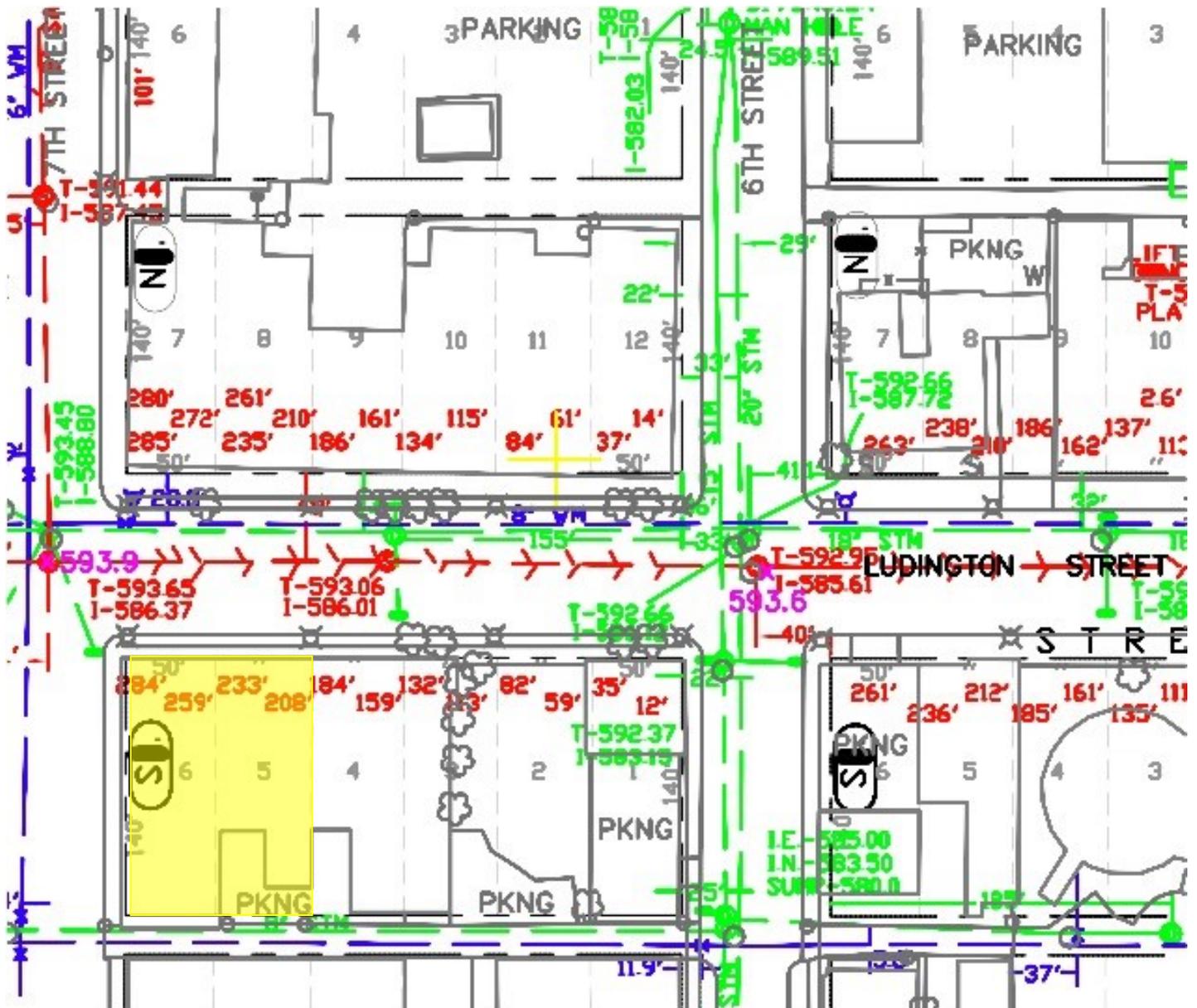
617-619-623 Ludington Street (Cont.)



