

3 adjoining commercial properties

US 31/Arthur Street

Parcel Numbers

51-146-704-19
51-146-704-23
51-146-709-03

Current Owner

Blarney Castle Oil Co
P.O. Box 246
Bear Lake, MI 49614

Current Zoning

[C-1 Regional Commercial](#)

Potential Incentives

[Brownfield](#)

[MEDC – Community Development
and Assistance Programs](#)

Reports Available

Phase I ESA, dated 5/22/12

Listing Information

Dennis P. McCarthy
231.864.3111

There are three parcels on US 31/Arthur Street that are owned by Blarney Castle Oil Co. that provide a unique opportunity for a potential developer



*For additional
information
please contact*

70 Maple Street
Manistee, MI 49660

Thad Taylor
City Manager
231.398.2801
ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Director
231.398.2805
dblakeslee@manisteemi.gov

32 Arthur Street was home to the former Lakeview Car Wash

30 Arthur Street was home to the former Swidorski Oil Company

28 Arthur Street former Gas Station

These three parcels could be marketed as one parcel that would be approximately 2.48 acres in size with approximately 458 feet of frontage on US 31/Arthur Street the main corridor in the City.

See attached pages for individual parcel information



The Properties at 28, 30 and 32 Arthur Street (US-31) could be combined into one parcel that would be approximately 2.48 acres in size with approximately 458 feet of frontage on US 31/Arthur Street the main corridor in the City. These properties have views of Manistee Lake and are across the street from the Arthur Street Boat Launch.



28 Arthur St - Former Gas Station

Parcel Number
51-146-709-03

Current Owner
Blarney Castle Oil Co.
P.O. Box 246
Bear Lake, MI 49614

Sale Information
2/1/1994

Current Zoning
[C-1 Regional Commercial](#)

2018 S.E.V.
\$58,300

2087 Taxable Value
\$58,300

Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

Listing Information
Dennis P. McCarthy
dpmc@blarneycastleoil.com
231.864.3111



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Manistee, MI 49660

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This property has 230 feet of prime frontage on US 31/Arthur Street the main corridor to the community and is zoned commercial with a wide range of commercial uses available

LOT DIMENSIONS	
Size	0.72 acres +/-
Frontage	230 feet +/- US 31/Arthur St
Depth	Irregular



Originally constructed as a gas station in DATE the ___ sq. ft. building has since been used for retail purposes. The property still includes the gas station canopy and tanks.



Tax Roll Description: AMENDED MAP OF ENGELMANN'S ADD S 78 FT OF LOT 36, LOT 37 & N 6 FT OF LOT 38, EXC PM RR R/W BLOCK 2; ALSO PT OF LOT 36 BLOCK 2, COM AT SE COR OF SD LOT, TH N 11 DEG 54 MIN 24 SEC E 78.20 FT TO POB, TH N 85 DEG 33 MIN 55 SEC W 97 FT, TH N 11 DEG 29 MIN 28 SEC E 77 FT, TH S 85 DEG 33 MIN 55 SEC W 97 FT, TH S 11 DEG 29 MIN 28 SEC W 77 FT TO POB BLOCK 2 ____ P.ADDR: 28 ARTHUR ST



Aerial View 28 Arthur Street



28 ARTHUR ST MANISTEE, MI 49660 (Property Address)

Parcel Number: 51-146-709-03



Item 1 of 5 3 Images / 2 Sketches

Property Owner: BLARNEY CASTLE OIL CO

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1981
 - # of Buildings: 2
 - Total Sq.Ft.: 3,761
- > Assessed Value: \$64,700 | Taxable Value: \$64,700
- > Property Tax information found

Owner and Taxpayer Information

Owner	BLARNEY CASTLE OIL CO PO BOX 246 BEAR LAKE, MI 49614-0246	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2017

Property Class	201 COMMERCIAL	Unit	51 CITY OF MANISTEE
School District	MANISTEE PUBLIC	Assessed Value	\$64,700
UNITS	No Data to Display	Taxable Value	\$64,700
USER NUM IDX	0	State Equalized Value	\$64,700
TOTAL SQ FT	Not Available	Date of Last Name Change	09/08/2011
FRCL ACTION	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
IND DEV DIST	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 06/23/1995

