



## **PROPERTY INFORMATION PACKAGE**



### **Real Estate Auction**

**1092+/- SF, 3 BR, 1 BATH HOME ON .65+/- ACRES  
1389 Mayfield Dr, Lansing, MI**

**Wednesday, December 20, 2023**

Online bidding starts ending at 1pm

**Open Houses: Monday, December 11 (12-2pm)  
Monday, December 18 (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.



November 27, 2023

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located at 1389 Mayfield Drive, Lansing, Michigan at public auction.

This is an online auction only, with the bidding ending on Wednesday, December 20, 2023 at 1:00pm. Open House inspections will be held Monday, December 11 (12-2pm) and Monday, December 18 (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% earnest money deposit, due within 48 hours of auctions end.

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](http://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.



### Property Features

**County:** Clinton

**Township:** Dewitt Charter Township

**School District:** Lansing Public School District

**Property Number:** 050-160-000-105-00

**Property Sub-type:** Single Family Residence

**Zoning:** Rural Residential

**Acreage:** 0.65 +/-

**Square Footage:** 1092 sq. ft

### Property Information

3 Bedroom, 1 full bath home on 0.65 +/- acres in Lansing, MI.

Parcel # 050-160-000-105-00

SEV \$77,500

Taxable Value \$47,946

Taxes: \$1159.96 (Summer 2023) \$590.93 (Winter 2022)

Lansing Public Schools

Square Feet: 1092

Built in 1960

3 Bedrooms

1 Full Bath

Full Basement

Attached 2-car garage

Well & Public Sewer

Central Air, Forced Air Heat

277437

1389 Mayfield Drive, Lansing, MI 48906

\$155,000

## Residential Active



County:	Clinton	Lot Acres:	0.65
City:	Lansing	Lot Size Dimensions:	100x169x160x264
Key:	cbx	School District:	Lansing
Township/Tax Authority:	DeWitt Charter Twp	Subdivision:	Clinton Village
Property Sub-Type:	Single Family Residence	Section #:	27
Association Name:	Clinton Village	Home Warranty:	No
Entry Level:	1	Reserved Items:	No
Entry Location:	Front Door	Year Built:	1960
List Price:	\$155,000	Occupancy:	AC
Baths Full - Total:	1	Building Area Total	2,184
Baths Half - Total:	0	SqFt:	
Baths - Total:	1	Total Livable Area:	1,092
Bedrooms Total:	3	Association Name:	Clinton Village
Directions:	US27 & State Rd E to Northward N	Association Fee/Yr:	
Legal:	Lot 105 Clinton Village Sec 27 T5NR2W		

## 1389 Mayfield Drive

Parcel #: 0501600010500

State Eq Value: \$77,500

Tax Year: 2022

Taxable Value: \$47,946

Taxes: \$1,695.66

Zoning: Rural Residential

#Full Baths 3: 0

#Half Baths 3: 0

Level 1 Finished Area: 1,092

#Full Baths 2: 0

#Half Baths 2: 0

Level 2 Finished Area: 0

#Full Baths 1: 1

#Half Baths 1: 0

Level 3 Finished Area: 0

#Full Baths B: 0

#Half Baths B: 0

Below Grade Finished Area: 0

Above Grade Finished Area: 1,092

SqFt - Basement: 1,092

Room Name	Level	Dimensions	Room Features	Remarks	Room Name	Level	Dimensions	Room Features	Remarks
Primary Bedroom	First	13 x 10			Bedroom 2	First	12 x 10		
Living Room	First	18 x 12			Kitchen	First	12 x 10		
Dining Room	First	14 x 10							

Appliances: Dishwasher; Free-Standing Gas Oven; Refrigerator

Basement: Block

Cooling: Central Air

DPR: DPR Eligible: Yes

Exterior: Vinyl Siding

Heating: Forced Air

Land &amp; Acreage: 1/2+ thru 1 Acre

Laundry Features: In Basement

Levels: One

Parking Features: Attached; Garage; Garage Faces Front

Sewer: Public Sewer

Terms: Cash; Conventional

Water Source: Well

Buyer Agency Fee: 2%

Sheridan Realty and Auction Co.

