
BOARD AGENDA ITEM

Information/Discussion _____

Future Action _____

Action x _____

Item: Approval of Property Transfer Request

Submitted by: Kevin Philipps

Date: 09/09/2024

Recommended by: Kevin Philipps *KP*

Board Meeting Date: 09/16/2024

RECOMMENDATION:

It is recommended that the Kent ISD Board approve the property transfer request from 488 LLC for 480 Kinney Ave NW, Grand Rapids, MI 49534 to be transferred from the Grandville Public School District to the Kenowa Hills Public School District.

BACKGROUND:

Administration received a property transfer request on August 7, 2024, from 488 LLC, provided electronically, a petition with the Kent ISD for the transfer of property located at 480 Kinney Ave NW, Grand Rapids, MI 49534 from the Grandville Public School District to the Kenowa Hills Public School District, located within the Kent ISD.

488 LLC recently purchased 480 Kinney Ave NW, Grand Rapids, MI 49534 also known as, parcel (B) 41-13-20-351-007 and currently owns the commercial property 488 Kinney Ave NW, Grand Rapids, MI 49534, also known as, parcel (A) 41-13-20-351-006.

As you can see on the attached map and survey, 488 Kinney Ave NW, Grand Rapids, MI 49534 is 488 LLC's primary commercial property, and 480 Kinney Ave NW, Grand Rapids, MI 49534, is a vacant lot. While the two parcels function as one for the purpose of the commercial property, 480 Kinney Ave NW, Grand Rapids, MI 49534, is a vacant 0.07 acre grassy parcel and transferring 480 Kinney Ave NW, Grand Rapids, MI 49534 from the Grandville Public School District to the Kenowa Hills Public School District would create a clean boundary line and would simplify property tax.

Administration has sought the input of Grandville Public School District and Kenowa Hills Public School District. Both districts agreed this transfer request makes sense and would recommend the Kent ISD Board of Education approve the request.

If the request is approved, the administration will work with both school districts, local municipalities, Michigan Secretary of State and Department of Treasury to complete the transfer.



KENT INTERMEDIATE SCHOOL DISTRICT
2930 Knapp Street NE
Grand Rapids, MI 49525

PROPERTY TRANSFER REQUEST

Name: 488 KINNEY LLC Date: 8/24

Address: 488 KINNEY AVE NW

City: GRAND RAPIDS Zip: 49534 Phone: 616-752-4512

Are you the legal owner of the property? YES

Property Tax Description Number (Found on Tax Receipt) 41.13.20.351.007

County	Township	Section	Block	Parcel
<u>Kent</u>	<u>7N</u>	<u>20</u>		

Legal Description of Property (Found on Tax Receipt):

See attached survey

Requested transfer from: GRANDVILLE (School District)

To: KENOWA HILLS (School District)

Assessed Valuation for the last Two Years

20 23 22 - \$ 2,100 20 22 21 - \$ 2,000

Is this property contiguous (touching) the school district to which you are requesting transfer?

YES

Signature of Property Owner: [Signature]

Signature of Co-Owners: _____

If your request is approved, will you have school-aged children attending the new district? NO

If yes, please list all children:

Name	Age	School Attending	Grade
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Please explain below the reasons for this property transfer request (please use back if necessary):

Parcel B (see attached survey) has no purpose as it is less than 10' wide, contains only a grass area, and should be combined with the parent (adjacent) parcel.

Thank you for your consideration.

PROPERTY DESCRIPTION

FOR: Brod DeVries
488 Kinney Ave NW
Walker, MI 48354
PPN# 41-13-20-351-006 & 41-13-20-351-007
488 Kinney Ave - Mercantile Bank

EASTING DESCRIPTIONS:
PARCEL A: The South 132.00 feet of the North 792.00 feet of the West 330.00 feet of the Southwest 1/4 of the Southwest 1/4 of Section 20, T7N, R12W, City of Walker, Kent County, Michigan.

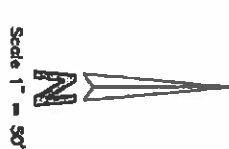
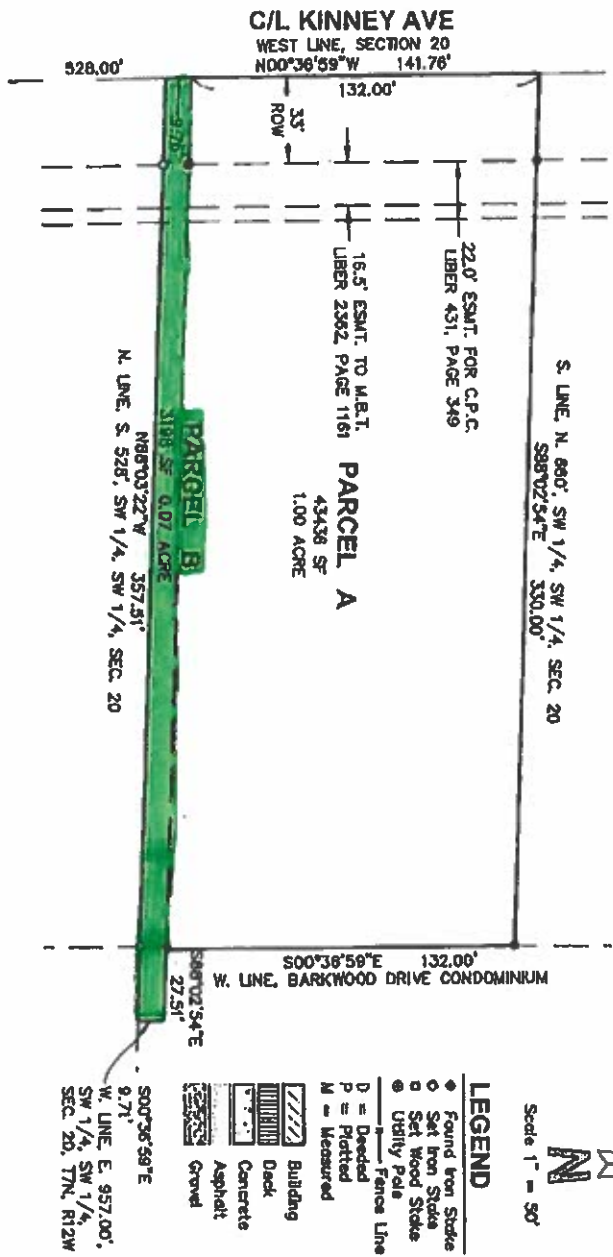
PARCEL B: The Southwest 1/4 of the Southwest 1/4 of Section 20, T7N, R12W, City of Walker, Kent County, Michigan, EXCEPT the North 792.00 feet and the South 502.00 feet and ALSO EXCEPT the East 957.00 feet of the remainder.