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$65,200	\$65,200	\$65,200
2015	\$65,600	\$65,600	\$65,600
2014	\$65,900	\$65,900	\$65,900

Land Information

Zoning Code	Not Available	Total Acres	0.824
Land Value	\$89,800	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	2000-RIVER ST-WEST AND ARTHUR GEN COM	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	230.00 ft	156.00 ft
Total Frontage: 230.00 ft		Average Depth: 156.00 ft

Legal Description

AMENDED MAP OF ENGELMANN'S ADD S 78 FT OF LOT 36, LOT 37 & N 6 FT OF LOT 38, EXC PM RR R/W BLOCK 2; ALSO PT OF LOT 36 BLOCK 2, COM AT SE COR OF SD LOT, TH N 11 DEG 54 MIN 24 SEC E 78.20 FT TO POB, TH N 85 DEG 33 MIN 55 SEC W 97 FT, TH N 11 DEG 29 MIN 28 SEC E 77 FT, TH S 85 DEG 33 MIN 55 SEC W 97 FT, TH S 11 DEG 29 MIN 28 SEC W 77 FT TO POB BLOCK 2 ____ P.ADR: 28 ARTHUR ST [(SALE (81) 200 1402 0860-63 (94) 1587 1431

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	No Data to Display	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.						

Building Information - 1261.00 sq ft Stores - Florist Shop (Commercial)

Floor Area	1,261 sq ft	Estimated TCV	\$40,726
Occupancy	Stores - Florist Shop	Class	D,Frame
Stories Above Ground	1	Average Story Height	9 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1981	Year Remodeled	Not Available
Percent Complete	100%	Heat	Zoned A.C. Warm & Cooled Air
Physical Percent Good	67%	Functional Percent Good	80%
Economic Percent Good	100%	Effective Age	16 yrs

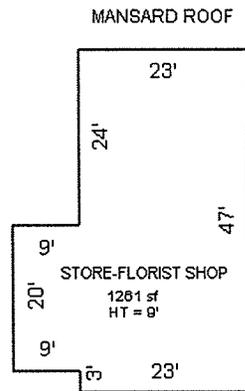
Building Information - 2500.00 sq ft User-Defined (Commercial)

Floor Area	2,500 sq ft	Estimated TCV	\$0
Occupancy	User-Defined	Class	S
Stories Above Ground	0	Average Story Height	0 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1981	Year Remodeled	Not Available
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	67%	Functional Percent Good	0%
Economic Percent Good	30%	Effective Age	16 yrs

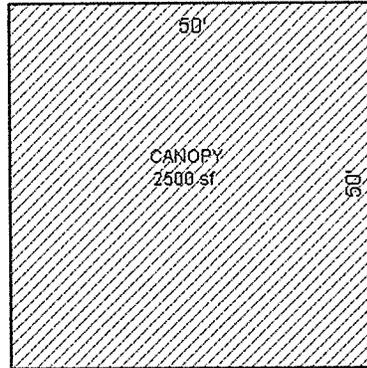
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Image/Sketch for Parcel: 51-146-709-03



- TANKS:
- 2 - 12000 GALLON
 - 2 - 6000 GALLON
 - 1 - 400 GALLON
 - (P/A 300 GALLON)