740 S. Cedar St.

Mason, MI 48854

517-410-0833

517-676-9800

[stacy@sheridanauctionservice.com](mailto:stacy@sheridanauctionservice.com)

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



1389 MAYFIELD DR LANSING, MI 48906 (Property Address)

Parcel Number: 050-160-000-105-00 Location ID: MAYF-001389-0000-01



Item 1 of 4 2 Images / 2 Sketches

**Property Owner:** PENZIEN, DANIEL H

**Summary Information**

- > Residential Building Summary
  - Year Built: 1960
  - Full Baths: 1
  - Sq. Feet: 1,092
  - Bedrooms: 3
  - Half Baths: 0
  - Acres: 0.650
- > Utility Billing information found

- > Assessed Value: \$77,500 | Taxable Value: \$47,946
- > Property Tax information found
- > 6 Building Department records found

**Owner and Taxpayer Information**

<b>Owner</b>	PENZIEN, DANIEL H 1389 MAYFIELD DR LANSING, MI 48906	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2023**

<b>Property Class</b>	401 RESIDENTIAL-IMPROVED	<b>Unit</b>	050 DEWITT CHARTER TWP
<b>School District</b>	LANSING PUBLIC SCHOOL DIST	<b>Assessed Value</b>	\$77,500
<b>MAP #</b>	No Data to Display	<b>Taxable Value</b>	\$47,946
<b>NEWSLTR</b>	1	<b>State Equalized Value</b>	\$77,500
<b>STL/PP</b>	X160 (CE)	<b>Date of Last Name Change</b>	03/20/2014
<b>DUPLICATES</b>	No Data to Display	<b>Notes</b>	Not Available
<b>Historical District</b>	No	<b>Census Block Group</b>	No Data to Display
<b>ADD LABELS</b>	No Data to Display	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** 10/28/2010

Principal Residence Exemption	June 1st	Final
2023	100.0000 %	100.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$69,300	\$69,300	\$45,663
2021	\$65,600	\$65,600	\$44,205
2020	\$62,800	\$62,800	\$43,595

**Land Information**

<b>Zoning Code</b>	R5	<b>Total Acres</b>	0.650
<b>Land Value</b>	\$40,000	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4440 - 130,131,160,330,390 ETC	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	100 X 169 X 160 X 264	<b>Neighborhood Enterprise Zone</b>	No

Lot(s) Frontage Depth

No lots found.

Total Frontage: 0.00 ft

Average Depth: 0.00 ft

**Legal Description**

LOT 105 CLINTON VILLAGE SEC 27 T5NR2W

<b>Date of Last Split/Combine</b>	<i>No Data to Display</i>	<b>Number of Splits Left</b>	<i>Not Available</i>
<b>Date Form Filed</b>	<i>No Data to Display</i>	<b>Unallocated Div.s of Parent</b>	<i>Not Available</i>
<b>Date Created</b>	01/01/0001	<b>Unallocated Div.s Transferred</b>	<i>Not Available</i>
<b>Acceage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Yes
<b>Split Number</b>	0	<b>Courtesy Split</b>	No
<b>Parent Parcel</b>	<i>No Data to Display</i>		

### Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
10/28/2010	\$101,000.00	WD	VILLARREAL, DIONICIO	PENZIEN, DANIEL H	03-ARM'S LENGTH	5165987	

### Building Information - 1092 sq ft RANCH (Residential)

#### General

<b>Floor Area</b>	1,092 sq ft	<b>Estimated TCV</b>	\$120,622
<b>Garage Area</b>	460 sq ft	<b>Basement Area</b>	1,092 sq ft
<b>Foundation Size</b>	1,092 sq ft		
<b>Year Built</b>	1960	<b>Year Remodeled</b>	<i>No Data to Display</i>
<b>Occupancy</b>	Single Family	<b>Class</b>	C
<b>Effective Age</b>	45 yrs	<b>Tri-Level</b>	No
<b>Percent Complete</b>	100%	<b>Heat</b>	Forced Air w/ Ducts
<b>AC w/Separate Ducts</b>	No	<b>Wood Stove Add-on</b>	No
<b>Basement Rooms</b>	0	<b>Water</b>	Water Well
<b>1st Floor Rooms</b>	6	<b>Sewer</b>	Public Sewer
<b>2nd Floor Rooms</b>	0	<b>Style</b>	RANCH
<b>Bedrooms</b>	3		

#### Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	1,092 sq ft	1 Story

#### Exterior Information

<b>Brick Veneer</b>	0 sq ft	<b>Stone Veneer</b>	0 sq ft
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#### Basement Finish

<b>Recreation</b>	0 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	0 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	0	<b>No Concrete Floor Area</b>	0 sq ft

#### Plumbing Information

<b>3 Fixture Bath</b>	1
-----------------------	---

#### Built-In Information

<b>Cook Top</b>	1	<b>Garbage Disposal</b>	1
<b>Vented Hood</b>	1	<b>Oven</b>	1

#### Garage Information

<b>Area</b>	460 sq ft	<b>Exterior</b>	Siding
<b>Foundation</b>	42 Inch	<b>Common Wall</b>	1 Wall
<b>Year Built</b>	<i>No Data to Display</i>	<b>Finished</b>	Yes
<b>Auto Doors</b>	1	<b>Mech Doors</b>	0

#### Deck Information

<b>Treated Wood</b>	95 sq ft
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**\*\*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.

1389 MAYFIELD DR LANSING, MI 48906 (Property Address)

Parcel Number: 050-160-000-105-00 Location ID: MAYF-001389-0000-01



Item 1 of 4 2 Images / 2 Sketches

**Property Owner:** PENZIEN, DANIEL H

**Summary Information**

> Residential Building Summary

- Year Built: 1960
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- Full Baths: 1
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- Sq. Feet: 1,092
- Acres: 0.650

> Utility Billing information found

> Assessed Value: \$77,500 | Taxable Value: \$47,946

> Property Tax information found

> 6 Building Department records found

**Owner and Taxpayer Information**

**Owner**

PENZIEN, DANIEL H  
1389 MAYFIELD DR  
LANSING, MI 48906

**Taxpayer**

SEE OWNER INFORMATION

**Legal Description**

LOT 105 CLINTON VILLAGE SEC 27 T5NR2W

**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

11/22/2023



Recalculate

**Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Summer	\$1,159.96	\$1,159.96	08/29/2023	\$0.00
2022	Winter	\$590.93	\$590.93	12/16/2022	\$0.00
2022	Summer	\$1,104.73	\$1,104.73	09/01/2022	\$0.00
2021	Winter	\$573.72	\$573.72	12/21/2021	\$0.00
2021	Summer	\$1,070.45	\$1,070.45	09/02/2021	\$0.00
2020	Winter	\$558.14	\$558.14	12/14/2020	\$0.00
2020	Summer	\$1,069.21	\$1,069.21	09/03/2020	\$0.00
2019	Winter	\$517.77	\$517.77	12/16/2019	\$0.00
2019	Summer	\$1,041.81	\$1,041.81	09/09/2019	\$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 pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Zoning	P01000036		CLOSED	7/13/2001		\$0.00	<a href="#">View</a>
Building	P01010190		FINALED	7/17/2001	7/23/2001	\$0.00	<a href="#">View</a>
Building	PB15-158		CLOSED	9/10/2015	9/25/2015	\$0.00	<a href="#">View</a>
Mechanical	PM22-257		FINALED	10/17/2022	12/1/2022	\$0.00	<a href="#">View</a>
Plumbing	PP15-088		FINALED	9/22/2015	9/29/2015	\$0.00	<a href="#">View</a>
Utility	PU22-012		FINALED	4/18/2022	4/18/2022	\$0.00	<a href="#">View</a>

« 1 »

Displaying items 1 - 6 of 6

[Apply for a Permit](#)

**Attachments**

Date Created



Title



Record



No records to display.

« »

Displaying items 0 - 0 of 0

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# Seller's Disclosure Exemption Form

Property Address: 1389 Mayfield Drive

Lansing

MI

48906

Street

City, Village, Township

## Applicability of seller disclosure requirements

The seller disclosure requirements apply to the transfer of any interest in real estate consisting of not less than 1 or more than 4 residential dwelling units, whether by sale, exchange, installment land contract, lease with an option to purchase, any other option to purchase, or ground lease coupled with proposed improvements by the purchaser or tenant, or a transfer of stock or an interest in a residential cooperative.

