



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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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 PA116 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

Agent Copy
\$177,000

Residential Active

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

Directions: US 23 to Grand Blanc Rd. West

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
#Full Baths 2: 0
#Full Baths 1: 1
#Full Baths B: 0

#Half Baths 3: 0
#Half Baths 2: 0
#Half Baths 1: 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 WWW.SHERIDANAUCTIONSERVICE.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 boasts 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 WWW.SHERIDANAUCTIONSERVICE.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 boasts 2925 sq feet with plenty of charm.

Original List Price: \$177,000

Days On Market: 0
Cumulative DOM: 0
Status Change Date: 07/20/2023
Expiration Date: 11/01/2023

Buyer Agency Fee: 2%
Other Fee: 0
Sub Agency Fee: 0%
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



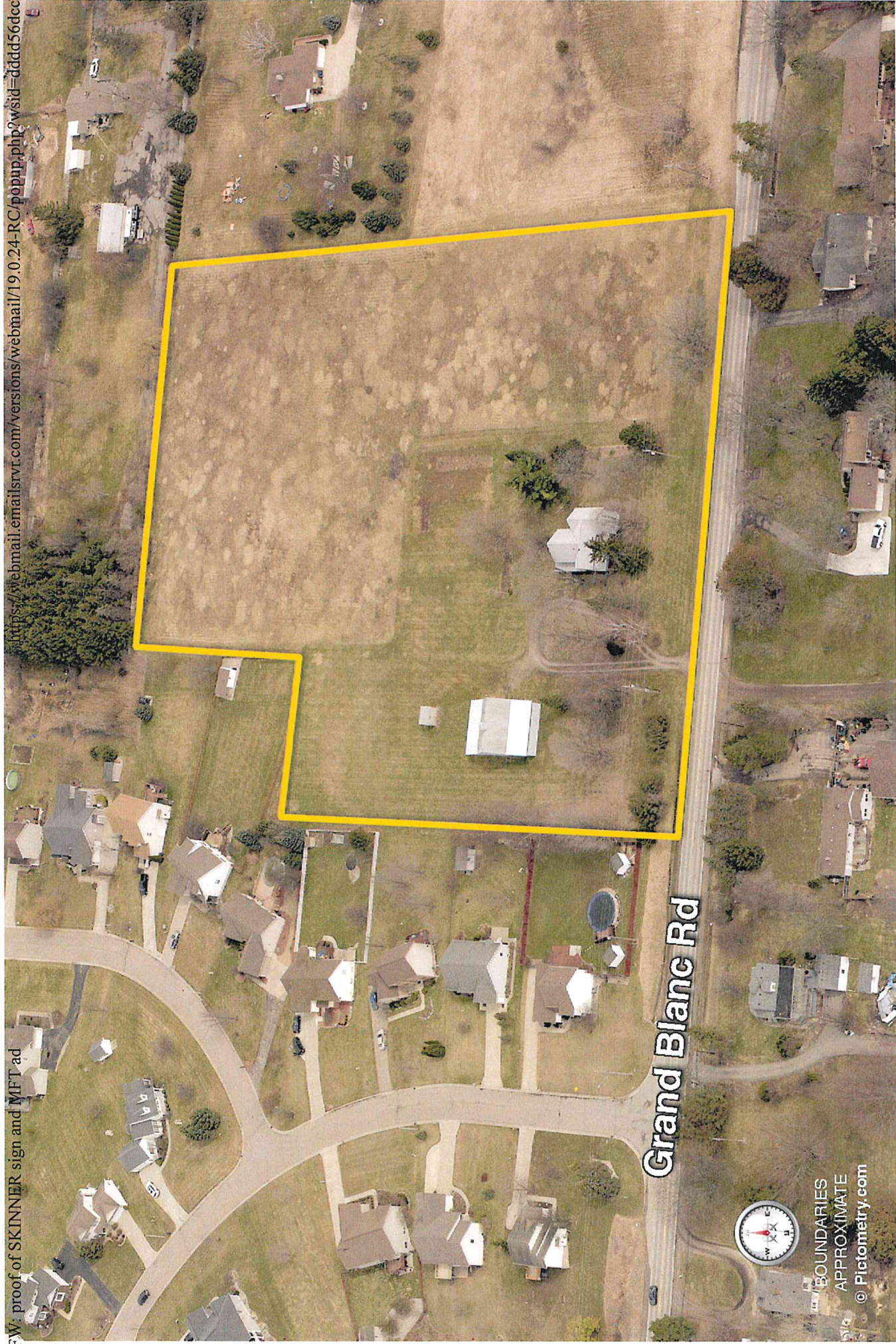
Genesee County GIS



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



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.



