

Livingston County Public Records - Full Detail Report W/Community Profile Report

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Full Detail Report w/Community Profile

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Location & Ownership

Property ID: 1115401013
Property Address: 2821 RUSSELL DR
City/ State/ Zip: HOWELL MI 48843-8881
Census Tract: 7427 **Block Group:** 1
Owner Name: JEFFREY LOOMIS
Taxpayer Address: 2821 RUSSELL DR
City/ State/ Zip: HOWELL MI 48843-8881
City/ Village/ Town: GENOA TWP
Subdivision: GENOA ESTATES #1
MLS Area: 01111-GENOA TWP
School District: HOWELL
Property Category: RS
Land Use: 401

[Photos](#) [Map](#)



Legal Description: SEC 15 T2N, R5E, GENOA ESTATES NO. 1, LOT 13

Taxes

Year	Season	Total Ad Valorum	Administrative Fees	Special Assessment	City/ Village / Township	Total Seasonal
2010	Summer	990.77	9.90	0.00	0.00	1,000.67
2009	Winter	630.69	7.35	105.00	0.00	743.04
2009	Summer	1,147.07	11.47	0.00	0.00	1,158.54
2008	Winter	629.45	7.29	100.00	0.00	736.74
2008	Summer	1,131.38	11.31	0.00	0.00	1,142.69
2007	Winter	615.32	7.10	95.00	0.00	717.42
2007	Summer	1,105.95	11.05	0.00	0.00	1,117.00
2006	Winter	683.53	7.73	90.00	0.00	781.26
2006	Summer	982.49	9.82	0.00	0.00	992.31

Assessments & Total Annual Tax

Year	Taxable Value	State Equalized Value	Homestead/ Percent	Total Taxes
2010	71,600.00	71,600.00	100.00	1,000.67
2009	82,300.00	82,300.00	100.00	1,901.58
2008	81,762.00	105,200.00	100.00	1,879.43
2007	79,924.00	115,900.00	100.00	1,834.42
2006	77,073.00	100,800.00	100.00	1,773.57

Transfer Information

Grantor	Grantee	Sale Date	Deed Date	Sale Price	Deed Type	Liber/ Page

KATHLEEN M MILING JEFFREY LOOMIS 11/7/2008 9/3/2008 138,000.00 WAR/DEED 31462/

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/ Page
POLARIS HM FNDG CORP	JEFFREY LOOMIS	10/1/2008	9/3/2008	140,760.00	MTG	28157/
TCF MORTGAGE CORPORATION	MILING, KATHLEEN M.	6/29/2001	6/7/2001	82,000.00	MTG	03036/ 0258
GREAT LAKES BANCORP	MILING, KATHLEEN M.	10/30/1996	9/20/1996	66,200.00	MTG	02104/ 0004

Characteristics

Living Area SF: 1898	Bedrooms:
Basement Square Footage: 1008	Bathrooms: 1.1
Year Built: 1975	Pool:
Year Remodeled:	Fireplace:
Exterior: WOOD	Garage Type: ATTACHED
Stories:	Garage Year Built:
Style:	Garage Length:
Roof Type/ Cover: GABLE/ ASPHALT SHINGLE	Garage Width:
Basement Type:	Garage Capacity:
Heat Type: FORCED AIR	Gas Service:
Heat Fuel: GAS	Water:
Central Air:	Sewer:
#1 Porch/ Breezeway:	Well:
#1 Porch Dimensions:	Neighborhood:
#2 Porch/ Breezeway:	Septic:
#2 Porch Dimensions:	Storm Sewer:
Construction Type:	Road Surface:
Land Dimension: 270 x 247	Through Street:
Land Sqft:	Topography:
Acres: 1.53	
Irregular:	

Commercial

Number of Buildings:
Number of Units:
Total Square Feet:

Community Information for Zip Code 48843

Part or All of the Communities of:	HOWELL		
Characteristics:	Growing Population, Low Residential Turnover		
Total Population:	43,625	In Current Residence 5+ Years:	36%
Density (People/Square Mile):	455	Annual Residential Turnover:	9%
Population Change Since 1990:	88%	Median Years in Residence:	3
Population Change Since 2000:	33%	Median Dwelling Age:	20
Median Age:	35.38	Owner-Occupied Dwellings:	68%
Number of Households:	17,005	Renter-Occupied Dwellings:	25%
Average Household Size:	3	Vacant Dwellings:	7%

RS/CO LISTINGS FOR SALE

RS/CO LISTINGS FOR LEASE

On-Market Listings:	324	On-Market Listings:	15
Foreclosed Listings:	34	Foreclosed Listings:	0
Median List Price:	\$168,950.00	Median List Price:	\$1,075.00
Sold Listings (Past Year):	609	Leased Listings (Past Year):	80
Sold Short Sales:	134	Leased Short Sales:	0
Median Sold Price:	\$130,000.00	Median Sold Price:	\$1,200.00
Median Cumulative DOM:	70	Median Cumulative DOM:	57

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