## Seller Disclosure Requirement Exceptions

The seller disclosure requirements do not apply to any of the following situations below. Sellers must initial the appropriate exception that applies to their situation and sign this form at the bottom. If exceptions (a) through (i) DO NOT apply to the seller's property, the seller must then fill out the Seller's Disclosure Statement to comply with the Michigan Seller Disclosure Act, Act 92 of 1993.

☒ ALH ☐

a) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers pursuant to a writ of execution, transfers by any foreclosure sale, transfers by a trustee in bankruptcy, transfers by eminent domain, and transfers resulting from a decree for specific performance.

☐ ☐

b) Transfers to a mortgagee by a mortgagor or successor interest who is in default, or transfers to a beneficiary of a deed of trust by a trustor or successor in interest who is in default.

☐ ☐

c) Transfers by a sale under a power of sale or any foreclosure sale under a decree of foreclosure after default in an obligation secured by a mortgage or deed of trust or secured by any other instrument containing a power of sale, or transfers by a mortgagee or a beneficiary under a deed of trust who has acquired the real property at a sale conducted pursuant to a power of sale under a mortgage or deed of trust or a sale pursuant to a decree of foreclosure or has acquired the real property by a deed in lieu of foreclosure.

☐ ☐

d) Transfers by a nonoccupant fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.

☐ ☐

e) Transfers from 1 cotenant to 1 or more other cotenants.

☐ ☐

f) Transfers made to a spouse, parent, grandparent, child, or grandchild.

☐ ☐

g) Transfers between spouses resulting from a judgment of divorce or a judgement of separate maintenance or from a property settlement agreement incidental to such a judgment.

☐ ☐

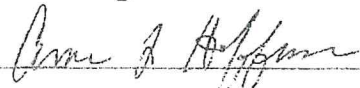
h) Transfers or exchanges to or from any governmental entity.

☐ ☐

i) Transfers made by a person licensed under article 24 of Act No. 299 of the Public Acts of 1980, being sections 339.2401 to 399.2412 of the Michigan Compiled Laws, of newly constructed residential property that has not been inhabited.

If I do not qualify for any of these exemptions; accordingly, the Act states I shall provide the Buyer with a completed Seller Disclosure Statement

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



Estate of Dan Penzien

Sellers Name

Sellers Signature

11-21-23

Date



GREATER LANSING ASSOCIATION OF REALTORS®



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

Property Address: 1389 Mayfield Drive  
Lansing, MI 48906

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)

X. [Signature]

REALTOR®

\_\_\_\_\_  
\_\_\_\_\_

DATE: 11-21-23

DATE: \_\_\_\_\_





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



Property Address: 1389 Mayfield Drive, Lansing, MI 48906

**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**

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

( ) 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.

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

☒ 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: 11-21-23 Seller(s) [Signature]

**II. Agent's Acknowledgment**

[Signature] - Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of  
initials 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: 11-21-23 Agent: [Signature]  
Stacy Byers

**III. Purchaser's Acknowledgment**

\_\_\_\_ (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):  
initials ( ) 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:







## Clinton County



Map Publication:  
11/22/2023 1:38 PM



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# Clinton County



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## Clinton County



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11/22/2023 1:48 PM

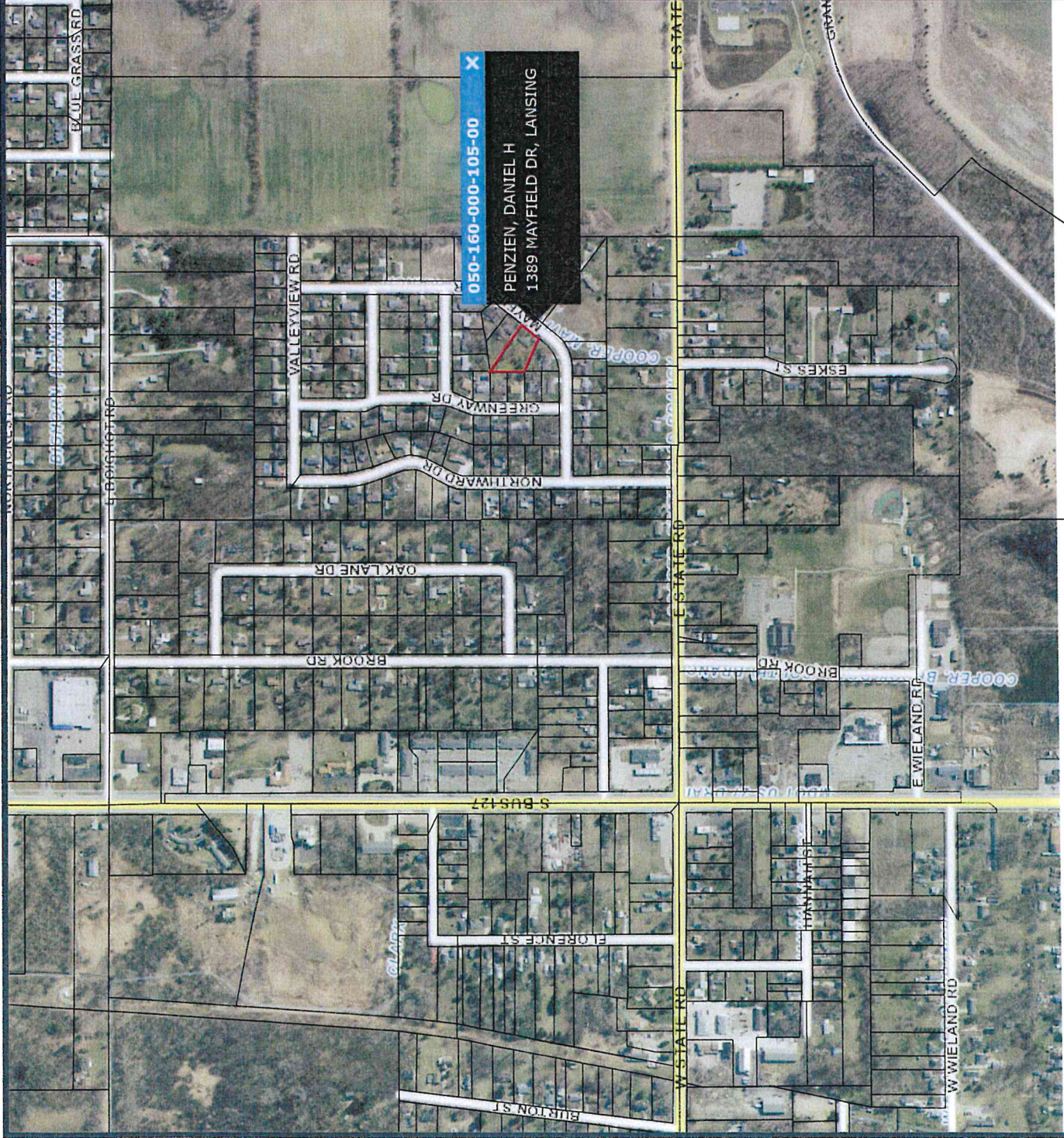


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050-160-000-105-00 X

PENZIE, DANIEL H  
1389 MAYFIELD DR, LANSING







- Business
- Community Events
- Community History
- Community Links
- Community News
- Maps & Directions
- Newsletters
- Our Environment
- Parks & Facilities
- Population

[Home](#) > [Community](#)

## Community

Welcome to the Charter Township of DeWitt. DeWitt Township is located within Clinton County, Michigan. Being part of the Greater Lansing Urban Area, the Township is centrally located in the State of Michigan along I-69 and U.S.-127. Within a 75-mile radius of DeWitt, there are 5.7 million people living in the major urban areas of the State of Michigan, including:

- Battle Creek
- Detroit
- Flint
- Grand Rapids
- Kalamazoo
- Lansing

Along with its location, the Township maintains one of the highest quality of life scores in the area. Surveys have shown that with one of the lowest area tax rates, an excellent park system, and excellent public schools, colleges, and universities to choose from, DeWitt Charter Township is a great place to live, work, and play.

Create a Website Account - Manage notification subscriptions, save form progress and more.

[Website Sign In](#)



GOVERNMENT

SERVICES

COMMUNITY

HOW DO I...