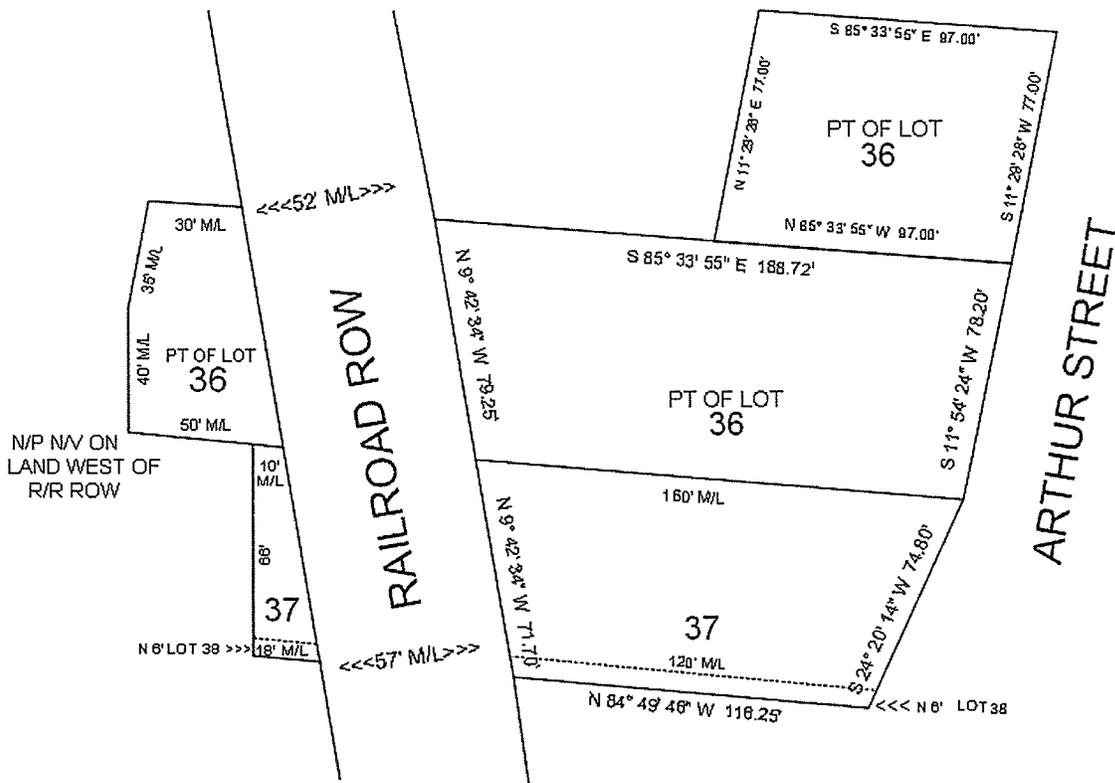
Sketch by Apex Medina™

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Image/Sketch for Parcel: 51-146-709-03

DIMENSIONS ARE FROM SURVEY



Sketch by Apex Medina™

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vacant building

30 Arthur Street - Swidorski Oil Company

Parcel Number
51-146-704-23

Current Owner
Blarney Castle Oil Co.
P.O. Box 246
Bear Lake, MI 49614

Sale Information
2/1/1994

Current Zoning
[C-1 Regional Commercial](#)

2018 S.E.V.
\$31,900

2018 Taxable Value
\$31,900

Potential Incentives
[Brownfield](#)
[MEDC – Community Development and Assistance Programs](#)

Listing Information
Dennis P. McCarthy
dpmc@blarneycastleoil.com
231.864.3111



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70 Maple Street
Manistee, MI 49660

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City Manager
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Denise Blakeslee
Planning & Zoning Director
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dblakeslee@manisteemi.gov

This property has 102 feet of prime frontage on US 31/Arthur Street the main corridor to the community and is zoned commercial with a wide range of uses available

LOT DIMENSIONS	
Size	0.71 acres +/-
Frontage	102 feet +/- US 31/Arthur St
Depth	Irregular



There is one building located on the property at 30 Arthur Street. The 3,408 structure was previously used as a warehouse/office that includes a 256 square-foot covered loading dock and a 256 square-foot open loading dock. A note in the assessment file indicates that tanks on the property were removed.



Tax Roll Description: AMENDED MAP OF ENGELMANN'S ADD LOT 36 BLOCK 1 & N 100 FT OF LOT 36 BLOCK 2, EXC PT OF BLOCK 2, COM AT SE COR OF LOT 36, TH N 11 DEG 54 MIN 24 SEC E 78.20 FT FOR POB, TH N 85 DEG 33 MIN 55 SEC W 97 FT, TH N 11 DEG 29 MIN 28 SEC E 77 FT, TH S 85 DEG 33 MIN 55 SEC E 97 FT, TH S 11 DEG 29 MIN 28 SEC W 77 FT TO POB, ALSO EXC PM RR R/W ____ P.ADDR: 30 ARTHUR ST



