



PROPERTY INFORMATION PACKAGE

Real Estate Auction

2925+/- SF, 5 BR, 1 BATH HOME ON 7.2 +/- ACRES



3056 Grand Blanc Rd, Swartz Creek, MI

Monday, August 14, 2023

Online bidding starts ending at 1pm

Open Houses: Thursday, July 27, 12-2pm & Friday, August 11, 3-5pm

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Disclaimer

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Auctioneer's Disclaimer

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective Purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at auction sale. Please review all information supplied and seek appropriate assistance prior to bidding at auction.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. All documents and information are being furnished to the bidder for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the bidder's risk. These documents are being provided without any warranty or representation, express or implied, as to its content, its suitability for any purpose or its accuracy, truthfulness or completeness. All parties acknowledge and agree that the Property is being sold "AS IS" with any and all faults, the Seller shall have no obligation for repairs or replacements noted in any inspection(s) made by or for Purchaser. Such repairs or replacements shall be the sole responsibility of Purchaser.

Purchaser and Seller acknowledge and agree that the only auctioneer/broker involved in this transaction is Sheridan Realty & Auction Co., and has acted as agent for the Seller in this transaction. Sheridan Realty & Auction Co. has not acted as agent in this transaction for the Purchaser.

Auctioneer has the right to sell this Property in any form or fashion that is legal and ethical in order to produce the best offer to the Seller.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



July 20, 2023

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located at 3056 Grand Blanc Rd, Swartz Creek, MI at public auction.

This is an online auction only, with the bidding ending on Monday, August 14, 2023 1:00pm. Open House inspections will be held Thursday, July 27, 12-2pm & Friday, August 11, 3-5pm.

This property is being offered "As Is, Where Is" with any and all faults. We encourage you to read through this Property Information Packet carefully and preview the property. The sale is not contingent upon your ability to acquire mortgage financing. You are expected to pre-qualify yourself with a lender before the auction. Don't forget the 10% down payment the day of the auction.

Please contact us if you have any questions:

Sheridan Realty & Auction Co. 517-676-9800

Sale Manager:
Stacy Sheridan-Byers 517-410-0833

Sincerely,

Bill Sheridan, CAI, AARE, GPPA
Sheridan Realty & Auction Co.

Doug Sheridan, CAI
Sheridan Realty & Auction Co.

740 S. Cedar St
Mason, MI 48854

www.sheridanauctionservice.com

Exhibit A
Terms and Conditions of Online Only Real Estate Auction

This online only auction is subject to Seller and/or lender confirmation and is a cash sale not contingent on or subject to financing, appraisal, survey, or inspections of any/or kind, as agreed to by bidders at registration prior to bidding and specified in the Agreement to Purchase Real Estate (the Contract) to which these terms and conditions are attached.

Once you place a bid, it cannot be removed, even if you have bid incorrectly. Therefore, please check and verify your bids before submitting.

Bidding increments are as follows:

\$200 - \$1000 = \$25
\$1,000 - \$10,000 = \$100
\$10,000 - \$25,000 = \$500
\$25,000 - \$500,000 = \$1,000
\$500,000 - \$1,000,000 = \$5,000
\$1,000,000 and up = \$10,000

Be advised that a Buyer's Premium of 10% is added to the high bid. Please take this into consideration when bidding. For example: if the final bid price on a property is \$100,000.00, then add the 10% buyer's premium of \$10,000.00 to get a final purchase price of \$110,000. This is then the actual sales price that will be used on the Purchase Agreement, and the amount upon which transfer tax and title insurance are based. At the close of the auction, the successful Bidder will be emailed a Contract to be executed and returned to Sheridan Realty & Auction Co. within Forty-Eight (48) hours.

The high bidder will then deposit earnest money of 10% of the total sale price in the form of a cashier's check or wire transfer to Sheridan Realty & Auction Co. within Forty-Eight (48) hours of the completion of the auction. The earnest money deposit is non-refundable. The entirety of the remaining balance (90% of the total sale price) is due at closing on or before Forty-Five (45) days from Auction Day. Buyer will be responsible for all wire transfers. If the Purchase Agreement is not accepted by the Seller and/or Lender, the Buyer will receive a full refund of their earnest deposit as soon as practicable.

Successful Bidders that do not execute and return their Contract with an Earnest Money deposit within Forty-Eight (48) hours of the conclusion of the auction will be considered in default. If a closing on the Real Property is delayed for any reason, Buyer, or other parties working on your behalf, including any lender you involve, you may be declared in breach of the Contract, forfeit all deposits made, and could be held liable for any and all costs incurred by Seller and Sheridan Realty & Auction Co. incurred in a subsequent resale of the property.

Per the Purchase Agreement, time is of the essence; you should proceed to closing within Forty-Five (45) days. Possession shall be given to the successful Buyer(s) at closing. All closing fees charged by the Title Company are shared equally between Buyer(s) and Seller(s).

Buyer(s) must be prepared to make a cash offer. There are no contingencies to this sale (i.e. financing, appraisal, repairs, or inspections), but for Seller(s) and/or Lender approval (referenced above). Therefore, Bidders should be "pre-qualified" by a lender (if you require financing) prior to submitting a bid. The property is being sold for cash "as-is, where-is" without representation or warranty of any kind. Buyer agrees to accept in its present condition, Real Property, including any personal property items not taken by Seller(s).

Sheridan Realty & Auction Co. (Sheridan) reserves the right to remove or cancel the bids and or bidding rights and privileges of any party at any time. The identity of all bidders will be verified. Bidding rights are therefore provisional, and if complete verification is not possible, Sheridan may reject the registration of a bidder, and bidding activity will be terminated.

Buyer acknowledges they are buying the Real Property "as-is, where-is", that Buyer(s) are relying on his/her own judgment and prior inspection. By signing an offer, Buyer(s) waive the 10-day lead based paint test. Equipment, if any, is sold with no warranty express or implied of any kind. Any excess materials left after the auction become the responsibility of the Buyer.

Seller(s) will provide an owner's policy of insurance and convey title with a Full Warranty Deed.

Sheridan and their representatives are Exclusive Agents of the Seller(s). Sheridan reserves the right to negotiate a final sales price on behalf of the Seller, or bid on behalf of the Seller, if necessary.

Real Estate is sold subject to any and all existing matters of record, and all easements, building use or zoning laws and regulations, including drain assessments, tile drainage system rights of way, and PAll6 agreements. Properties that are rented are subject to Tenant's Rights. There are no security deposits associated with the Real Property. Taxes will be pro-rated to the closing date. Buyer agrees to assume all amortization schedules if applicable. Any drain assessments will be assumed by Buyer.

There are no surveys on any property. Buyer is purchasing by way of parcel ID and legal description only. All maps used in auction materials in print or online are based on specific County Equalization maps. Sheridan makes no guarantee that the maps are accurate.

All Sheridan Realty & Auction Co. Online Only Real Estate Auctions are timed events that have an auto-extend feature. Any bid placed within 5 minutes of a lot ending will automatically extend that lot for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are received within the 5-minute time frame.

During this auction process there is a chance that you will be outbid. At that time you will receive an outbid notification by email. Bidders may also find out if they have been outbid by refreshing the individual lot information. Due to varying internet connections/speed, sometimes email notifications can be delayed. We are not responsible for the failure of any part of the bidding process or internet bidding.

If you are bidding against someone who has placed a max bid in the system, the max bid that is placed first will take precedence over a bid placed after. This means that the person who placed the bid first will have the high bid, in the event that the same bid is placed.

Sheridan Realty & Auction Co. has full discretion to modify the date and time, order, and details of the auction for any reason or no reason at all, including but not limited to technical issues, emergencies, and convenience of Sheridan Realty & Auction Co. or the Seller.

In the event that there are technical difficulties related to the server, software or any other online auction-related technologies, Sheridan Realty & Auction Co., MarkNet Alliance and the Seller reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Sheridan Realty & Auction Co., MarkNet Alliance or the Seller shall be held responsible for a missed bid or the failure of the software to function properly for any reason. Email notifications may be sent to registered bidders with updated information as deemed necessary.

Your use of this site and bid placement constitutes your acceptance and agreement to adhere to these terms. Please print a copy for your records. All bidders are responsible for reading all terms and conditions carefully. Lack of knowledge of Auction Terms and Conditions will not release bidders from their obligations.

The terms and conditions of the Purchase Agreement, including these additional terms (Exhibit A), shall survive closing and the benefits shall inure to the respective heirs, successors, representative and assigns of the Parties.