Pay Online



Property & Tax Search



Permits & Inspections



Indoor & Outdoor Rentals



Agendas & Minutes



Local Ordinances



### Contact Us

1401 W Herbison Road  
DeWitt, MI 48820  
Phone: 517-668-0270  
Fax: 517-668-0277  
[Contact Us](#)

### Quick Links

[City of DeWitt](#)  
[Clinton County](#)  
[Clinton County Road Commission](#)  
[DeWitt District Library](#)  
[Southern Clinton County Municipal Utilities Authority \(SCCMUA\)](#)

### Helpful Links

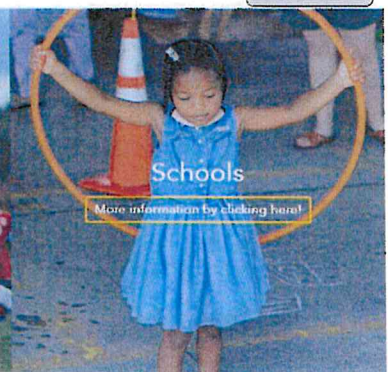
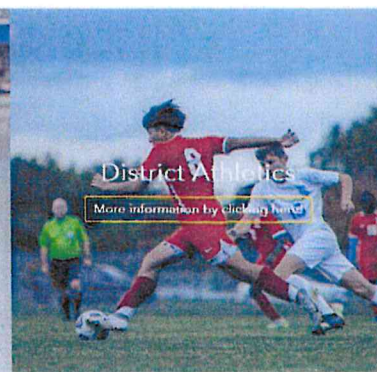
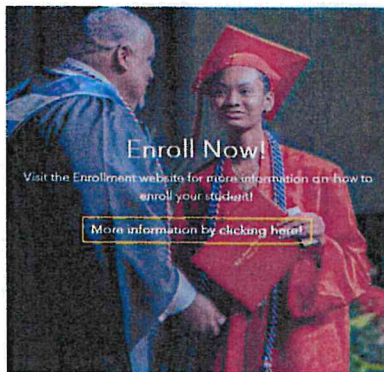
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[District](#)[Academic Choices](#)[Departments](#)[Board of Education](#)[Parents](#)[Community Partners](#)[Schools](#)

## Welcome to The Lansing School District

*Dedicated to providing a high-quality education in a culturally safe and  
nurturing environment that supports all students to live purposeful and fulfilling  
lives.*



11,500  
Enrollment by  
2025

85% Graduation  
Rate by 2025

90% Attendance  
by 2025

[Title IX / Sex Discrimination/Gender Equity/Sexual Harassment](#)

LANSING SCHOOL DISTRICT  
519 West Kalamazoo Street  
Lansing, MI 48933  
Phone: (517) 755-1000