Aerial View 30 Arthur Street



30 ARTHUR ST MANISTEE, MI 49660 (Property Address)

Parcel Number: 51-146-704-23



Item 1 of 3 1 Image / 2 Sketches

Property Owner: BLARNEY CASTLE OIL CO

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1900
 - # of Buildings: 1
 - Total Sq.Ft.: 3,408
- > Assessed Value: \$37,300 | Taxable Value: \$37,300
- > Property Tax information found

Owner and Taxpayer Information

Owner	BLARNEY CASTLE OIL CO PO BOX 246 BEAR LAKE, MI 49614	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2017

Property Class	201 COMMERCIAL	Unit	51 CITY OF MANISTEE
School District	MANISTEE PUBLIC	Assessed Value	\$37,300
UNITS	No Data to Display	Taxable Value	\$37,300
USER NUM IDX	0	State Equalized Value	\$37,300
TOTAL SQ FT	Not Available	Date of Last Name Change	09/08/2011
FRCL ACTION	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
IND DEV DIST	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 06/23/1995

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$37,300	\$37,300	\$37,300
2015	\$37,300	\$37,300	\$37,300
2014	\$37,300	\$37,300	\$37,300

Land Information

Zoning Code	Not Available	Total Acres	0.713
Land Value	\$74,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	2000-RIVER ST-WEST AND ARTHUR GEN COM	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	97.00 ft	225.00 ft
Lot 2	77.00 ft	120.00 ft
Total Frontage: 174.00 ft		Average Depth: 172.50 ft

Legal Description

AMENDED MAP OF ENGELMANN'S ADD LOT 36 BLOCK 1 & N 100 FT OF LOT 36 BLOCK 2, EXC PT OF BLOCK 2, COM AT SE COR OF LOT 36, TH N 11 DEG 54 MIN 24 SEC E 78.20 FT FOR POB, TH N 85 DEG 33 MIN 55 SEC W 97 FT, TH N 11 DEG 29 MIN 28 SEC E 77 FT, TH S 85 DEG 33 MIN 55 SEC E 97 FT, TH S 11 DEG 29 MIN

28 SEC W 77 FT TO POB, ALSO EXC PM RR R/W ____ P.ADDR: 30 ARTHUR ST [(SALE(76) 418 1343-01 (94) 1587 1431

Land Division Act Information

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

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

Building Information - 3408.00 sq ft Warehouses - Storage (Commercial)

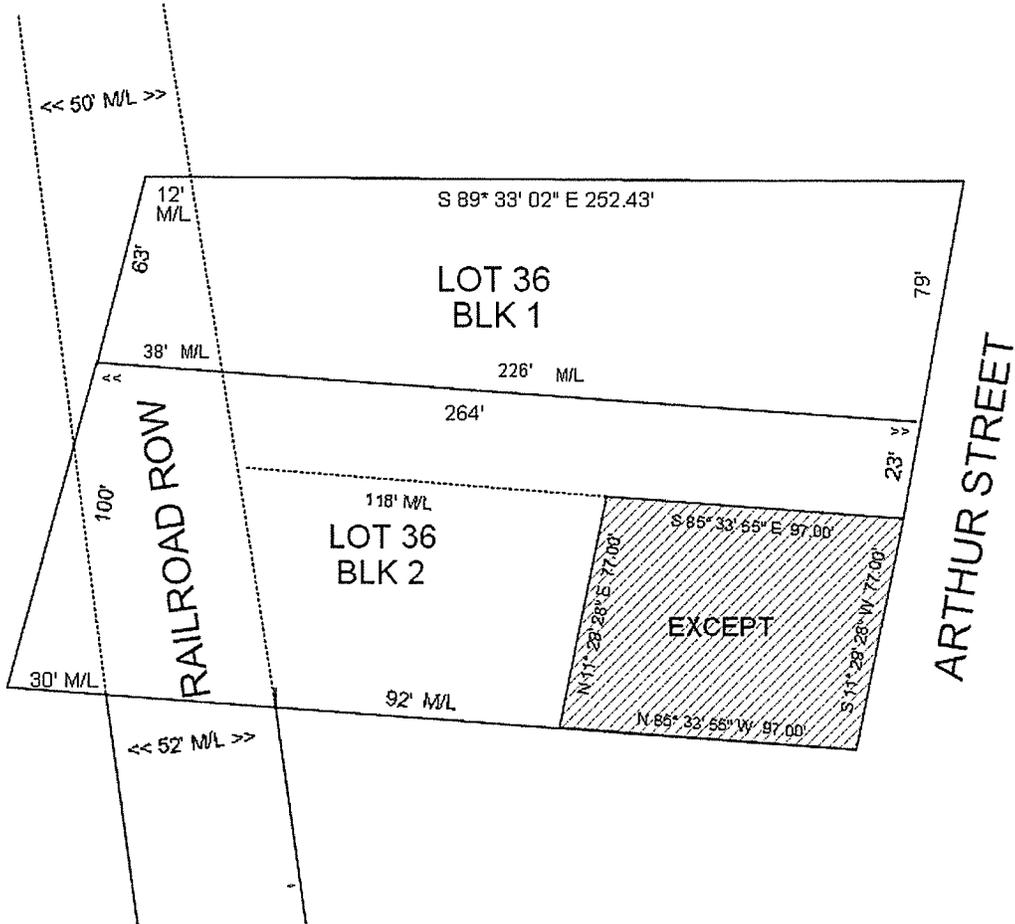
Floor Area	3,408 sq ft	Estimated TCV	\$0
Occupancy	Warehouses - Storage	Class	D,Frame
Stories Above Ground	1	Average Story Height	10 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1900	Year Remodeled	1978
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	35%	Functional Percent Good	0%
Economic Percent Good	100%	Effective Age	43 yrs