Sheridan Realty & Auction Co. reserves the right to revise The Terms and Conditions.

274647

3056 W Grand Blanc Rd Road, Swartz Creek, MI 48473
Residential ActiveAgent Copy
\$177,000

| Name | Office | Primary | Office | E-mail |
|---|---|---|---|---|
| Listing Member: Stacy Byers Sheridan 6501300307 | LO: Sheridan Realty and Auction Co. 6505277904 | 517-410-0833 | 517-676-9800 | stacy@sheridanauctionservice.com |
|  | | | | |
| 2023 Greater Lansing Association of REALTORS® | | | | |
| County: City: Key: Township/Tax Authority: Property Sub-Type: Entry Level: Entry Location: List Price: List Price/SqFt: Listing Date: Baths Full - Total: Baths Half - Total: Baths - Total: Bedrooms Total: Pool Private: Spa: Directions: | Genesee Swartz Creek cbx Mundy Twp Single Family Residence 1 Side Porch \$177,000 \$60.51 07/20/2023 1 0 1 5 No No | Lot Acres: Lot Size Dimensions: Waterfront: School District: Subdivision: Home Warranty: Reserved Items: Year Built: Occupancy: Owner Name: Building Area Total SqFt: Total Livable Area: Living Area Source: Association Fee/Yr: Short Sale: Real Estate Owned: | 7.19 irregular No Carman-Ainsworth None No No 1900 AC Skinner 3,372 2,925 Estimated No No | 7.19 irregular No Carman-Ainsworth None No No 1900 AC Skinner 3,372 2,925 Estimated No No |

3056 W Grand Blanc Rd Road

Legal: A POL BEG S 89 DEG 38 MIN 25 SEC W 300 FT FROM SE COR OF SEC TH S 89 DEG 38 MIN 25 SEC W 497 FT TH N 0 DEG 21 MIN 35 SEC W 468 FT TH N 89 DEG 38 MIN 25 SEC E 143.03 FT TH N 0 DEG 31 MIN 12 SEC W 226.21 FT TH N 89 DEG 45 MIN 48 SEC E 356.09 FT TH S 0 DEG 14 MIN 12 SEC E 693.45 FT TO POB SEC 15 T6N R6E 7.19 A (97) FR 15-15-400-013

Eq Year: 2022
Parcel #: 15-15-400-026
State Eq Value: \$88,600
Tax Year: 2022
Taxable Value: \$58,608
Taxable Value Year: 2022
Taxes: \$2,284.39
Zoning: Rural Residential

#Full Baths 3: 0
#Half Baths 3: 0
#Full Baths 2: 0
#Half Baths 2: 0
#Full Baths 1: 1
#Half Baths 1: 0
#Full Baths B: 0
#Half Baths B: 0
Level 1 Finished Area: 1,462
Level 2 Finished Area: 1,462
Level 3 Finished Area: 0
Below Grade Finished Area: 0
Above Grade Finished Area: 2,925
SqFt - Basement: 448

| Room Name | Level | Dimensions | Room Features | Remarks | Room Name | Level | Dimensions | Room Features | Remarks |
|-----------------|-------|------------|---------------|---------------------------------|-----------|-------|------------|---------------|---------------------------------|
| Primary Bedroom | First | 15 x 9.6 | | Room measurements are estimates | Kitchen | First | 30 x 22 | | Room measurements are estimated |
| Living Room | First | 28 x 14 | | Room measurements are estimates | | | | | |
| Dining Room | First | 28 x 16 | | Room Measurements are estimated | | | | | |

Appliances: Dishwasher
Basement: Michigan
Cooling: Central Air
Disclosures: Lead Based Paint; Sellers Disclosures
Exterior: Wood Siding
Foundation Details: Stone
Heating: Forced Air

Land & Acreage: 5+ thru 10 Acres
Lot Features: Agricultural; Farm
Laundry Features: Laundry Room; Main Level
Levels: Two
Parking Features: Garage Spaces: 0
Patio & Porch Features: Porch
Property Use: Investment; Primary
Road Frontage Type: County Road
Access Code: Side Porch
Showing Requirements: Showing Time
Special Listing Cond: Estate
Sewer: Public Sewer
Terms: Cash; Conventional
Water Source: Well

Public Remarks: THIS IS AN AUCTION. ONLINE BIDDING ENDS MONDAY, AUGUST 14, 2023 AT 1:00. LOG ONTO [WW.SHERIDANACTIONSERVICE.COM](#) TO BID. Welcome to 3056 W Grand Blanc Rd., This charming farmhouse on a picturesque setting offers everything you are looking for. Whether you are looking for a bit of a fixer upper or a development opportunity, this property has it all. The 1900 Farmhouse boosts 2925 sq feet with plenty of charm.
Agent to Agent Remarks: THIS IS AN AUCTION. ONLINE BIDDING ENDS MONDAY, AUGUST 14, 2023 AT 1:00. LOG ONTO [WW.SHERIDANACTIONSERVICE.COM](#) TO BID. Welcome to 3056 W Grand Blanc Rd., This charming farmhouse on a picturesque setting offers everything you are looking for. Whether you are looking for a bit of a fixer upper or a development opportunity, this property has it all. The 1900 Farmhouse boosts 2925 sq feet with plenty of charm.

| | | |
|--------------------------------|--------------------------------|----------------------|
| Original List Price: \$177,000 | Days On Market: 0 | Buyer Agency Fee: 2% |
| | Cumulative DOM: 0 | Other Fee: 0 |
| | Status Change Date: 07/20/2023 | Sub Agency Fee: 0% |
| | Expiration Date: 11/01/2023 | Trans Coord Fee: 0% |
| | | Variable Rate: No |

Information is deemed to be reliable, but is not guaranteed. © 2023 [MLS](#) and [FBS](#). Prepared by Stacy Byers Sheridan on Thursday, July 20, 2023 1:20 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Property Features

County: Genesee

Township: Mundy

School District: Carman-Ainsworth Schools

Property Number: 15-15-400-026

Property Class: 401 Residential Improved

Zoning: RSA (Residential, Suburban Agriculture)

Acreage: 7.190

Square Footage: 2925 sq. ft

Property Information

5 Bedroom, 1 bath home on 7.19 acres in Swartz Creek, MI.

Parcel # 15-15-400-026

SEV \$88,600

Taxable Value \$58,608

Taxes: \$1381.60 (Summer 2023) \$902.79 (Winter 2022)

Carman-Ainsworth Schools

Square Feet: 2925

Built in 1900

5 Bedrooms

1 Bath

Forced heat & air

2 Out buildings

Well & public sewer



Genesee County GIS



Map Publication:
07/13/2023 11:39 AM

60m
200ft

powered by
FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Genesee County expresses no warranty for the information displayed on this map document.

