



**5890 & 6250 Bellevue Rd  
Eaton Rapids, MI 48827**

**Residential  
Real Estate Auction  
BIDDER  
INFORMATION  
PACKET**

**Brad Stoecker, MBA, CAI, AARE, AMM, CES, CMA**

**Auctioneer & Real Estate Broker**

**517-927-5028**

# Real Estate Auction

**\*\*\*ONLINE BIDDING ONLY\*\*\***

**5890 & 6250 Bellevue Rd, Eaton Rapids, MI 48827**



**Online Bidding Soft Closes: Tuesday, October 17 @ 7:00 PM**

## **2 Open Houses:**

**Thurs, October 12: 4 - 6 PM & Sun, October 15: 12 - 2 PM**

## **Features:**

- 3 Bedroom 1.5 Bath Tri-Level Home
- 1,650+/- Sq. Ft – Total Finished Area
- 12 Acres
- 2 Car Attached Garage
- 24x40 Detached Garage Workshop
- Beautiful 3-Season Detached Room
- 11 Minutes from US-127
- 20 Minutes to I-96 or I-69
- 18 Minutes to I-94
- Appliances Included
- Loaded with Wildlife
- RV Pad with Power, Water, Septic

**For Bidder Packet and Online Auction Details Please Contact Us:**

**[www.EpicAuctions.com](http://www.EpicAuctions.com)**

**Brad Stoecker (Auctioneer/Broker)**

**517-927-5028**

**[Info@EpicAuctions.com](mailto:Info@EpicAuctions.com)**



## **Real Estate Auction Terms**

**Bidding Soft Closes starting at 7 PM, Tuesday, October 17**

Commonly referred to as: **5890 & 6250 Bellevue Rd, Eaton Rapids, MI 48827**

### **General Terms**

- The selling price of these properties shall be determined by competitive bidding via online only auction.
- The 2 parcels are being sold together as a single 12-acre lot.
- It is the Bidder's responsibility to read and fully understand all Terms and Conditions and property information prior to bidding.
- This auction is to be conducted by Epic Auctions and Estate Sale, LLC, hereinafter referred to as Auctioneer or Auction Company, on behalf of the owner(s) of the property, hereinafter referred to as Seller.
- The terms Bidder and Buyer shall be defined as the individual or any company representing or represented by that individual, including any and all of its agents, employees, representatives, officers, owners, members, or directors.
- Auctioneer is not responsible for acts or representations of Seller.
- Auctioneer reserves the right to update the Terms and Conditions and any property information at any time. Those will be effective immediately upon posting and the Bidder will be bound by those updated Terms and Conditions.
- The act of bidding shall constitute Bidder's acceptance of these Terms and Conditions in whole and individually. If any individual Term or Condition is later found to be unenforceable, Bidder agrees that all remaining Terms and Conditions shall remain valid and in full effect.
- Epic Auctions and Estate Sale, LLC, is acting solely in the role of Seller's Agent and will not act as Agent of any potential Buyer and owes no fiduciary responsibility to anyone other than the Seller.
- Auction company staff and Seller's family members may bid on their own behalf with the intent to purchase and take possession of the property.
- Auction company reserves the right to bid on behalf of the seller up to any reserve amount.
- Bidders are encouraged to attend an Open House to inspect the property to their full satisfaction. If the Bidder is not satisfied with the condition of the property or they have any reservations about the bidding process, they are encouraged to discuss this with the auctioneer prior to the auction until they are satisfied or refrain from bidding.
- Bidders are permitted to bring professional home inspectors to the open houses.
- Any information provided in auction advertisements and bidder information packets was obtained from sources believed to be accurate but are subject to verification by any parties relying on such information. No liability for accuracy, errors, or omissions is assumed by Auction Company or Seller.
- Representation by a Buyer Agent is not required for bidders to participate in the auction process, but Agents are welcome to assist Buyers with the process in accordance with the registration document posted on the Epic website.

## Real Property Information

- Official square footage from the tax assessor's website is 1,184 sq-ft. Total finished living area is approximately 1,650 sq-ft as the lower level is slightly below grade and is not included in the assessor's measurement.
- All properties are sold subject to any existing matters of record, all easements, and local zoning regulations.
- This property is sold "as-is" with no expressed or implied warranty provided by either Auctioneer or Seller.
- Ingham County well and septic inspections and the Conformance Letter from Ingham County Health Department are the responsibility of the Seller. Results will be posted when received.
- Specific property information is available either at the Epic Auctions and Estate Sales website or via email by request. Please read the property information on the listing and request a Bidder Information Packet.
- Auction Company assumes no liability or responsibility for any defects or deficiencies of the property, either known or not known by Seller.
- Bidder is expected to read and understand all available information regarding the property and to perform their own due diligence to be fully informed about the property prior to bidding.