PROPOSED DESCRIPTION:
That part of the Southwest 1/4 of Section 20, T7N, R12W, City of Walker, Kent County, Michigan, described as: Commencing at the Southwest corner of said Section; thence N00°36'59"W 528.00 feet along the West line of said Section to the Point of Beginning; thence continuing N00°36'59"W 141.76 feet along said West line to the South line of the North 860.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section; thence S89°02'54"E 330.00 feet along said South line to the West line of Barkwood Drive Condominium according to Kent County Subdivision Plan No. 83; thence S00°36'59"E 132.00 feet along the West line of Barkwood Drive Condominium; thence S89°02'54"E 27.51 feet to the West line of the East 957.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section; thence S00°36'59"E 9.71 feet to the North line of the South 528.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section; thence N88°03'22"W 357.51 feet along said South line to the Point of Beginning.
CONTAINS: 48,834 SF or 1.07 acres



Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
7482 Meht Street
Lansing, MI 48426
Phone: 616.457.7030
www.feenstrainc.com

Proj	1069
File	20-7-12
Date	05/19/2022



- LEGEND**
- ◆ Found Iron Stake
 - Set Iron Stake
 - Set Wood Stake
 - Utility Pole
 - Fence Line
 - D = Deeded
 - P = Platted
 - M = Measured
 - ▨ Building
 - ▨ Deck
 - ▨ Concrete
 - ▨ Asphalt
 - ▨ Gravel

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, omissions and encumbrances.

Parcel to be transferred "B" (combined with parcel "A") 488 Kinney NW

Kent County Web Map

September 09, 2024



CITY OF WALKER
REQUEST FOR PROPERTY COMBINATION

Date May 28, 2024

I hereby request that the following parcels be combined into one parcel:

Parcel Number 41-13-20-351-007 ; Property Address 480 Kinney Ave NW

Parcel Number 41-13-20-351-006 ; Property Address 488 Kinney Ave NW

Parcel Number _____ ; Property Address _____

Parcel Number _____ ; Property Address _____

Property Address of New Parcel 488 Kinney Ave NW
Description See attached

Owner and Mailing Address 488 I.L.L.
488 Kinney Ave NW, Grand Rapids, MI 49534

Print Name of Owner or Agent Brad DeVries
Signature of Owner or Agent [Signature]
(616)453-2000
Telephone Number of Owner or Agent _____

Attachments:
Copy of Deed _____
Copy of Land Contact _____
Copy of Survey _____
Copy of Sketch _____

Approvals:
Meets Zoning Ordinance: Yes No _____
Meets Land Division Act: Yes No _____
Outstanding Special Assessments: Yes _____ No _____

[Signature] Zoning Official Approval
[Signature] Assessor's Approval
[Signature] Treasurer's Approval

Original to Kent County Property Description & Mapping - Copy to Applicant - Retain copy for file

Approved but Kent County cannot combine due to different school districts.

(Grandville Schools)
(Kenowa Hills Schools)



PETER F. MACGREGOR
 Kent County Treasurer
 300 Monroe Avenue NW
 Grand Rapids, MI 49503
 Phone (616) 632-7500 Fax (616) 632-7505

Land Division Tax Payment Certification Form

Name: 488 LLC Phone: (616)915-2000
 Owner Address: 488 Kinney Ave NW
 Owner City, State, Zip: Grand Rapids, MI 49534
 Property Address: 480 & 488 Kinney Ave NW
 Property City, State, Zip: Grand Rapids, MI 49534
 Parcel ID Number: 41-13-20-351-007 & 41-13-20-351-006

Attach a description of the parcel(s) to be split, combined, adjusted or changed.
 This form must also be accompanied by a receipt or check for the \$5.00 per parcel certification fee.

CERTIFICATION DENIED

The Kent County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment.

Delinquent Taxes Owed: _____

CERTIFICATION APPROVED

CERTIFICATION FEE COLLECTED

Pursuant to House Bill 4055, the Kent County Treasurer's Office certifies that all property taxes and special assessments due to the above parcel subject to the proposed division for the five years preceding the date of the application have been paid. This certification does not include taxes, if any, now in the process of collection by the City, Village or Township Treasurer.

Certified by: _____

Date Certified: _____