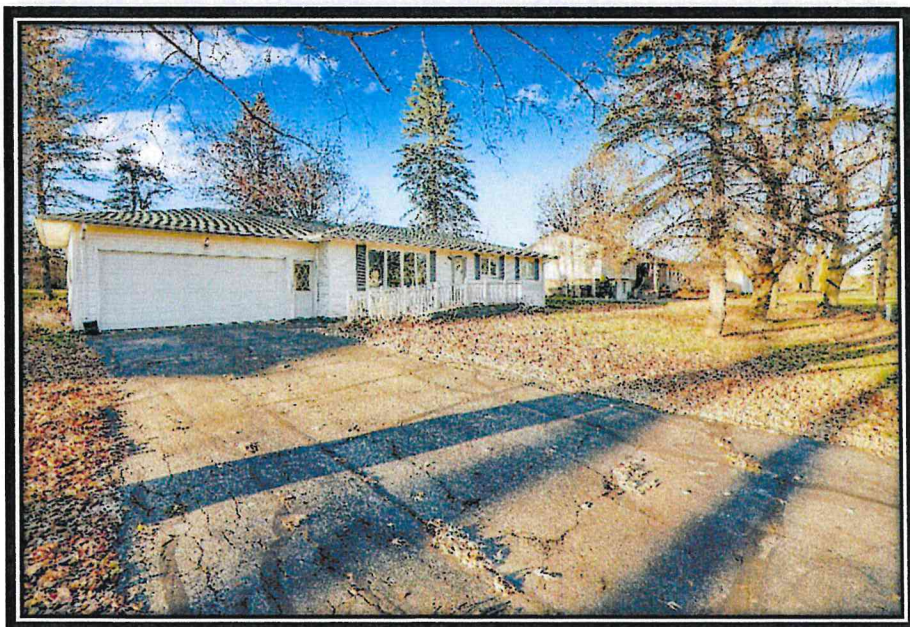


## **PHOTO GALLERY**



**1389 Mayfield Drive  
Lansing, Michigan**

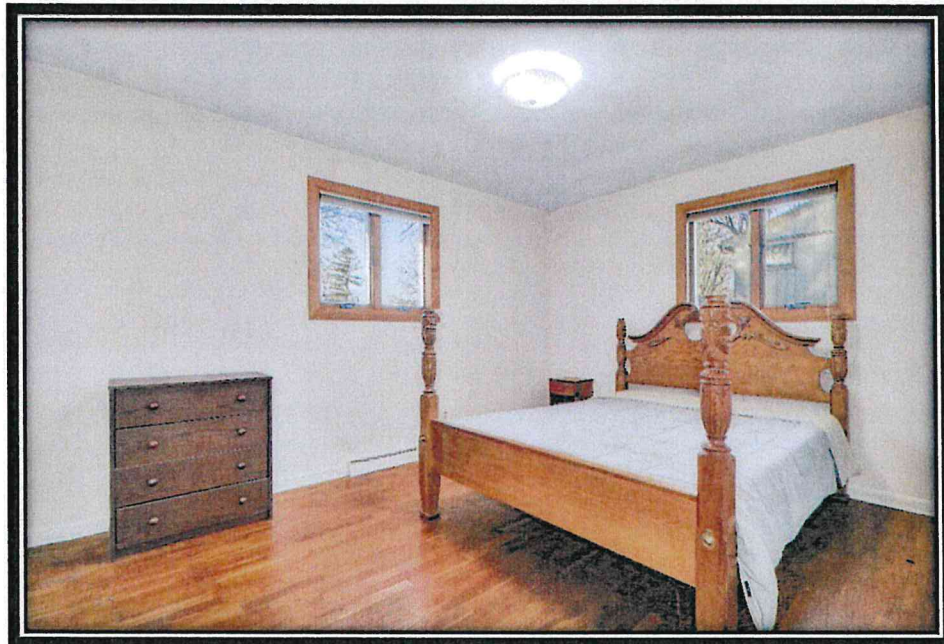
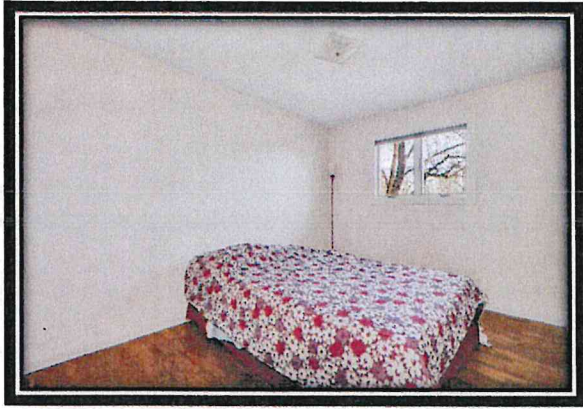