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Image/Sketch for Parcel: 51-146-704-23

DIMENSIONS ARE FROM SURVEY FOR 51-51-146-709-03

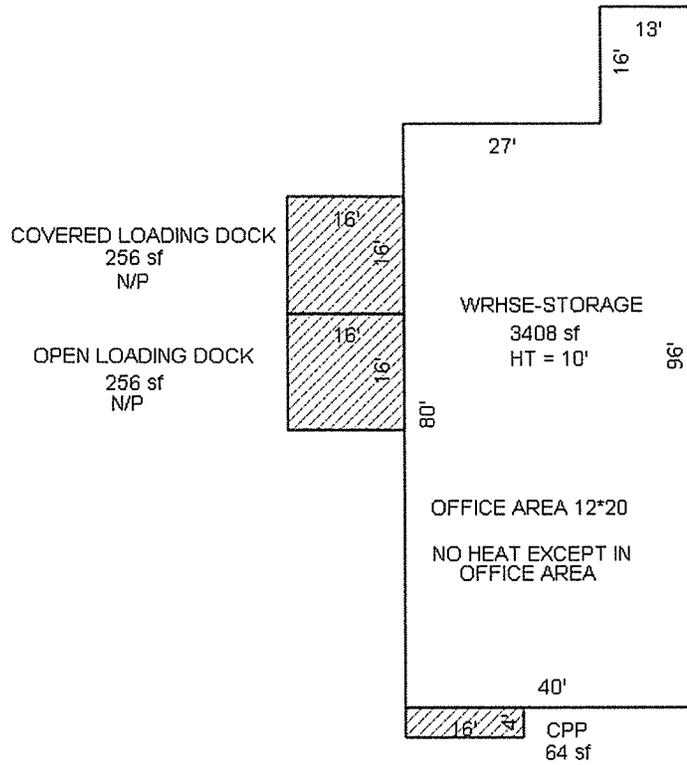


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Image/Sketch for Parcel: 51-146-704-23



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32 Arthur Street - Lakeview Car Wash

Parcel Number
51-146-704-19

Current Owner
Blarney Castle Oil Co.
P.O. Box 246
Bear Lake, MI 49614

Sale Information
Not available

Current Zoning
[C-1 Regional Commercial](#)

2018 S.E.V.
\$51,800

2018 Taxable Value
\$51,800

Potential Incentives
[Brownfield](#)

[MEDC – Community Development
and Assistance Programs](#)

Listing Information
Dennis P. McCarthy
dpmc@blarneycastleoil.com
231.864.3111



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City Manager
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ttaylor@manisteemi.gov

Denise Blakeslee
Planning & Zoning Director
231.398.2805
dblakeslee@manisteemi.gov

This property has 126 feet of prime frontage on US 31/Arthur Street the main corridor to the community and is zoned commercial with a wide range of commercial uses available

LOT DIMENSIONS	
Size	0.99 acres +/-
Frontage	126 feet +/- US 31/Arthur St
Depth	Irregular



The property at 32 Arthur Street includes a 1,260 square foot building that was constructed in 1955 that was a gas station/carwash. In 1986 the canopy that includes a 45 square-foot booth was built. This property is located on an irregularly shaped parcel with frontage on US 31/Arthur Street.