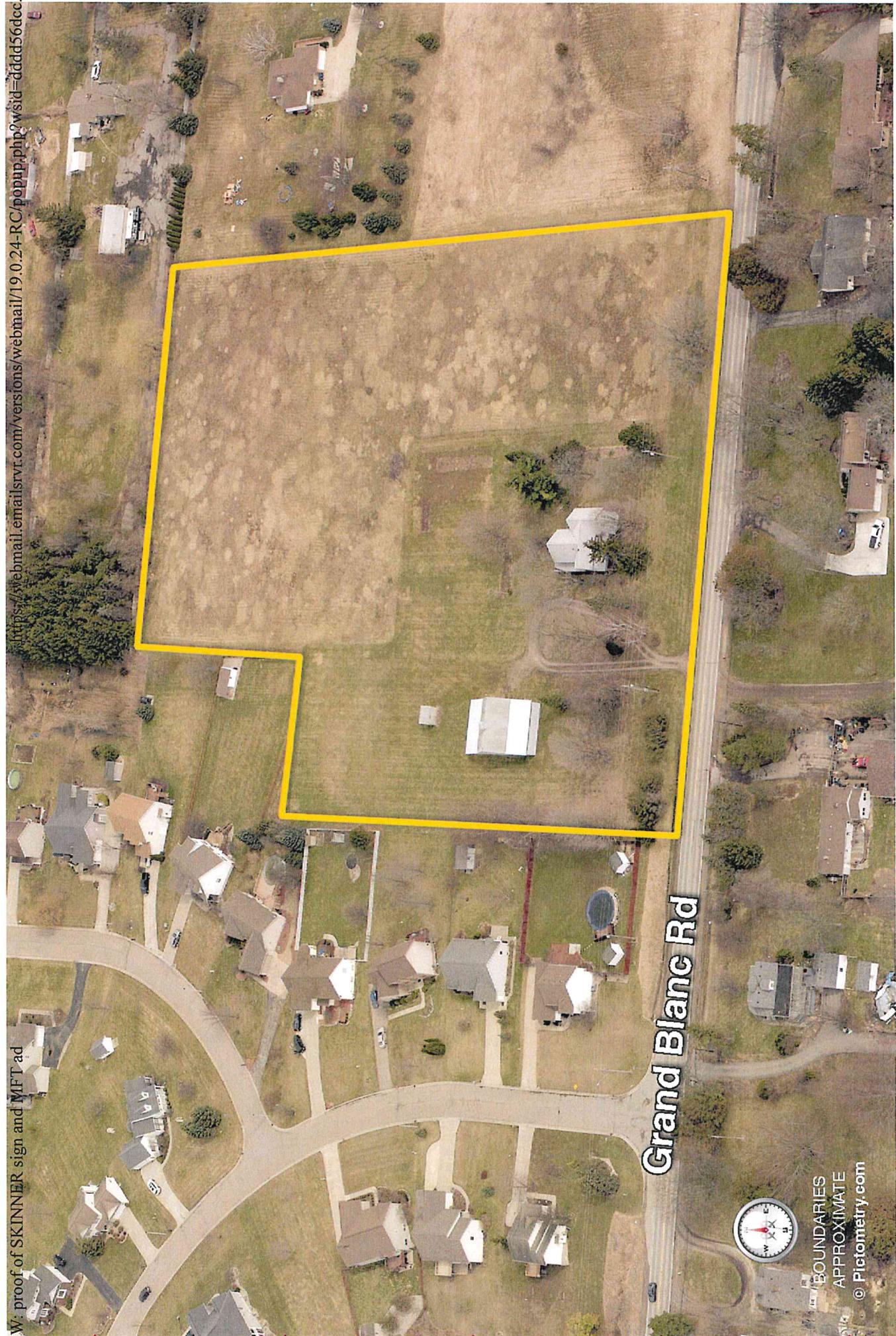
15-15-400-026

SKINNER FAMILY REVOC. LIVING TRUST
3056 GRAND BLANC RD, SWARTZ CREEK

W GRAND BLANC RD

SILVER FOX RUN

MARSACK DR



Grand Blanc Rd



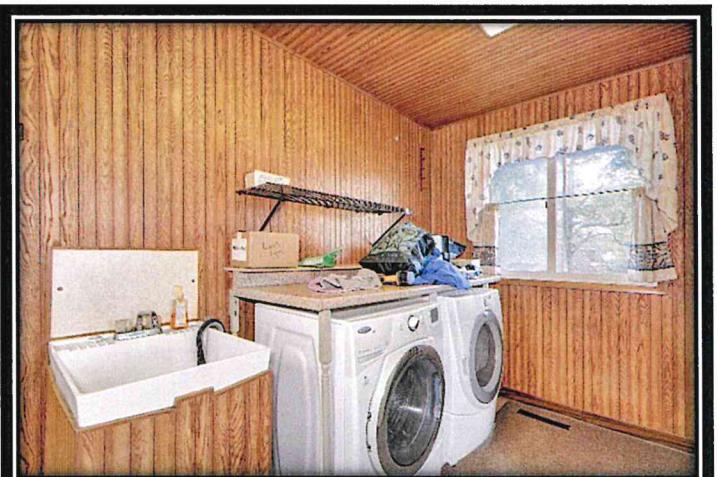
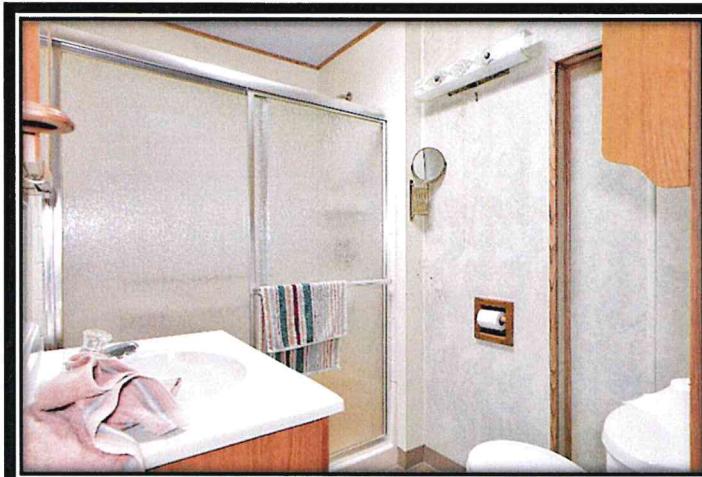
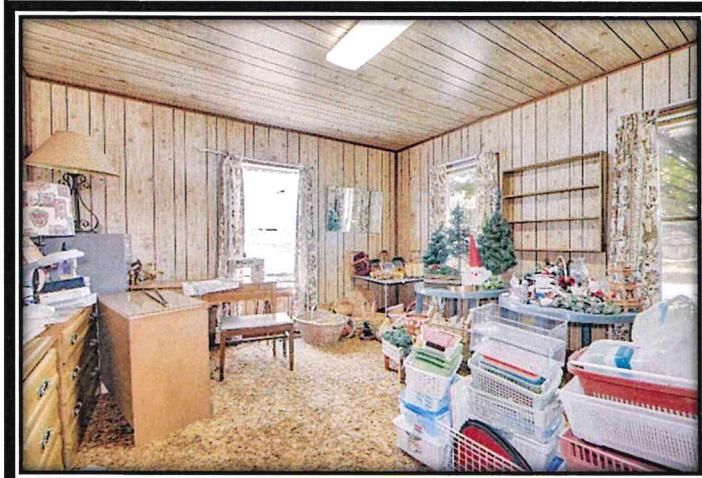
BOUNDARIES
APPROXIMATE
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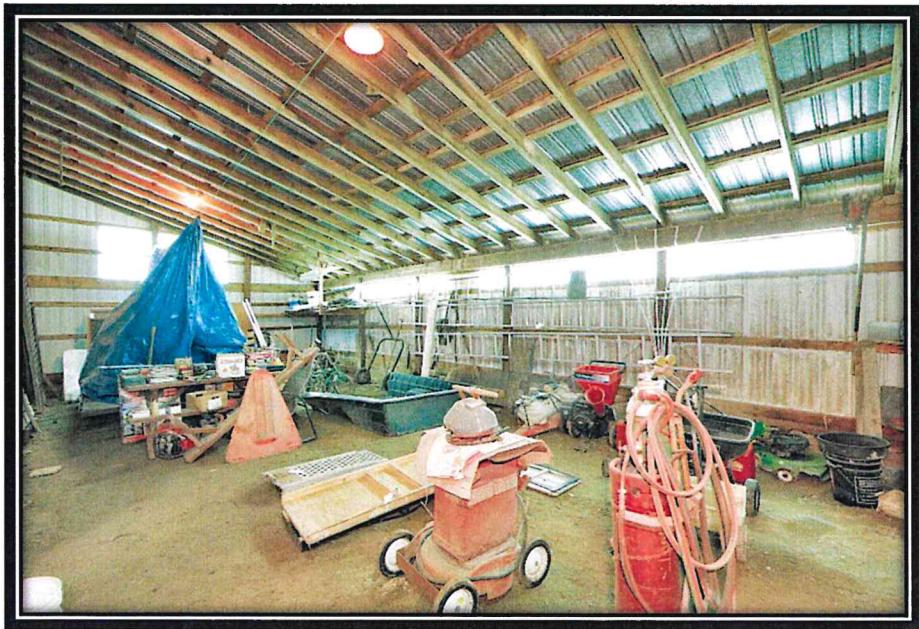
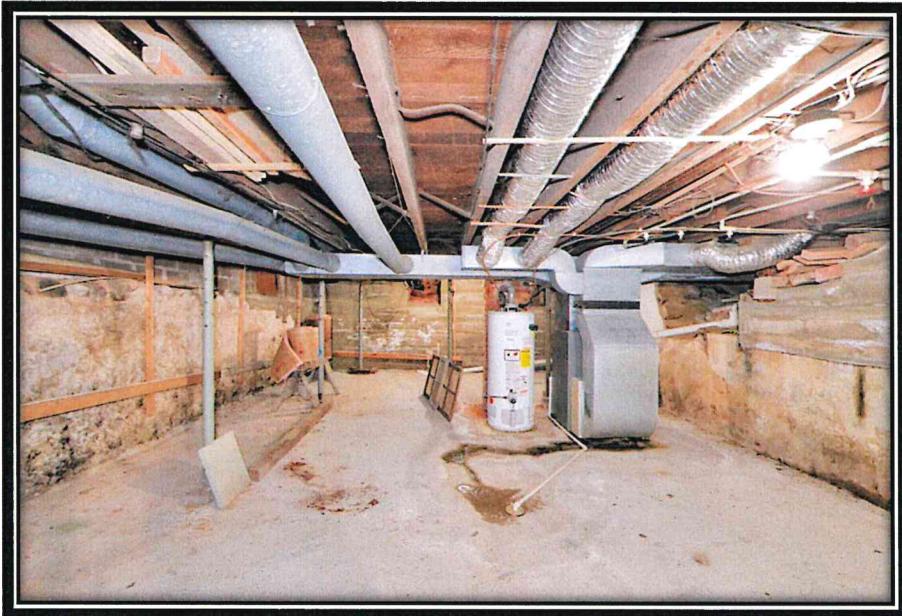
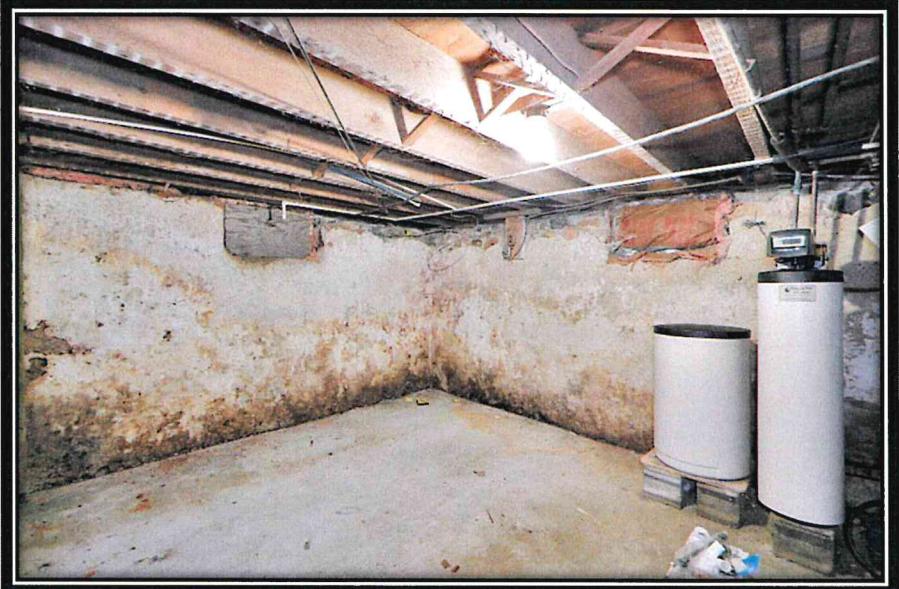