## Registration

- All bidders must provide their full legal name, mailing address, phone number, email address, and valid credit card information to register.
- All bidder identities will be verified to the satisfaction of the auction company. Any party that cannot be fully identified will have their bidder registration suspended and any bidding activity will be deleted.
- All bidders must be 18 years of age as of the date of bidder registration.
- Online bidder registration requires the submission of valid credit card information.
- Online bidder identities will be kept confidential except to Auction Company staff and Seller.
- Auction company reserves the right to request proof of funds for the Earnest Money Deposit.
- Auction Company reserves the right to waive any or all registration requirements.
- Auction Company reserves the right to decline any registration or ban any registered bidder at any time.

## Online Bidding

- Bidding will be conducted online via online only auction.
- Soft close means bidding will extend until no bids are submitted during any extended bidding period.
- If after we say a lot has closed there is determined to have been an internet service interruption or online bidding software interruption in the final 2 hours of bidding, Auctioneer reserves the right at their sole discretion to re-open the lot for further bidding. Auction Company will contact the final bidder after the auction ends to confirm when the lot is considered sold.
- Neither the Auctioneer nor the Seller are responsible for failure of Auction Company computer systems, Bidder's computer system malfunctions, failure of Bidder to receive email notifications, vendor platform failures, internet connections, or any other event that prevents Bidder from bidding or Epic from receiving said bids.

## Buyers Premium

- There will be a **Ten Percent (10%)** Buyers Premium charged for this auction. This amount will be added to Bidder's final bid to determine the final sales price.
  - *As an example:* If the Bidder's final bid is \$100,000, the 10% buyer's premium will be added to this amount to arrive at the final sale price of \$110,000. This final sale price will be the final price on which all transfer taxes and title insurance policies will be based.
- If the winning bidder is properly represented by a Buyer's Agent, an additional 2% Buyer's Premium, based on the final high bid amount, will be added to the sales price. This will be paid to the Buyer's Agent pursuant to the requirements in the Broker Registration Form.

## Earnest Money/Down Payment/Deposit for Real Property

- **\$10,000** deposit in the form of a wire transfer or certified bank cashier check will be deposited with Auction Company within **24 hours** after the completion of the auction. Winning bidders that fail to timely submit the fully executed Purchase Agreement and earnest money deposit will be considered in default.
- Earnest money is 100% non-refundable.
- Earnest money will be held by Auctioneer until closing.
- Remaining balance to be paid in full on or before 45 calendar days after the auction at closing.

## **Contract Signing**

- The high bidder, at the conclusion of the auction event, will receive a phone call confirming their final bid.
- The high bidder must meet with Auctioneer within 24-hours of the end of the auction to complete and sign the Purchase Agreement and deliver their earnest money deposit. Signing may be done electronically.

## **Buyer Financing**

- Terms are **Cash or Conventional Financing Only (No FHA, MSHDA, VA, etc).**
- There are **no** contingencies for financing, appraisals, repairs, or inspections or any other requirements that may be required by the Buyer's mortgage company.
- Bidder is expected to have any needed pre-approvals in place for a mortgage, if necessary, prior to bidding.
- Proof of adequate funds for Earnest Money Deposit may be required at Auctioneer's discretion.

## **Closing**

- All closing costs will be paid by the Buyer including title insurance, recording fees, title fees, and transfer taxes.
- Seller will execute a warranty deed conveying the property to Buyer at closing.
- Closing will be handled by Midstate Title from their East Lansing office. There will be no split closings. Closings can be handled remotely as needed.
- Buyer must close within 45 calendar days from the close of the auction.
- Seller will have up to 90 days from the date of official notice from the title company to clear any title defects that may be discovered prior to closing.
- Taxes will be prorated to the date of closing.
- Any closing that is delayed beyond 45 days without the written authorization of Seller and Auction Company due to any actions or inactions of Buyer or anyone working on behalf of Buyer, including lenders, inspectors, appraisers, etc., will cause Buyer to be in breach of contract. Buyer will forfeit all earnest money deposits and will be held responsible for any costs incurred by either Auction Company or Seller from the resale of the property.