Grand Blanc Rd



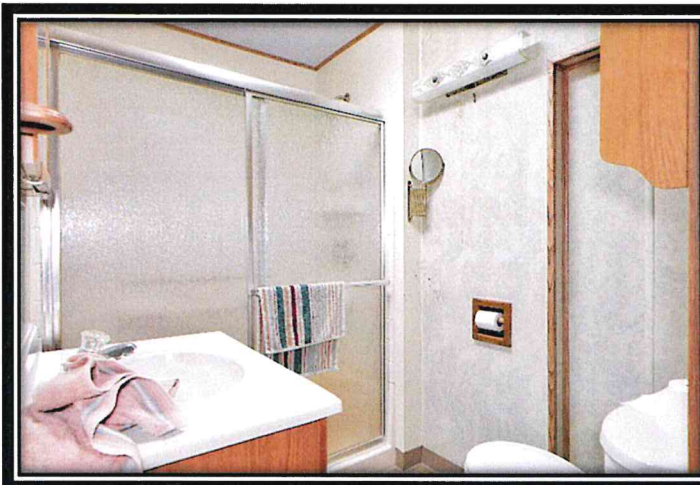
BOUNDARIES
APPROXIMATE
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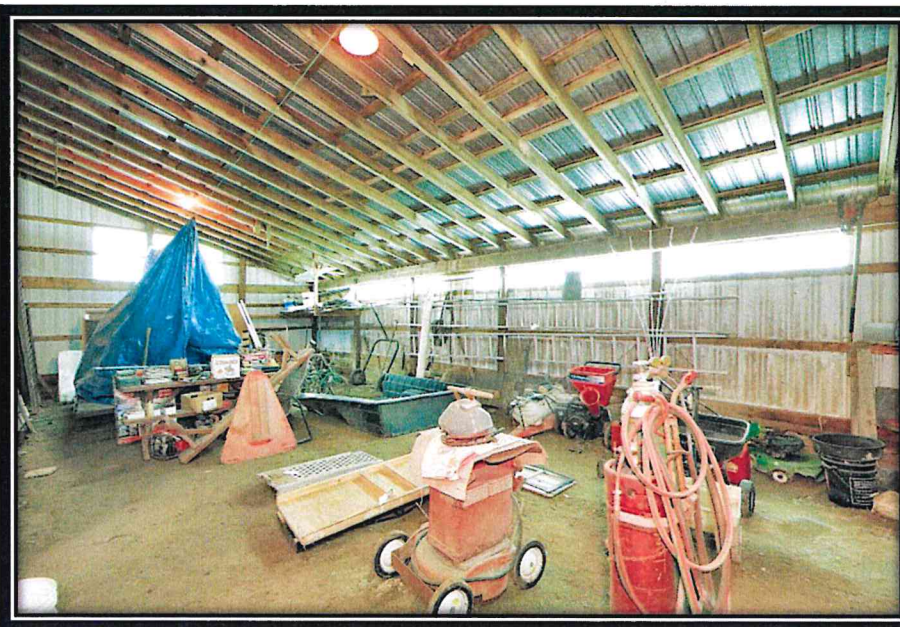
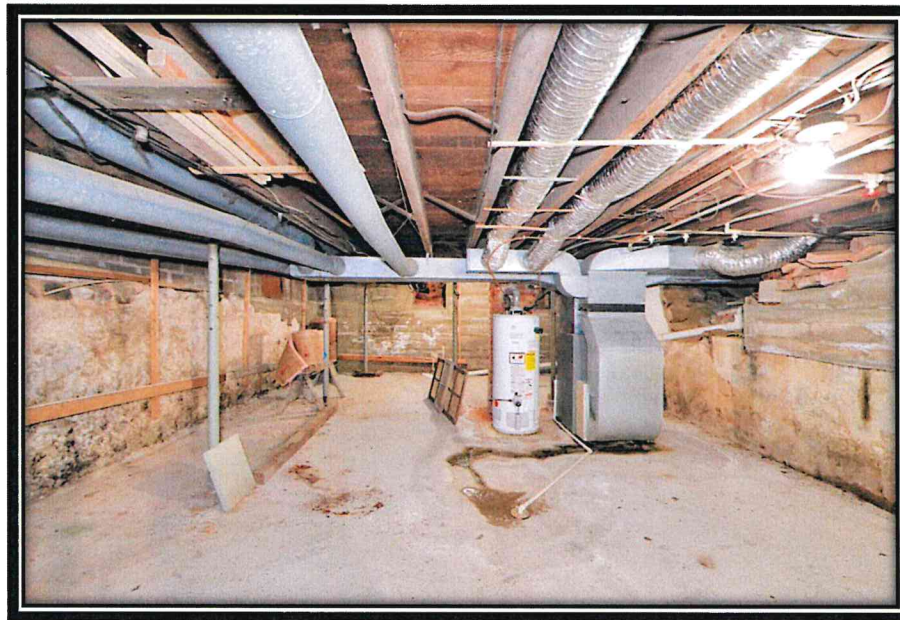
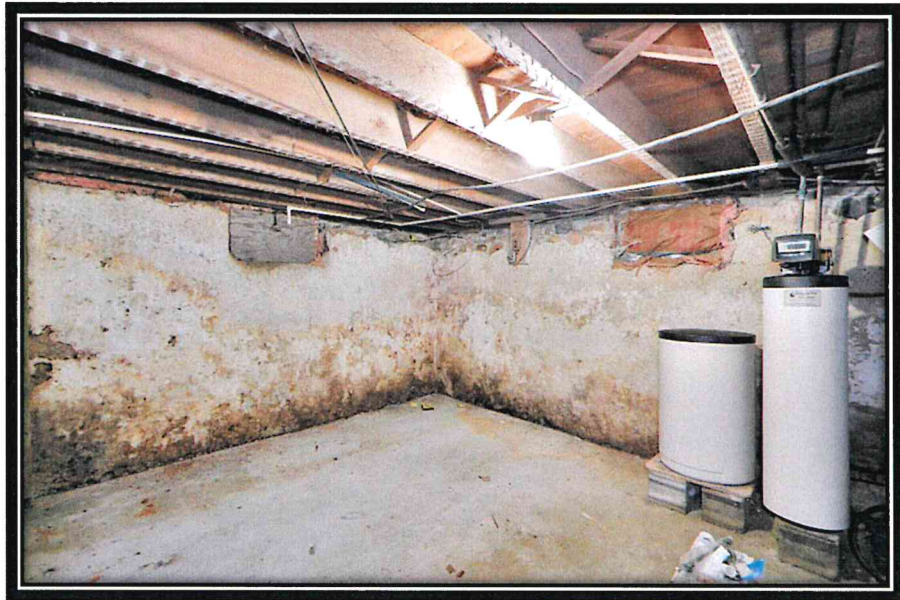