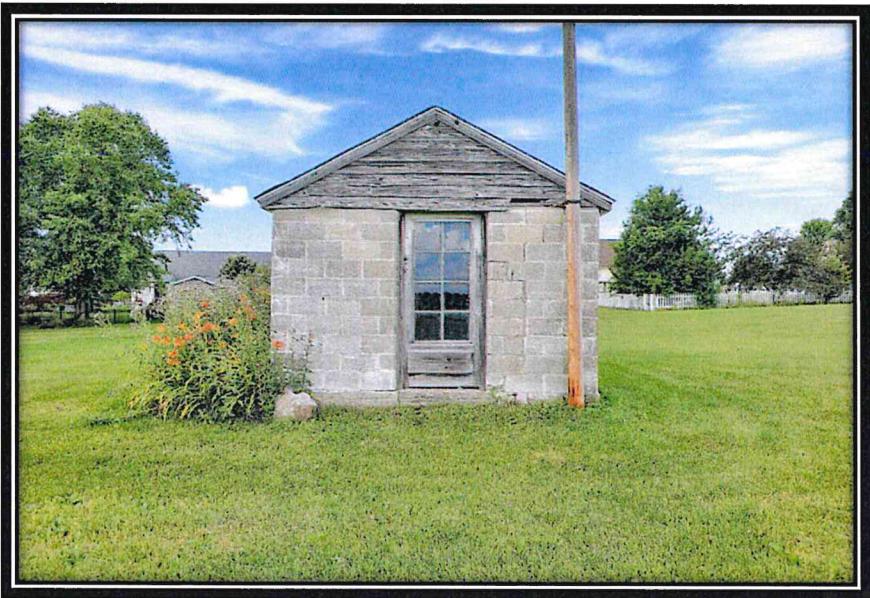
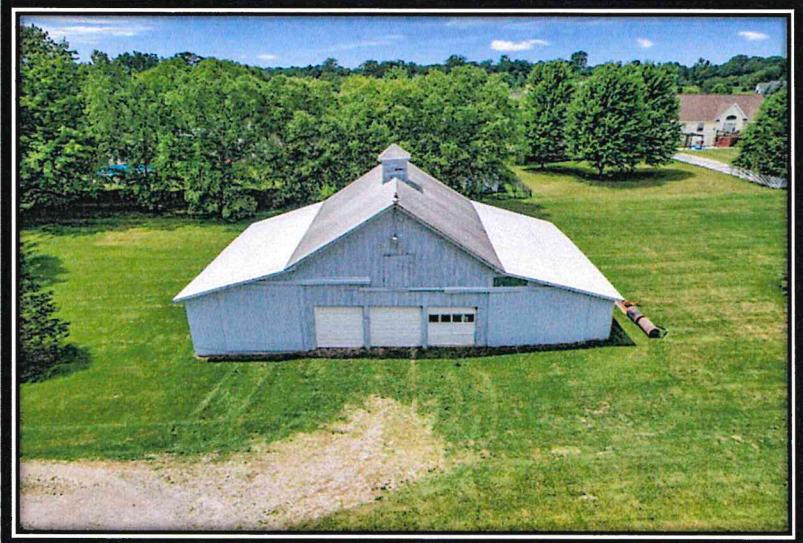
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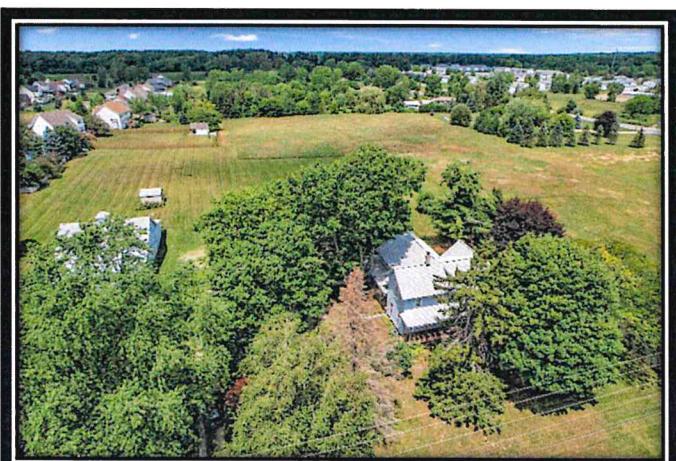
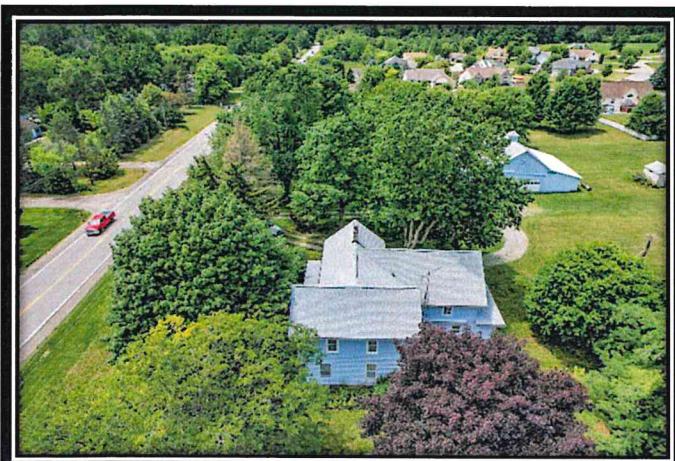
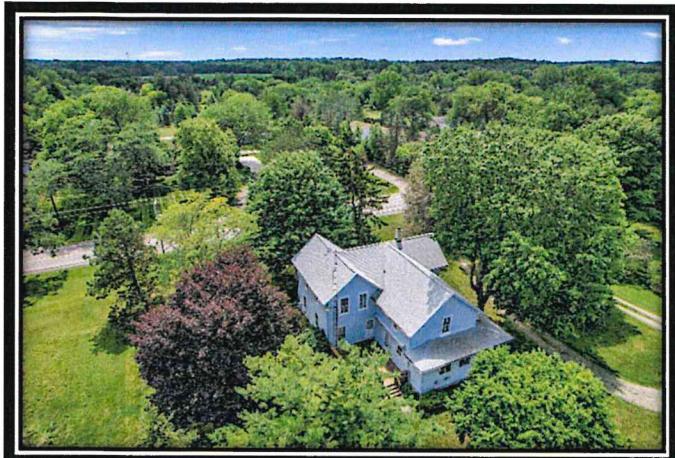
3056 W. Grand Blanc Rd. Swartz Creek, MI