Utility Information Map

617-619-623 Ludington Street

Storm Sewer Sanitation Sewer Water Property



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STERLING INVESTMENT PROPER	UKRAINIAN SELFRELIANCE MI	0	12/16/2011	QCD	QCD	1032/986		100.0
UKRAINIAN SELFRELIANCE MI	CLEAN GREEN ENERGY LLC	0	12/16/2011	LC	FAMILY	1032/987		100.0
MASONIC BLDG ASSN	STERLING INVESTMENT PROPER	5,000	02/03/2011	WD	WD	1008/772		100.0

Property Address	Class: Commercial, 201	Zoning:	Building Permit(s)	Date	Number	Status				
617 LUDINGTON STREET	School: Escanaba Schools 21010									
	P.R.E. 0%									
Owner's Name/Address	Map #:	2016 Est TCV 165,089 TCV/TFA: 8.09		Date	Number	Status				
CLEAN GREEN ENERGY LLC 7627 PARK PL STE 101 BRIGHTON MI 48116-8432		X Improved	Vacant	Land Value Estimates for Land Table 20.COM 1						
	Public Improvements			* Factors * 50 X 140						
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		E LUDINGTON	50.00	140.00	1.0000	1.0000	515	100	25,750	
		50 Actual Front Feet, 0.16 Total Acres			Total Est. Land Value =		25,750			
		Land Improvement Cost Estimates								
		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Commercial/Industrial Local Cost Land Improvements								
		Description	Rate	CountyMult.	Size	%Good	%Arch.	Mult	Cash Value	
		WATER&SEWER	2500.00	1.00	1.0	94	100		2,350	
		Total Estimated Land Improvements True Cash Value =			2,350					
		Standard Utilities Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		X 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	12,875	69,670	82,545		35,991C
		KD	06/06/2011	Inspected	2015	13,125	68,880	82,005		35,884C
		KD	08/02/2004	Inspected	2014	12,491	72,237	84,728		35,319C
		KD	02/06/2010	Data Enter	2013	12,587	69,962	82,549		34,763C