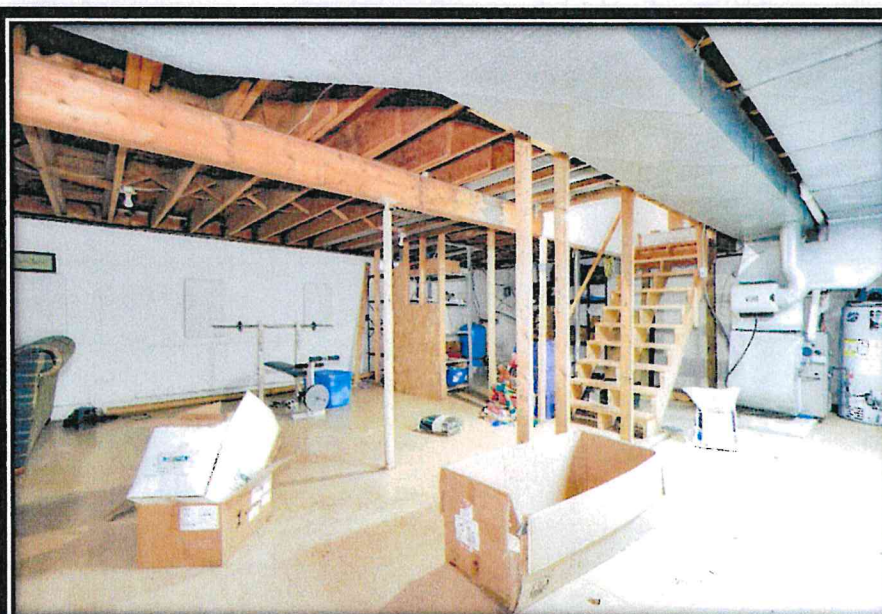
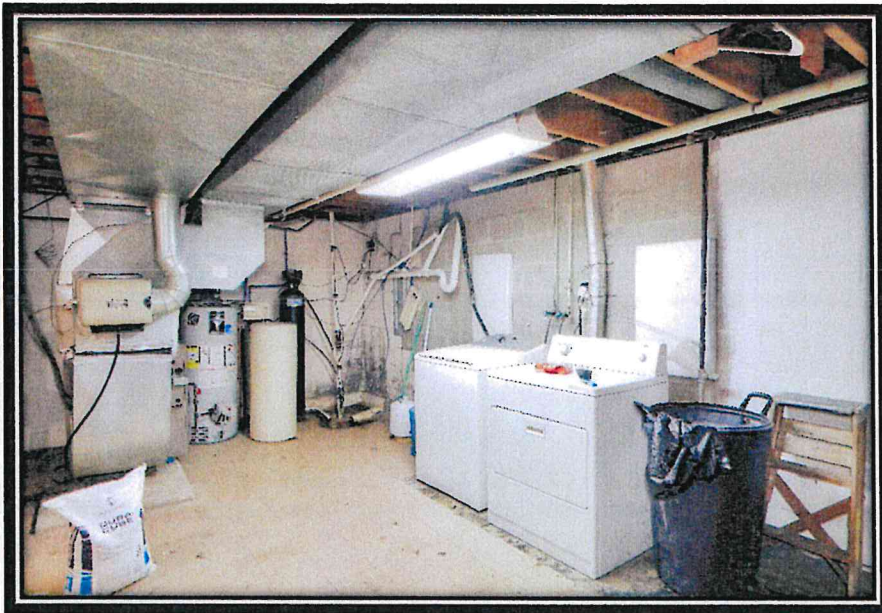




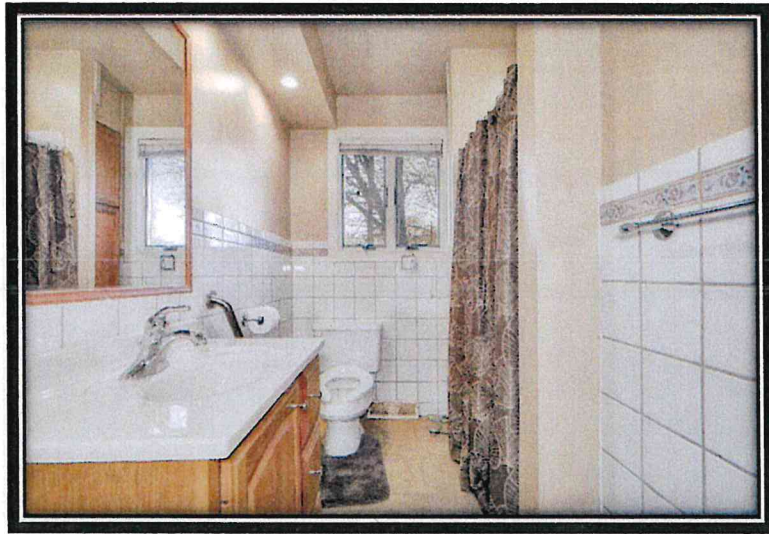












## **P.I.P.**

Thank you for reviewing the entire Property Information Package. We look forward to serving you throughout the auction process. If you have any questions please don't hesitate to contact me!



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