PHOTO GALLERY

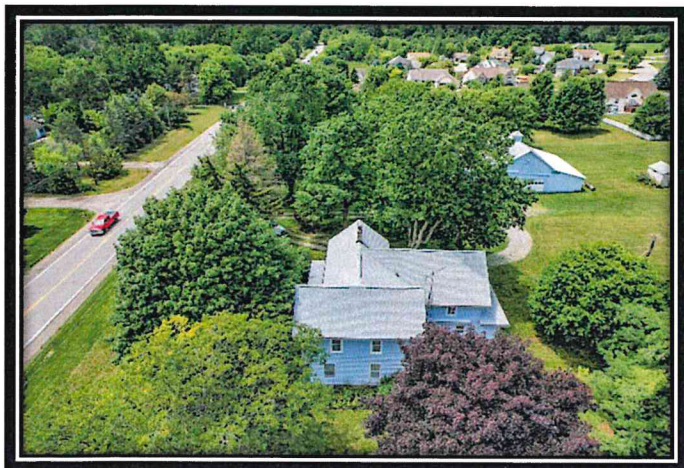
3056 W. Grand Blanc Rd. Swartz Creek, MI











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

> Utility Billing information found

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

> Property Tax information found

> 3 Building Department records found

Owner and Taxpayer Information

OwnerSKINNER FAMILY REVOC. LIVING
TRUST
3056 GRAND BLANC RD
SWARTZ CREEK, MI 48473THOMAS 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
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No lots found.

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

Legal Description

A POL BEG S 89 DEG 38 MIN 25 SEC W 200 FT FROM SE COR OF SEC 15 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 W 497 FT TH S 0 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

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	01/01/0001	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
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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
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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%
		Effective Age	56 yrs

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

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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
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- Acres: 7.190

> Utility Billing information found

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

Owner and Taxpayer Information**Owner**SKINNER FAMILY REVOC **Taxpayer**
LIVING TRUST
3056 GRAND BLANC RD
SWARTZ CREEK, MI
48473THOMAS 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](#)

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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	
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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1 Image / 1 Sketch

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

> Residential Building Summary

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

> Utility Billing information found

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

Customer Information

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

Amount DueTotal 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

****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.



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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water softener/conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV antenna, TV rotor & controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic tank & drain field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Furnace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electronic air filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace & chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood-burning system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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:

- Basement/Crawlspace:** Has there been evidence of water? yes ☐ no ☒
If yes, please explain: _____
- Insulation:** Describe, if known: _____
Urea Formaldehyde foam insulation (UFFI) is installed? unknown ☒ yes ☐ no ☐
- Roof:** Leaks? _____
Approximate age, if known: _____
- Well:** Type of well (depth/diameter, age, and repair history, if known): un known
Has the water been tested? yes ☐ no ☒
If yes, date of last report/results: _____
- Septic tanks/drain fields:** Condition, if known: n/a
- Heating system:** Type/approximate age: 10 year denix
- Plumbing system:** Type: copper ☒ galvanized ☒ other plastic
Any known problems? no
- Electrical system:** Any known problems? no
- History of Infestation,** if any: (termites, carpenter ants, etc.) no

SELLER Cheryl Hager

SELLER Cheryl Hager

Date 6/7/23



GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT



Page 2 of 4

Address: 3056 W. Grand Blanc Rd

Swartz Creek

MI 48473

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. If yes, please explain: unknown ☐ yes ☐ no ☒

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 Stager Date 6/7/23
Seller _____ Date _____

Buyer has read and acknowledges receipt of this statement.

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



GREATER LANSING ASSOCIATION OF REALTORS® 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?	_____	<u>X</u>	_____	_____
2. Is any part of the property located within a designated floodplain?	_____	<u>X</u>	_____	_____
3. Is any part of the property located within a wetland?	_____	<u>X</u>	_____	_____
4. Is the property in a permit or restricted parking area?	_____	<u>X</u>	_____	_____
5. Are there any agricultural production or set-aside agreements?	_____	<u>X</u>	_____	_____
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?	_____	<u>X</u>	_____	_____
7. Are there deed restrictions or specific covenants which may Govern this property over and above local zoning ordinances?	_____	<u>X</u>	_____	_____
8. Are there any Homeowner Association Fees? Homeowner Association fee _____ Name _____ Contact _____	_____	<u>X</u>	_____	_____
9. Are there currently any red tags or zoning violations with the taxing authority/municipality?	_____	<u>X</u>	_____	_____
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>Consumer</u> | e. Electric <u>Consumer</u> |
| b. Water <u>Weir</u> | f. Sewer <u>Mundy Corp</u> |
| c. Cable <u>N/A</u> | g. Internet <u>N/A</u> |
| d. Water Treatment <u>N/A</u> | h. Smart Devices <u>Consumer (Answer)</u> |

Other Items:

- Water Heater: Approximate age, if known N/A
- Has septic system been pumped: NO if so, what date? _____
- Is Property currently registered or licensed as a rental? Yes X No

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

If property is currently licensed or registered:

What is the maximum occupancy limit? N/A

What is the maximum parking limit? N/A

3. Current Taxing Status of property:

100% Homestead X NonHomestead _____ or partial _____ What percent? _____

CH 6/12/23
Initials of Seller (s) Date

Initials of the Buyer (s) Date



GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT



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48473

3056 W. Grand Blanc, Rd
Address

Swartz Creek

MI

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 CA Date 6/12/23

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

CA
initials

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



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

()

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

CA
initials

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

()

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):



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: 6/17/23 Seller(s) Cheerly Hager

II. Agent's Acknowledgment

CA
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: 6/17/23 Agent: Stacy Byers Sheridan

III. Purchaser's Acknowledgment

initials

(A) Purchaser has received copies of all information listed above.

(B) Purchaser has received the federally approved pamphlet *Protect Your Family from Lead in Your Home*.

(C) 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

**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*. Ask your 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 Buy and Sell Contract.

The undersigned hereby acknowledge that the REALTOR® named below has reviewed with us the *Responsibilities of Sellers Under 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)

SELLER(S)
Cheryl Heger

REALTOR®

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 Forten Roads. The original Carman School District was only a small fraction

[Departments](#)[Employees](#)[Health/Safety](#)[Parents](#)[Students](#)[Technology](#)[Calendar](#)[Our History](#)

essentially inged.

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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Carman-Ainsworth Community Schools

A Collaborative Community Working
Together to Guarantee Learning for Every
Student

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About Carman- Ainsworth

[Our Community](#)[Our History](#)[Important Dates in Our History](#)[Demographics](#)

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.

[Home](#) » [Parents](#) » [About Carman-Ainsworth](#) » [Our Community](#)[POPULAR LINKS](#) +

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

[SITE MAP](#)

MUNDY TOWNSHIP
GENESEE COUNTY, MI
Urban Appeal With A Country Feel

Current Weather 66° Clouds

Enter search here



ABOUT

REPORT ISSUE
(SEECLICKFIX)

REQUEST
INFORMATION

BOARDS &
COMMISSIONS

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](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.gcmpe.org/recycle-day/>

****Habitat for Humanity Free Residential Latex Paint Recycling****

**UPCOMING
Events**

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July 2023

S	M	T	W	T	F	S
26	28	29	30	31	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