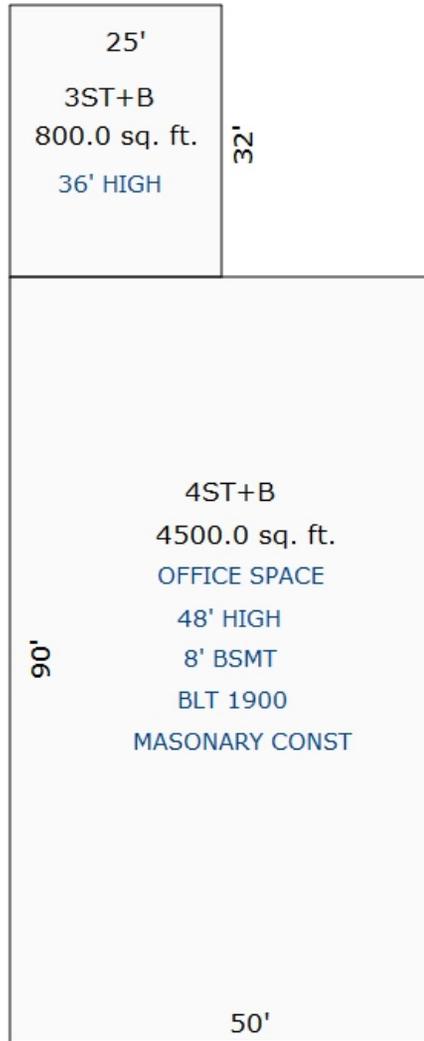


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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Shopping Center, Mixed w/Residential				<<<<< Calculator Cost Computations >>>>>																													
Class: C				Class: C Quality: Low Cost Percent Adj: +0																													
Floor Area: 20,400 Gross Bldg Area: 20,400 Stories Above Grd: 4 Average Sty Hght : 10 Bsmnt Wall Hght : 8		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">High</td> <td style="width:25%;">Above Ave.</td> <td style="width:25%;">X Ave.</td> <td style="width:25%;">Low</td> </tr> </table>		High	Above Ave.	X Ave.	Low	Base Rate for Upper Floors = 45.30 Storage (No Rates) Basement, Base Rate for Basement = 0.00																									
High	Above Ave.	X Ave.	Low																														
Depr. Table : 2.25% Effective Age : 55 Physical %Good: 37 Func. %Good : 50 Economic %Good: 80		** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: Forced Air Furnace 100% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 5100 Ave. Perimeter: 360 Has Elevators:		(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 45.30 Adjusted Square Foot Cost for Basement = 0.00																													
1900 Year Built Remodeled		Area: 4500 Perimeter: Type: Storage (No Rates)		4 Stories Number of Stories Multiplier: 1.005 Average Height per Story: 10 Height per Story Multiplier: 0.960 Ave. Floor Area: 5,100 Perimeter: 360 Perim. Multiplier: 1.051 Basement Area: 4,500 Perimeter: 360 Basement Perim. Multiplier: 1.093 Basement Height: 8 Basement Height Multiplier: 0.920 Refined Square Foot Cost for Upper Floors: 45.93 Refined Square Foot Cost for Basement: 0.00																													
48 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 62.930 for Basement = 0.000																													
Comments:		* Sprinkler Info * Area: Type: Low		Total Floor Area: 20,400 Base Cost New of Upper Floors = 1,283,775 Basement Area: 4,500 Base Cost New of Basement = 0																													
(1) Excavation/Site Prep:				(7) Interior:																													
(2) Foundation:		Footings		(8) Plumbing:																													
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(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0																													
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;"><input checked="" type="checkbox"/> Gas Oil</td> <td style="width:25%;"><input type="checkbox"/> Coal Stoker</td> <td style="width:25%;"><input type="checkbox"/> Hand Fired Boiler</td> <td style="width:25%;"></td> </tr> </table>		<input checked="" type="checkbox"/> Gas Oil	<input type="checkbox"/> Coal Stoker	<input type="checkbox"/> Hand Fired Boiler		(14) Roof Cover:																									
<input checked="" type="checkbox"/> Gas Oil	<input type="checkbox"/> Coal Stoker	<input type="checkbox"/> Hand Fired Boiler																															
				(39) Miscellaneous:																													
				(40) Exterior Wall:																													
				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Thickness</td> <td style="width:50%;">Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.																										
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*** Information herein deemed reliable but not guaranteed***



617-619 LUDINGTON STREET

Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STERLING INVESTMENT PROPER	UKRAINIAN SELFRELIANCE MI	0	12/16/2011	QCD	AFFILIATED GROUPS	1032/984		0.0
UKRAINIAN SELFRELIANCE MI	CLEAN GREEN ENERGY LLC	0	12/16/2011	LC	AFFILIATED GROUPS	1032/987		100.0
TOMARKDON INC	STERLING INVESTMENT PROPER	162,500	07/31/2006	WD	ARMS-LENGTH	854/086		0.0
BOYDSTON JAMES N & LOIS M	TOMARKDON INC	250,000	06/30/1998	WD	ARMS-LENGTH	508/106		0.0

Property Address	Class: Commercial, 201	Zoning:	Building Permit(s)	Date	Number	Status
623 LUDINGTON STREET	School: Escanaba Schools 21010					
Owner's Name/Address	P.R.E. 0%					
CLEAN GREEN ENERGY LLC 7627 PARK PL STE 101 BRIGHTON MI 48116-8432	Map #:					
	2016 Est TCV 185,205 TCV/TFA: 8.82					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 20.COM 1							
LOT 6 OF BLK 30 OF THE ORIGINAL PLAT OPRA DIST 9			Public Improvements							
Comments/Influences			* Factors * 50 X 140							
OFFICE BUILDING			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			E LUDINGTON	50.00	140.00	1.0000	1.0000	515	100	25,750
			50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 25,750							

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates						
OFFICE BUILDING			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Commercial/Industrial Local Cost Land Improvements						
			Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
			WATER&SEWER	2500.00	1.00	1.0	98	100	2,450
			Total Estimated Land Improvements True Cash Value = 2,450						



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2016	12,875	79,728	92,603			92,603S
			2015	13,125	80,226	93,351			93,351S
			2014	12,491	86,966	99,457			96,765C
			2013	12,587	84,227	96,814			95,242C

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