3056 GRAND BLANC RD W SWARTZ CREEK, MI 48473 (Property Address)

Parcel Number: 15-15-400-026 Account Number: 169572



Item 1 of 2

1 Image / 1 Sketch

Property Owner: SKINNER FAMILY REVOC LIVING TRUST
 HAGER, SHERYL
UB Customer Name:**Summary Information**

> Residential Building Summary

- Year Built: 1900
- Bedrooms: 0
- Full Baths: 1
- Half Baths: 0
- Sq. Feet: 2,925
- Acres: 7.190

> Assessed Value: \$88,600 | Taxable Value: \$58,608

> Property Tax information found

> 3 Building Department records found

> Utility Billing information found

Owner and Taxpayer Information

Owner
 SKINNER FAMILY REVOC. LIVING
 TAXPAYER
 TRUST
 3056 GRAND BLANC RD
 SWARTZ CREEK, MI 48473

 THOMAS SKINNER
 501 WEST OWASSA ROAD
 PHARR, TX 78577

General Information for Tax Year 2022

| | | | |
|----------------------------|--------------------------|---------------------------------|--------------------|
| Property Class | 401 RESIDENTIAL-IMPROVED | Unit | 15 MUNDY TOWNSHIP |
| School District | CARMAN-AINSWORTH SCHOOLS | Assessed Value | \$88,600 |
| MAP # | Not Available | Taxable Value | \$58,608 |
| USER NUM IDX | Not Available | State Equalized Value | \$88,600 |
| USER ALPHA 1 | Not Available | Date of Last Name Change | 04/03/2018 |
| USER ALPHA 3 | Not Available | Notes | Not Available |
| Historical District | Not Available | Census Block Group | Not Available |
| PHONE | Not Available | Exemption | No Data to Display |

Principal Residence Exemption Information

Homestead Date 02/18/1994

| Principal Residence Exemption | June 1st | Final |
|-------------------------------|------------|------------|
| 2022 | 100.0000 % | 100.0000 % |

Previous Year Information

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2021 | \$84,600 | \$84,600 | \$56,736 |
| 2020 | \$81,100 | \$81,100 | \$55,953 |
| 2019 | \$76,000 | \$76,000 | \$54,910 |

Land Information

| | | | |
|--------------------------------|---------------------|---|--------------------|
| Zoning Code | RSA | Total Acres | 7.190 |
| Land Value | \$47,000 | Land Improvements | \$0 |
| Renaissance Zone | No | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood | TWP MODERATE MEDIUM | Mortgage Code | No Data to Display |
| Lot Dimensions/Comments | No Data to Display | Neighborhood Enterprise Zone | No |

| Lot(s) | Frontage | Depth |
|----------------|----------|-------|
| No lots found. | | |

Total Frontage: 0.00 ft**Average Depth: 0.00 ft**

Legal Description

 A-POB-REC-5-89-DEC-38-MIN-25-SEC-W-300 FT FROM SE COR OF SEC THLS 89 DEG 38 MIN 25 SEC W 497 FT TH N 0 DEG 21 MIN 35 SEC W 468 FT TH N 89 DEG 38 SEC E 356.09 FT TH S 0 DEG 14 MIN 12 SEC E 693.45 FT TO POB SEC 15
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| | | | |
|----------------------------|--------------------|-------------------------------|---------------|
| 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 | 01/01/2001 | 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 |
|------------|------------|------------|------------------------------|------------------------------------|---------------|------------|
| 03/03/2001 | \$0.00 | QC | SKINNER, THOMAS H & SANDRA L | SKINNER FAMILY REVOC. LIVING TRUST | 09-FAMILY | BAR CODE |

Building Information - 2925 sq ft TWO-STORY (Residential)

General

| | | | |
|---------------------|---------------|-------------------|--------------------|
| Floor Area | 2,925 sq ft | Estimated TCV | \$141,107 |
| Garage Area | 0 sq ft | Basement Area | 448 sq ft |
| Foundation Size | 1,600 sq ft | | |
| Year Built | 1900 | Year Remodeled | No Data to Display |
| Occupancy | Single Family | Class | CD |
| Effective Age | 63 yrs | Tri-Level | No |
| Percent Complete | 100% | Heat | Forced Heat & Cool |
| AC w/Separate Ducts | No | Wood Stove Add-on | No |
| Basement Rooms | 0 | Water | Water Well |
| 1st Floor Rooms | 6 | Sewer | Public Sewer |
| 2nd Floor Rooms | 6 | Style | TWO-STORY |
| Bedrooms | 0 | | |

Area Detail - Basic Building Areas

| Height | Foundation | Exterior | Area | Heated |
|------------|-------------|----------|-----------|------------|
| 1.75 Story | Crawl Space | Siding | 572 sq ft | 1.75 Story |
| 2 Story | Mich. Bsmnt | Siding | 448 sq ft | 2 Story |
| 2 Story | Crawl Space | Siding | 448 sq ft | 2 Story |
| 1 Story | Crawl Space | Siding | 132 sq ft | 1 Story |

Basement Finish

| | | | |
|----------------|---------|------------------------|---------|
| Recreation | 0 sq ft | Recreation % Good | 0% |
| Living Area | 0 sq ft | Living Area % Good | 0% |
| Walk Out Doors | 0 | No Concrete Floor Area | 0 sq ft |

Plumbing Information

| | |
|----------------|---|
| 3 Fixture Bath | 1 |
|----------------|---|

Porch Information

| | | | |
|---------------|-----------|------------|----------|
| WCP (1 Story) | 192 sq ft | Foundation | Standard |
| WCP (1 Story) | 168 sq ft | Foundation | Standard |

Deck Information

| | |
|--------------|-----------|
| Treated Wood | 320 sq ft |
|--------------|-----------|

Building Information - 1200 sq ft Farm Implement (Equipment Shop) Buildings (Agricultural)

| | | | |
|-----------------------|---|-------------------------|--------------------|
| Type | Farm Implement (Equipment Shop) Buildings | Class | D,Frame |
| Floor Area | 1,200 sq ft | Estimated TCV | \$2,696 |
| Perimeter | 140 ft | Height | 10 ft |
| Year Built | 1960 | Quality | Average |
| Percent Complete | 100% | Heat | No Heating/Cooling |
| Physical Percent Good | 24% | Functional Percent Good | 40% |
| | | Age | 56 yrs |

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| | | | |
|------------------------------|------------------------|--------------------------------|--------------------|
| Type | Farm Utility Buildings | Class | D,Pole |
| Floor Area | 800 sq ft | Estimated TCV | \$1,640 |
| Perimeter | 120 ft | Height | 10 ft |
| Year Built | 1977 | Quality | Low Cost |
| Percent Complete | 100% | Heat | No Heating/Cooling |
| Physical Percent Good | 41% | Functional Percent Good | 50% |
| Economic Percent Good | 100% | Effective Age | 39 yrs |

Building Information - 800 sq ft Farm Utility Buildings (Agricultural)

| | | | |
|------------------------------|------------------------|--------------------------------|--------------------|
| Type | Farm Utility Buildings | Class | D,Pole |
| Floor Area | 800 sq ft | Estimated TCV | \$2,195 |
| Perimeter | 120 ft | Height | 10 ft |
| Year Built | 1977 | Quality | Low Cost |
| Percent Complete | 100% | Heat | No Heating/Cooling |
| Physical Percent Good | 41% | Functional Percent Good | 50% |
| Economic Percent Good | 100% | Effective Age | 39 yrs |

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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3056 GRAND BLANC RD W SWARTZ CREEK, MI 48473 (Property Address)