## **Disputes**

- In the event of any dispute regarding the auction and subsequent transfer of this property, all legal claims will be properly filed in **Eaton County**, in the State of Michigan.

The information contained in this document is subject to verification by all parties relying on it. Though every effort has been made to gather accurate and correct information, neither the Seller nor Epic Auctions & Estate Sales assumes any liability for its accuracy, and/or any errors or omissions. Conduct of the auction and increments of bidding are solely at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

Sale shall include 100% of the mineral, oil, water, and gas rights that may be owned by the Seller.

Neither Epic Auctions & Estate Sales nor the seller will not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity.

Epic Auctions & Estate Sales is acting only as the Seller's Agent regarding the sale of this property.





**EPIC AUCTIONS and ESTATE SALES, LLC SALES OFFER**

Dated: \_\_\_\_\_

1. BUYERS, \_\_\_\_\_ hereinafter called "BUYER", whose address is \_\_\_\_\_ offers to buy from \_\_\_\_\_ hereinafter called "SELLER", the following real property located in the City/Town/Village of **Eaton Rapids**, County of **Ingham**, State of Michigan, legally described as:

*Beginning at the South 1/4 corner of Section 19, Town 1 North, Range 2 West, Onondaga Township, Ingham County, Michigan, thence West 498.03 feet along the Section line, thence North 751 feet parallel with the North and South 1/4 line, thence East 696.03 feet parallel with the South line of said Section 19, thence South 751.0 feet to the Section line; thence West 198 feet to the point of beginning. ATA National Title Group, LLC*

More Commonly Known As: **5890 Bellevue Rd, Eaton Rapids, MI 48872** Parcel #: **33-13-13-19-400-004**  
and: **6250 Bellevue Rd, Eaton Rapids, MI 48872** Parcel #: **33-13-13-19-300-004**

This property is sold subject to any and all existing building and use restrictions, zoning ordinances and easements, if any. The property includes all buildings: GAS, OIL AND MINERAL RIGHTS WHICH MAY BE OWNED BY SELLER, all attached fixtures.

EXCEPTIONS OR ADDITIONS: **Both parcels are being sold together as one auction lot. Property is assessed as 1,184 sq-ft. Total finished area is about 1,650 +/- sq-ft.**

2. The sales price will be: \$ \_\_\_\_\_

3. METHOD OF PAYMENT: **ALL CLOSING FUNDS MUST BE PAID IN THE FORM OF A WIRE TRANSFER OR CASHIERS CHECK.**

4. FINANCING: This purchase is not contingent upon Purchaser obtaining financing. There are no Buyer's Contingencies. Earnest money deposit is 100% non-refundable unless title is not transferable.

5. PRORATED ITEMS: Interest, rents, association fees, insurance if assigned, will be current and prorated to the date of Closing.

6. SPECIAL ASSESSMENTS and TAXES:  
a. SPECIAL ASSESSMENTS which are or become a lien on the property on or before date of Closing of this Agreement will be paid by the SELLER.  
b. TAXES will be treated as if they cover the calendar year in which they become a lien. TAXES which become a lien in years prior to the year of Closing will be paid by SELLER without proration. TAXES which become a lien in year of Closing will be prorated so that SELLER will pay taxes from the first of the year to closing date and BUYER will pay taxes for balance of year, including day of Closing. If any bill for taxes is not issued as of the date of closing, the then current S.E.V. and tax rate and any administrative fee will be substituted and prorated.

7. CLOSING  
a. BUYER WILL PAY FOR all closing costs including all transfer taxes, title insurance, recording fees, etc.  
b. SELLER WILL PAY any outstanding assessments or taxes owed up to the date of closing.  
c. Closing will be handled by Midstate Title from the East Lansing office. Closings can be handled remotely.