Tax Roll Description: AMEN ENGELMANN'S LOT 33, 34 & 35 & E 10 FT OF LOT 32 ALSO THAT PT OF ADAMS ST LYING E'LY OF RR R/W & N'LY OF LOT 33 BLK 1, VACATED IN LIBER 202 PAGE 366, ALSO THAT PART OF UNNAMED ST LYING E'LY OF LOT 33 BLOCK C/L DESC AS COM AT S LINE OF LOT 33 & RUNNING N'LY TO N LI OF SD PLAT AS VACATED IN L 282 P 148. ALSO ALL THAT PART OF MADISON ST LYING E'LY OF RR R/W & BETWEEN LOTS 33, 34 & 35 BLOCK 1 & LOT 36 ON THE SOUTH & EXT OT ARTHUR ST AS VACATED IN L 287 PAGE 392, EXC RR R/W BLOCK 1 ____ P.ADDR: 32 ARTHUR ST - CAR WASH

Aerial View 32 Arthur Street



32 ARTHUR ST MANISTEE, MI 49660 (Property Address)

Parcel Number: 51-146-704-19



Item 1 of 3 1 Image / 2 Sketches

Property Owner: BLARNEY CASTLE OIL CO INC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1955
 - # of Buildings: 2
 - Total Sq.Ft.: 1,260
 - > Property Tax information found
- > Assessed Value: \$59,400 | Taxable Value: \$59,400

Owner and Taxpayer Information

Owner BLARNEY CASTLE OIL CO INC **Taxpayer** SEE OWNER INFORMATION
 PO BOX 246
 BEAR LAKE, MI 49614

General Information for Tax Year 2017

Property Class	201 COMMERCIAL	Unit	51 CITY OF MANISTEE
School District	MANISTEE PUBLIC	Assessed Value	\$59,400
UNITS	No Data to Display	Taxable Value	\$59,400
USER NUM IDX	0	State Equalized Value	\$59,400
TOTAL SQ FT	Not Available	Date of Last Name Change	09/07/2011
FRCL ACTION	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
IND DEV DIST	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$59,700	\$59,700	\$59,700
2015	\$60,000	\$60,000	\$60,000
2014	\$60,400	\$60,400	\$60,400

Land Information

Zoning Code	Not Available	Total Acres	0.988
Land Value	\$100,200	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	2000-RIVER ST-WEST AND ARTHUR GEN COM	Mortgage Code	No Data to Display
Lot Dimensions/Comments	EXCESS LAND 100*90 N/P N/	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	126.00 ft	270.00 ft
Lot 2	100.00 ft	90.00 ft
Total Frontage: 226.00 ft		Average Depth: 180.00 ft

Legal Description

AMEN ENGELMANN'S LOT 33, 34 & 35 & E 10 FT OF LOT 32 ALSO THAT PT OF ADAMS ST LYING E'LY OF RR R/W & N'LY OF LOT 33 BLK 1, VACATED IN LIBER 202 PAGE 366, ALSO THAT PART OF UNNAMED ST LYING E'LY OF LOT 33 BLOCK C/L DESC AS COM AT S LINE OF LOT 33 & RUNNING N'LY TO N LI OF SD PLAT AS

VACATED IN L 282 P 148. ALSO ALL THAT PART OF MADISON ST LYING E'LY OF RR R/W & BETWEEN LOTS 33, 34 & 35 BLOCK 1 & LOT 36 ON THE SOUTH & EXT OT ARTHUR ST AS VACATED IN L 287 PAGE 392, EXC RR R/W BLOCK 1 ____ P.ADDR: 32 ARTHUR ST - CAR WASH [(SALE(75) 450 3336 1552