Parcel Number: 15-15-400-026 Account Number: 169572



Item 1 of 2

1 Image / 1 Sketch

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Owner and Taxpayer Information
Owner
 SKINNER FAMILY REVOC **Taxpayer**
 LIVING TRUST
 3056 GRAND BLANC RD
 SWARTZ CREEK, MI
 48473

 THOMAS SKINNER
 501 WEST OWASSA
 ROAD
 PHARR, TX 78577
Amount Due
 Current Taxes: **\$1,381.60**
[Pay Now](#)
Legal Description

A POL BEG S 89 DEG 38 MIN 25 SEC W 300 FT FROM SE COR OF SEC TH S 89 DEG 38 MIN 25 SEC W 497 FT TH N 0 DEG 21 MIN 35 SEC W 468 FT TH N 89 DEG 38 MIN 25 SEC E 143.03 FT TH N 0 DEG 31 MIN 12 SEC W 226.21 FT TH N 89 DEG 45 MIN 48 SEC E 356.09 FT TH S 0 DEG 14 MIN 12 SEC E 693.45 FT TO POB SEC 15 T6N R6E 7.19 A (97) FR 15-15-400-013

Other Information**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

7/13/2023

[Recalculate](#)**Tax History**

| Year | Season | Total Amount | Total Paid | Last Paid | Total Due | |
|------|--------|--------------|------------|------------|-------------------|-------------------------|
| 2023 | Summer | \$1,381.60 | \$0.00 | | \$1,381.60 | Pay Now |
| 2022 | Winter | \$902.79 | \$902.79 | 02/28/2023 | \$0.00 | |
| 2022 | Summer | \$1,322.93 | \$1,322.93 | 08/25/2022 | \$0.00 | |
| 2021 | Winter | \$901.59 | \$901.59 | 02/14/2022 | \$0.00 | |
| 2021 | Summer | \$1,288.94 | \$1,288.94 | 08/10/2021 | \$0.00 | |
| 2020 | Winter | \$774.36 | \$774.36 | 12/29/2020 | \$0.00 | |
| 2020 | Summer | \$1,241.30 | \$1,241.30 | 09/10/2020 | \$0.00 | |
| 2019 | Winter | \$767.72 | \$767.72 | 12/19/2019 | \$0.00 | |
| 2019 | Summer | \$1,223.41 | \$1,223.41 | 07/11/2019 | \$0.00 | |

[Load More Years](#)

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

3056 GRAND BLANC RD MI 48473 (Property Address)

Parcel Number: 15-15-400-026 Account Number: 169572



Item 1 of 2

1 Image / 1 Sketch

Property Owner: SKINNER FAMILY REVOC LIVING TRUST
 HAGER, SHERYL
UB Customer Name:**Summary Information**

> Residential Building Summary

- Year Built: 1900
- Bedrooms: 0
- Full Baths: 1
- Half Baths: 0
- Sq. Feet: 2,925
- Acres: 7.190

- > Assessed Value: \$88,600 | Taxable Value: \$58,608
- > Property Tax information found
- > 3 Building Department records found

> Utility Billing information found

Owner Information

Not Available

Amount Due

Property Total

\$0.00

Projects

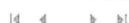
Project Number

Filed As

Status

Number of Items

No records to display.



Displaying items 0 - 0 of 0

Permits

To request an inspection or pay on a record, click View

| Permit Type | Permit Number | Associated Project | Status | Date Issued | Last Inspection | Amount Due | View |
|-------------|---------------|--------------------|---------|-------------|-----------------|------------|----------------------|
| Building | PB1200037 | | FINALED | 5/30/2012 | 6/6/2012 | \$0.00 | View |
| Electrical | PE2100072 | | FINALED | 6/3/2021 | 6/28/2021 | \$0.00 | View |



Displaying items 1 - 2 of 2

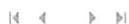
[Apply for a Permit](#)**Attachments**

Date Created

Title

Record

No records to display.



Displaying items 0 - 0 of 0

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3056 GRAND BLANC RD W SWARTZ CREEK, MI 48473 (Property Address)

Parcel Number: 15-15-400-026 Account Number: 169572



Item 1 of 2

1 Image / 1 Sketch

Property Owner: SKINNER FAMILY REVOC LIVING TRUST
HAGER, SHERYL
UB Customer Name:**Summary Information**

> Residential Building Summary

- Year Built: 1900
- Bedrooms: 0
- Full Baths: 1
- Half Baths: 0
- Sq. Feet: 2,925
- Acres: 7.190

- > Assessed Value: \$88,600 | Taxable Value: \$58,608
- > Property Tax information found
- > 3 Building Department records found

> Utility Billing information found

Customer Information

| | | | |
|----------------|---|-----------------------|---------------|
| Name | HAGER, SHERYL | Parcel Number | 15-15-400-026 |
| Address | 3056 GRAND BLANC RD W SWARTZ CREEK, MI 48473 | Account Number | 169572 |

Amount Due

| | |
|-------------------------|---------------|
| Total Amount Due | \$0.00 |
| Pay Now | |

Current Bill

[Click here for a printer friendly version](#)

| | | | |
|-------------------|------------|------------------|------------|
| Amount Due | \$0.00 | Bill From | 03/01/2023 |
| Due Date | 07/15/2023 | Bill To | 05/31/2023 |

| Billing Item | Previous Amount | Current Amount | Penalties & Interest | Balance |
|-----------------|-----------------|----------------|----------------------|---------------|
| SEWER FLAT RATE | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

History (102 Items Found)

Starting Date Ending Date [Click here for a printer friendly version](#)

| Posted | Action | Other Info | Read Type | Read | Usage | Amount | Balance |
|-----------|-----------------|-------------------|-----------|------|-------|------------|----------|
| 7/10/2023 | Payment Posted | R23-246456 | | 0.00 | 0.00 | (\$113.22) | \$0.00 |
| 7/1/2023 | Bill Calculated | 03/01/23-05/31/23 | | 0.00 | 0.00 | \$113.22 | \$113.22 |
| 4/3/2023 | Payment Posted | R23-240390 | | 0.00 | 0.00 | (\$109.92) | \$0.00 |
| 4/1/2023 | Bill Calculated | 12/01/22-02/28/23 | | 0.00 | 0.00 | \$109.92 | \$109.92 |
| 1/10/2023 | Payment Posted | R23-235199 | | 0.00 | 0.00 | (\$109.92) | \$0.00 |
| 1/1/2023 | Bill Calculated | 09/01/22-11/30/22 | | 0.00 | 0.00 | \$109.92 | \$109.92 |
| 10/6/2022 | Payment Posted | R22-229248 | | 0.00 | 0.00 | (\$98.93) | \$0.00 |
| 10/1/2022 | Bill Calculated | 06/01/22-08/31/22 | | 0.00 | 0.00 | \$98.93 | \$98.93 |
| 8/11/2022 | Payment Posted | R22-225892 | | 0.00 | 0.00 | (\$100.91) | \$0.00 |
| 7/19/2022 | Penalty | | | 0.00 | 0.00 | \$1.98 | \$100.91 |
| 7/1/2022 | Bill Calculated | 03/01/22-05/31/22 | | 0.00 | 0.00 | \$98.93 | \$98.93 |
| 4/4/2022 | Payment Posted | R22-217807 | | 0.00 | 0.00 | (\$98.93) | \$0.00 |
| 4/1/2022 | Bill Calculated | 12/01/21-02/28/22 | | 0.00 | 0.00 | \$98.93 | \$98.93 |

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GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT

Page 1 of 4

Property Address:
3056 W. Grand Blanc Rd

Street: Swartz Creek, MICHIGAN 48473

City, Village, Township: Mundy Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

| Yes | No | Unknown | Not Available | Yes | No | Unknown | Not Available |
|-------------------------------------|----|---------|---------------|---------------------------|----|---------|---------------|
| Range/oven | | | | Lawn sprinkler system | | | X |
| Dishwasher | X | | | Water heater | X | | |
| Refrigerator | X | | | Plumbing system | X | | |
| Hood/fan | | | | Water softener/ | X | | |
| Disposal | X | | | conditioner | | | |
| TV antenna, TV rotor & controls | | | X | Well & pump | X | | |
| Electrical system | | | X | Septic tank & drain field | X | | |
| Garage door opener & remote control | X | | X | Sump pump | | | X |
| Alarm system | | | X | City water system | | | |
| Intercom | | | X | City sewer system | X | | |
| Central vacuum | | | X | Central air conditioning | X | | |
| Attic fan | | | X | Central heating system | X | | |
| Pool heater, wall liner & equipment | | | X | Wall Furnace | | | X |
| Microwave | X | | X | Humidifier | | | |
| Trash compactor | | | X | Electronic air filter | X | | |
| Ceiling fan | X | | X | Solar heating system | | | X |
| Sauna/hot tub | | | X | Fireplace & chimney | | | X |
| | | | | Wood-burning system | | | |
| | | | | Washer | X | | |
| | | | | Dryer | X | | |