Buyer Initials \_\_\_\_\_

8. TITLE. If defects exist, SELLER will have 90 days after receiving written notice to remedy the defects. After 90 days, SELLER will refund the deposit in full termination of the contract if unable to remedy the defects.
9. BUYER AND SELLER ACKNOWLEDGE THAT EPIC AUCTIONS & ESTATE SALES, LLC IS ONLY ACTING AS THE SELLER'S AGENT.
10. SALE must be closed within 45 days. Seller reserves the right to extend the date of closing.
11. OCCUPANCY. The SELLER will deliver, and the BUYER will accept possession of the property at Closing. If the SELLER occupies the property, it will be vacated no later than the date of Closing.
12. AUCTION TERMS: BUYER ACKNOWLEDGES THAT THEY ARE BOUND BY THE AUCTION TERMS AND CONDITIONS THAT WERE PROVIDED AND AGREED TO PRIOR TO REGISTERING TO BID. BUYER HAS PERSONALLY EXAMINED THIS PROPERTY AND AGREES TO ACCEPT IT "AS IS" AND IN ITS PRESENT CONDITION WITH ANY DEFECTS NOTED OR NOT NOTED AND AGREES THAT THERE ARE NO ADDITIONAL WRITTEN OR ORAL UNDERSTANDINGS EXCEPT AS SPECIFIED HEREIN.
13. SELLER'S DISCLOSURE. BUYER acknowledges that a SELLER'S Disclosure Statement has been provided.
14. BUYER DEPOSIT: **\$10,000** showing BUYER'S good faith will be deposited with the Auctioneer Company and will apply at closing as part of the purchase price. If title is not marketable or insurable, this deposit is to be refunded. In the event of default by BUYER, all deposits made may be forfeited as liquidated damages at SELLER's election; or SELLER may retain such deposits as part of payment of the purchase price and pursue his/her legal or equitable remedies against BUYER. If there is default by either party and the deposit is forfeited, the deposit will be transferred to the escrow agent's trust account for distribution.
15. BUYER AND SELLER agree that any dispute related to this contract shall be submitted to mediation. This mediation shall be according to the National Association of Realtors (NAR) rules and procedures of the Homesellers/Homebuyers Dispute Resolution System. If the parties cannot reach a binding agreement in mediation, they have the right to use other legal remedies.
16. BUYER will not assign this Agreement without written consent of SELLER.
17. Make Deed to \_\_\_\_\_ (This can be adjusted prior to closing.)

Buyer Initials \_\_\_\_\_

\*\*\*\*\*

The Buyer has read, fully understands, and approves the foregoing offer.

Dated: \_\_\_\_\_

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_

\*\*\*\*\*

Seller acknowledges receipt of Buyer's written offer and accepts it as presented.

Dated: \_\_\_\_\_

Seller: \_\_\_\_\_

Seller: \_\_\_\_\_

\*\*\*\*\*

Epic Auctions and Estate Sales, LLC acknowledges receipt of Buyer's earnest money deposit in the amount of **\$10,000** in accordance with the terms provided herein.

Dated: \_\_\_\_\_

Auctioneer: \_\_\_\_\_  
Bradley A. Stoecker, Owner/Auctioneer/Broker

Buyer Initials \_\_\_\_\_





American Land Title Association

Commitment for Title Insurance  
2021 v.01.00 (07-01-2021)

**ALTA COMMITMENT FOR TITLE INSURANCE**  
issued by  
**Old Republic National Title Insurance Company**

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

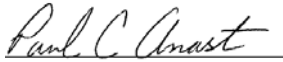
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

ATA NATIONAL TITLE GROUP, LLC



BY: PAUL C. ANAST  
AUTHORIZED SIGNATORY

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By  President

Attest  Secretary

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: ATA National Title Group, LLC  
 Issuing Office: 1600 Abbot Road, Suite 201  
 East Lansing, MI 48823  
 Ph:(517) 333-3982 Fax:(517) 333-6534  
 Issuing Office's ALTA® Registry ID: 1033513  
 Issuing Office File Number: 33-23886066-ELN  
 Property Address: 5890 Bellevue Rd, Eaton Rapids, MI 48827, 6250 Bellevue Rd, Eaton Rapids, MI 48827  
 Revision Number:

**SCHEDULE A**

1. Commitment Date: August 25, 2023, at 8:00 am
2. Policy to be issued: Proposed Policy Amount
  - (a) ALTA® OWNERS POLICY WITH STANDARD EXCEPTIONS **TBD**  
Proposed Insured:
  - (b) ALTA® LOAN POLICY WITHOUT STANDARD EXCEPTIONS **TBD**  
Proposed Insured:
3. The estate or interest in the Land at the Commitment Date is **Fee Simple**.
4. The Title is, at the Commitment Date, vested in:  
**Buddy L. Smith and Ruth Ann Smith, husband and wife**
5. The Land is described as follows: Situated in the Township of Onondaga, County of Ingham, State of Michigan  
**Beginning at the South 1/4 corner of Section 19, Town 1 North, Range 2 West, Onondaga Township, Ingham County, Michigan, thence West 498.03 feet along the Section line, thence North 751 feet parallel with the North and South 1/4 line, thence East 696.03 feet parallel with the South line of said Section 19, thence South 751.0 feet to the Section line; thence West 198 feet to the point of beginning.**

ATA National Title Group, LLC

By: Paul C. Anast  
AUTHORIZED SIGNATORY

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SCHEDULE B, PART I  
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

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5. Discharge of the equity line/future advance/revolving line of credit mortgage executed by Buddy L. Smith and Ruth Ann Smith, husband and wife to Eaton Community Bank dated December 6, 2022 and recorded December 6, 2022 in Instrument Number 2022-042725, in the original amount of \$218,400.00.