Land Division Act Information

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

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

Building Information - 1260.00 sq ft Garages - Service/Repair Shed (Commercial)

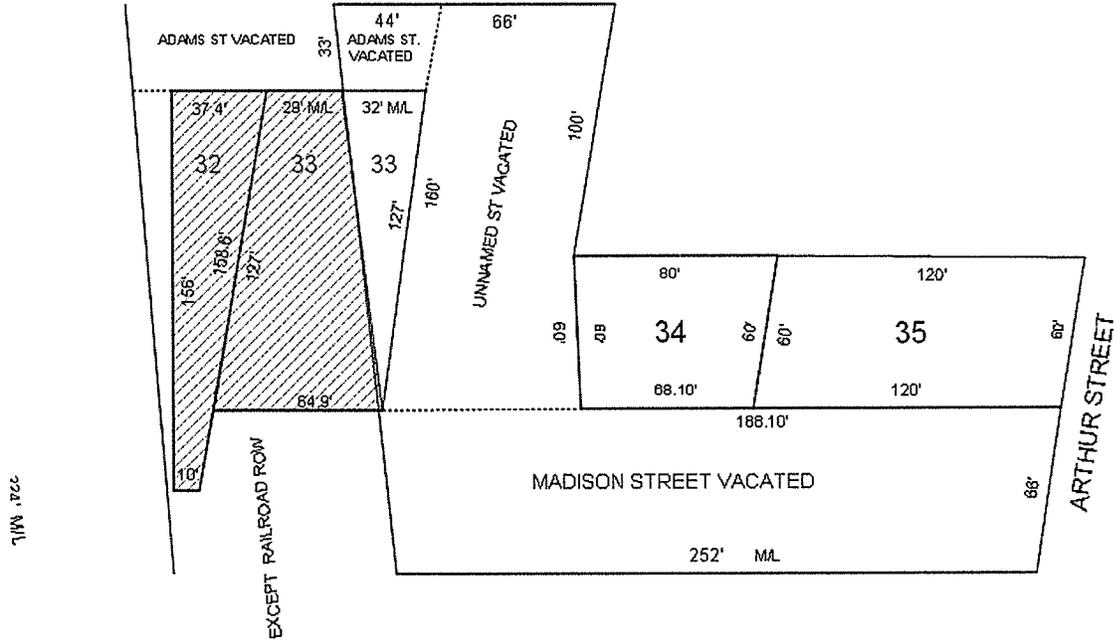
Floor Area	1,260 sq ft	Estimated TCV	\$16,856
Occupancy	Garages - Service/Repair Shed	Class	C
Stories Above Ground	1	Average Story Height	12 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1955	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	67%	Functional Percent Good	100%
Economic Percent Good	50%	Effective Age	16 yrs

Building Information - 0.00 sq ft User-Defined (Commercial)

Floor Area	0 sq ft	Estimated TCV	\$2,392
Occupancy	User-Defined	Class	S
Stories Above Ground	0	Average Story Height	0 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1986	Year Remodeled	1992
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	67%	Functional Percent Good	100%
Economic Percent Good	70%	Effective Age	16 yrs

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Image/Sketch for Parcel: 51-146-704-19



Sketch by Apex Medina™

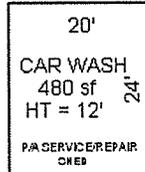
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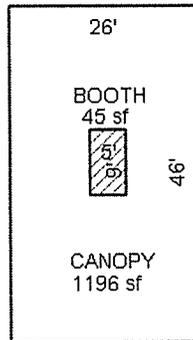
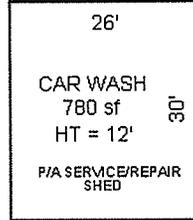
Image/Sketch for Parcel: 51-146-704-19

****VACANT CARWASH
P/A SERVICE/REPAIR SHED**

WD FRAME



C/BLK



TANKS:

- 1 - 10,000 GAL
- 1 - 12,000 GAL
- 1 - 4,000 GAL

4 PUMPS

***** TANKS/PUMPS REMOVED
FOR 2008 ASSESSMENT**

Sketch by Apex Medina™

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