Explanations (attach additional sheets, if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER, EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

1. Basement/Crawl space: Has there been evidence of water? yes no
- If yes, please explain: _____
2. Insulation: Describe, if known: Urea Formaldehyde foam insulation (UFFI) is installed? unknown yes no
3. Roof: Leaks? Approximate age, if known: _____
4. Well: Type of well (depth/diameter, age, and repair history, if known): unknown yes no
- Has the water been tested? If yes, date of last report/results: _____
5. Septic tanks/drain fields: Condition, if known: 10 year
6. Heating system: Type/approximate age: 10 year
7. Plumbing system: Type: copper galvanized other plastic. Any known problems? No
8. Electrical system: Any known problems? No
9. History of infestation, if any: (termites, carpenter ants, etc.) No

SELLER Cheryl Haeger

SELLER

Cheryl Haeger

Date

6/7/23



GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT



Page 2 of 4
MI 48473

Address: 3056 W. Grand Blanc, Rd

Swartz Creek

10. **Environmental problems:** Are you aware of any substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks, and contaminated soil on the property.
unknown yes no

If yes, please explain:

11. **Flood Insurance:** Do you have flood insurance on the property?
unknown yes no

12. **Mineral Rights:** Do you own the mineral rights?
unknown yes no

Other items: Are you aware of any of the following:

1. Features of the property shared in common with adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property?
unknown yes no
2. Any encroachments, easements, zoning violations, or nonconforming uses?
unknown yes no
3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others) or a homeowners' association that has any authority over the property?
unknown yes no
4. Structural modification, alterations, or repairs made without necessary permits or licensed contractors?
unknown yes no
5. Settling, flooding, drainage, structural, or grading problems?
unknown yes no
6. Major damage to the property from fire, wind, floods, or landslides?
unknown yes no
7. Any underground storage tanks?
unknown yes no
8. Farm or farm operation in the vicinity, or proximity to a landfill, airport, shooting range, etc.?
unknown yes no
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?
unknown yes no
10. Any outstanding municipal assessment fees?
unknown yes no
11. Any pending litigation that could affect the property or the Seller's right to convey the property?
unknown yes no

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary:

The Seller has lived in the residence on the property from 1957 (date) to 2022 (date). The Seller has owned the property since 1957 (date). The Seller has indicated above condition of all items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of the Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW, AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller Cheryl L. Hayes
Seller _____

Date 6/7/23
Date _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____ Time _____
Buyer _____ Date _____ Time _____



**GREA...R LANSING ASSOCIATION OF REALTOR®
SELLER'S DISCLOSURE STATEMENT**



Page 3 of 4

This addendum is a supplement to the attached Seller's Disclosure Statement which constitutes disclosure of the property in compliance with the Seller's Disclosure Act, effective as of January 8, 1994, and as amended July 1, 1996.

Property Address: 3056 W. Grand Blanc. Rd

Swartz Creek

MI 48473

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If you do not know the facts, check UNKNOWN. If some items do not apply to your property, check N/A (Nonapplicable).

This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

Property conditions, Improvements, and additional information:

| | YES | NO | UNKNOWN | N/A |
|--|------------|-----------|----------------|------------|
| 1. Is the property located within a regulated Historic area or district? | | X | | |
| 2. Is any part of the property located within a designated floodplain? | | X | | |
| 3. Is any part of the property located within a wetland? | | X | | |
| 4. Is the property in a permit or restricted parking area? | | X | | |
| 5. Are there any agricultural production or set-aside agreements? | | X | | |
| 6. Has the property been or is it now subject to any leases, encumbrances, Or reservations such as: gas, oil, minerals, fluoro or hydrocarbons, timber, crops, or other surface/subsurface rights? | | X | | |
| 7. Are there deed restrictions or specific covenants which may Govern this property over and above local zoning ordinances? | | X | | |
| 8. Are there any Homeowner Association Fees? Homeowner Association fee _____ | | X | | |
| Name _____ | | | | |
| Contact _____ | | | | |
| 9. Are there currently any red tags or zoning violations with the taxing authority/municipality? | | X | | |
| 10. Are there reserved items: (List below) | | | | |

If yes to any of 1-10 above, please explain:

| | | | | |
|--------------------------------|--------------------|------------------|------------------|-----------------------|
| 11. Current Utility Providers: | a. Gas/Propane | <u>Consumers</u> | e. Electric | <u>Consumers</u> |
| | b. Water | <u>Wells</u> | f. Sewer | <u>Muncy, Inc</u> |
| | c. Cable | <u>N/A</u> | g. Internet | <u>N/A</u> |
| | d. Water Treatment | <u>N/A</u> | h. Smart Devices | <u>Carver (Ansco)</u> |

| | | |
|--------------|--|-------------------------------|
| Other Items: | 1. Water Heater: Approximate age, if known | <u>N/A</u> |
| | 2. Has septic system been pumped: | <u>N/A</u> if so, what date? |
| | 2. Is Property currently registered or licensed as a rental? | <u>Yes</u> <u>X</u> <u>No</u> |

Note: Some taxing authorities require licensing or registration for rental property.

| | |
|---|---------------------------------------|
| If property is currently licensed or registered: | <u>N/A</u> |
| What is the maximum occupancy limit? | <u>N/A</u> |
| What is the maximum parking limit? | <u>N/A</u> |
| 3. Current Taxing Status of property: 100% Homestead | NonHomestead or partial What percent? |

CH 6/1/23 6/1/23 6/1/23 6/1/23

Initials of Seller (s)

Date

Initials of the Buyer (s)

Date



**GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT**

3056 W. Grand Blanc, Rd

Swartz Creek

MI



Page 4 of 4
48473

Address

BUYER IS ADVISED THAT THE STATE QUALIFIED VALUE OF THE PROPERTY AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSORS OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY OBLIGATIONS CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller discloses that the approximate gross living area above grade within the property is computed at _____ square feet and was determined by:

Foundation measurement _____ Assessor record _____ Appraiser record _____
Builder plans _____ No determination is made _____

Seller authorizes such square footage to be used by REALTOR® for Public information purposes.

Additional Pertinent information:

Seller certifies that the information in this Statement is true and correct to the best of the Seller's Knowledge as of this date. This Statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

Seller CMS Date 6/17/23

Seller _____ Date _____

Buyer has read and acknowledges receipt of this addendum.

Buyer _____ Date _____

Buyer _____ Date _____

Seller reaffirms as if _____ (the date of closing) that all disclosures made in this Addendum or in the Seller's Disclosure Statement, or subsequently in writing, remain true and in effect, EXCEPT:

Seller _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Disclaimer: This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.



GREATER LANSING ASSOCIATION OF REALTORS®
LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



Property Address: 3056 W. Grand Blanc. Rd, Swartz Creek, MI 48473

Lead Warning Statement

Every Purchaser with any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller with any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

I. Seller's Disclosure

CK
initials

(A) Presence of lead-based paint and/or lead-based paint hazards. (Check one below):

Qb

Known lead-based paint and/or lead-based paint hazards are present in/on the property.
(Explain):

CK
initials

Seller has no knowledge of lead-based paint and/or lead-based paint hazards
in/on the property.

CK
initials

(B) Records and reports available to the Seller. (Check one below):

CK
initials

Seller has provided the Purchaser with all available records and reports pertaining to
lead-based paint and/or lead-based paint hazards in/on the property (list documents
below):

X

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint
hazards in/on the property.

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: 6/1/23

Seller(s) Cherylynn Haeger

II. Agent's Acknowledgment

CK
initials

Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of
his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: 6/1/23

Agent: Stacy Byers Sheridan

III. Purchaser's Acknowledgment

(A)
 (B)

Purchaser has received copies of all information listed above.
Purchaser has received the federally approved pamphlet *Protect Your Family from Lead
in Your Home*.

(C)
initials

Purchaser has (check one below):
 Received a 10-day opportunity (or other mutually agreed upon period) to conduct a
risk assessment or inspection of the presence of lead-based paint or lead-based paint
hazards;
 Waived the opportunity to conduct a risk assessment or inspection for the presence of
lead-based paint and/or lead-based paint hazards.

Purchaser certifies to the best of his/her knowledge, the Purchaser's statements above are true and accurate.

Date: _____ Purchaser(s) _____

OR Seller represents and warrants that the listed property was built in 1978 or later, and that, therefore, the
federally-mandated lead-based paint disclosure regulations do not apply to this property.

Address: _____
initials



GREATER LANSING ASSOCIATION OF REALTORS®



**RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD
REDUCTION ACT 42 U.S.C. 4852d**

Property Address: 3056 W. Grand Blanc. Rd
Swartz Creek, MI 48473

The disclosure requirements listed below are imposed on Sellers of residential housing prior to 1978.

Sellers must disclose the presence of any lead-based paint hazards actually known to Seller. A Lead-Based Paint Sellers' Disclosure Form for providing such information is on the reverse of this form. This disclosure must be made prior to the Sellers' acceptance of the Purchasers' offer. An offer may not be accepted until after the disclosure requirements are satisfied; and the Purchasers have had an opportunity to review the disclosure language, and to amend their offer, if they wish.

If the Sellers are aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:

- *The Sellers' basis for determining that lead-based paint and/or lead-based paint hazards exist;
- *The location of the lead-based paint and/or lead-based paint hazards;
- *The condition of the painted surfaces.

If a lead-based paint hazard is not known to the Seller, the disclosure must include a statement disclaiming such knowledge.

The Seller must provide a list of any records and reports available to the Sellers pertaining to lead-based paint and/or lead-based paint hazards, copies of which must be provided to the Purchasers (if no such records or reports exist, the disclosure statement should affirmatively so state.)

Sellers must provide to Purchasers the government mandated Lead Warning Statement contained on the reverse side of this form.

Sellers must provide Purchasers with a copy of the federal pamphlet entitled *Protect Your Family from Lead in Your Home*. A local REALTOR® for a copy.

Sellers must permit a Purchaser a ten- (10-) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before the Purchasers become obligated under the Purchase and Sale Contract.

The undersigned hereby acknowledge that the REALTOR® named below has reviewed with us the *Responsibilities of a Homeowner Regarding Residential Lead-Based Paint Hazard Reduction Act*.

NOTICE: Federal law requires Sellers and Agents to retain a copy of this form for at least three years from the completion date of the sale.

SELLER(S)

REALTOR®

(height, weight)

DATE: 6/7/23

DATE: _____



Carman-Ainsworth Community Schools

A Collaborative Community Working
Together to Guarantee Learning for Every
Student

[District Home](#) [Select a School](#)  [Sign In](#)

About Carman- Ainsworth

Our District History

The Carman-Ainsworth Community Schools dates back to the 1830's. Early records show that School District #8 was established in 1837. In 1847, this district was renamed the Carman School District in honor of Elijah Carman, a farmer who donated a section of his land for use as a school site. This historic site is at the modern day corner of Bristol and Foster Roads. The original Carman School District was only a small fraction



[Departments](#)

[Employees](#)

[Health/Safety](#)

[Parents](#)

[Students](#)

[Technology](#)

[Calendar](#)

[Our History](#)

essentially unchanged.

Important Dates in Our History

Demographics

This new district had quadrupled its enrollment overnight in July, 1961. With the exception of the City of Flint, it was the largest school district in the county. The burgeoning school system required new school buildings to accommodate the growing community. In the fall of 1961, a new high school was opened and named after the father-son team, Donnelson and Wayne Ainsworth, who between the two had held a seat on the Carman Board of Education for over 60 years. Ainsworth High School was overcrowded with students the day it opened. District officials immediately began plans to build a second high school in the north end of the district. In 1967, Carman High School opened as the sister high school to Ainsworth. Simultaneously, the Carman School District was divided into two K-12 attendance zones with students in the southern end of the district graduating from Ainsworth and students in the northern end graduating from Carman.

In 1986, the Carman School District officially changed its name to the Carman-Ainsworth Community Schools. This change was motivated by two issues. The first was a desire to reflect the dual K-12 communities that existed in the district. The second reason for the name change was to designate the "community school" approach embraced by the staff and Board. In 1970, the Carman School district experienced its highest historical enrollment with nearly 10,000 K-12 students. Enrollment started to decline in the 1970's with the decline of the automotive industry. By the mid 1980's, the student population had dropped to around 5,000 and economic realities necessitated the closure of several school buildings. All three of the middle schools were closed and sold. The district reorganized from two high schools and K-12 attendance zones to one. Ainsworth High School became the sole junior high school and Carman High School became the sole high school.

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Carman-Ainsworth Community Schools

A Collaborative Community Working Together to Guarantee Learning for Every Student

ADDRESS: G-3475 W. Court Street, Flint, MI 48532

PHONE: 810-591-3700

FAX: 810-591-3290

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About Carman- Ainsworth

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Carman-Ainsworth Community

The Carman-Ainsworth community is the most diverse in Genesee County and perhaps one of the most diverse communities in the state north of the metro Detroit area. Stretching over a 12-mile narrow band along the Interstate-75 and U.S.-23 corridor, the community is an inner-ring suburb of the city of Flint, Michigan. The school district comprises a majority of Flint Township and portions of the agricultural municipality of Mundy Township as well as small sections of the cities of Burton and Flint.

Flint Township is home to more houses of worship than any other municipality in the county. While most of the district's 34,000 residents describe themselves as Christians, the community is also home to the two Jewish synagogues in the county as well as an Islamic mosque.

In 2002, residents approved the then largest school renovation project in the history of Genesee County (\$50 million bond issue). Committed parents and local residents formed a community-based school support committee called C.A.R.E.S. - Carman-Ainsworth Residents for Excellent Schools.

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MUNDY TOWNSHIP

GENESEE COUNTY, MI

Urban Appeal With A Country Feel

Current Weather 66° Clouds

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COMMITTEES



Alert

TOWNSHIP OFFICES ARE OPEN MON-THURS, 8AM-6PM, CLOSED ON FRIDAY. IF YOU REQUIRE REMOTE ASSISTANCE, PLEASE CONTACT THE APPROPRIATE DEPARTMENT BY PHONE AT (810) 655-4631, OR EMAIL: CONTACT@MUNDYTWP-MI.GOV.

VARIOUS TOWNSHIP BOARD AND COMMISSION MEETINGS CAN BE VIEWED VIA ZOOM AT: <https://zoom.us/join>
MEETING ID: 648 429 4311 PASSCODE: iQFhe1

CARTS/COLLECTIBLES SHOULD BE PLACED CURBSIDE NO LATER THAN 6:00 A.M. ON TUESDAYS. IF YOUR PICK UP IS MISSED, PLEASE LEAVE YOUR COLLECTIBLES OUT AT THE CURB. [FOR ADDITIONAL INFORMATION VISIT THIS PAGE.](#)

[2023 Republic Services Residential Trash/Recycling/Yard Waste Collection Schedule](#)

2023 Republic Services Holidays: Memorial Day (May 29th); Independence Day (July 4th); Labor Day (September 4th) & Christmas Day (December 25th). Collections will be delayed, by one day until Wednesday, only during those holiday weeks

Genesee County Metropolitan Planning Commission (GCMPC) 2023 Recycle Day Event Schedule for Household Hazardous Waste and Electronics Collections. ***BY APPOINTMENT ONLY*** [See this link for flyer details.](#)

To make an appointment, visit GCMPC Website at: <http://www.gcmpc.org/recycle-day/>

[**Habitat for Humanity Free Residential Latex Paint Recycling**](#)

UPCOMING
Events[View All](#)

July 2023

| S | M | T | W | T | F | S |
|----|----|----|----|----|----|----|
| 25 | 26 | 27 | 28 | 29 | 30 | 1 |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 | 1 | 2 | 3 | 4 | 5 |

July 18th, 2023
10:00 a.m. Board of Review

July 24th, 2023
7:00 p.m. Regular Board Meeting

LATEST

News

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APRIL 6, 2023
Mosquito Abatement Forms

AUGUST 23, 2021
Building Department Online Services are now available!

AUGUST 23, 2021
GENESEE COUNTY ROAD COMMISSION & M.D.O.T. UPDATES:

P.I.P.

Thank you for reviewing the entire Property Information Package. We look forward to seeing you at the auction. If you have any questions please don't hesitate to contact us!



Stacy Sheridan-Byers

Phone: (517) 410-0833
Fax: (517) 676-4440

Email: stacy@sheridanauctionservice.com

Website: www.sheridanauctionservice.com