**NOTE: RELATIVE TO THE ABOVE-IDENTIFIED MORTGAGE, THE DISCHARGE OF SAME MAY BE PRESENTED AT CLOSING, OR, IN LIEU THEREOF, ALL OF THE FOLLOWING ACTIONS MUST BE PERFORMED:**

**PRE-CLOSING:**

- a) Execution by the subject borrower of an "Equity Line/Future Advance/Revolving Line of Credit Mortgage - Notice of Account Suspension and Request for Payoff Statement" form ("**Freeze Letter/Payoff**" form) at least five (5) business days before the closing date.
- b) Delivery by the Company of the executed Freeze Letter/Payoff form to the current mortgagee at least five (5) business days before the closing date by fax or email.
- c) Retention by the Company of a copy of the Freeze Letter/Payoff form delivered to the current mortgagee and a copy of the fax "confirmation" or email read receipt.
- d) Receipt by the Company of the Payoff Statement from the current mortgagee.

**CLOSING:**

- e) Execution by the subject borrower of an "Equity Line/Future Advance/Revolving Line of Credit Mortgage - Notice of Account Closure and Request for Discharge of Mortgage" form ("**Account Closure/Discharge**" form).
- f) Delivery by the Company of the executed Account Closure/Discharge form to the current mortgagee by:
- i) fax or email, at the time of disbursement, and
  - ii) overnight mail, immediately following disbursement.
- g) Retention by the Company of a copy of the Account Closure/Discharge form delivered to the current mortgagee and a copy of the fax "confirmation" or email read receipt.
6. Upon supplying the identity of the Proposed Insured and/or the amount of the policy to the Company, this commitment may be subject to such further requirements as may then be deemed necessary.
7. PAYMENT OF TAXES: Tax Parcel No.: 33-13-13-19-400-004
- 2023 Summer Taxes in the amount of \$992.16 are DUE
- 2022 Winter Taxes in the amount of \$1,487.73 are PAID, Includes \$47.78 for Puffenberger Drain
- Special Assessments: None
- 2023 State Equalized Value: \$106,000.00

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File No: 33-23886066-ELN

- 2023 Taxable Value: \$76,862.00
- 2023 Principal Residence Exemption: 100%
- School District: 23050

The amounts shown as due do not include collection fees, penalties or interest.

8. PAYMENT OF TAXES: Tax Parcel No.: 33-13-13-19-300-004

2023 Summer Taxes in the amount of \$67.39 are DUE

2022 Winter Taxes in the amount of \$147.21 are PAID, Includes \$48.97 for Puffenberger Drain

Special Assessments: None

- 2023 State Equalized Value: \$32,600.00
- 2023 Taxable Value: \$5,222.00
- 2023 Principal Residence Exemption: 100%
- School District: 23050

The amounts shown as due do not include collection fees, penalties or interest.

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SCHEDULE B, PART II  
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof of the Land.
3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
8. Outstanding oil, gas and mineral rights and reservations whether recorded or unrecorded.
9. Easement to ANR Storage Company recorded in Liber 1791, Page 337.
10. Easement to Tri-County Electric Cooperative recorded in Instrument Number 2020-021247.
11. Any and all covenants, easements, restrictions, outstanding oil, gas and mineral rights or rights to aboriginal antiquities of record, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin.

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12. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that under applicable law illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
  - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
  - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I-Requirements; and
  - f. Schedule B, Part II-Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**  
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. DEFINITIONS

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I-Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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DEC 5 3 28 PM '89

REGISTER OF DEEDS  
INGHAM COUNTY, MICH.

RECORDED

LIBER 1791 PAGE 337

R/W No. ER36-092-D-02  
Smith

309

RIGHT-OF-WAY GRANT

For and in consideration of Ten Dollars (\$10.00) and other valuable consideration receipt of which hereby is acknowledged 6250 BELLEVUE ROAD EATON RAPIDS, MI 48827

BUDDY L. SMITH AND RUTH ANN SMITH, HUSBAND & WIFE  
(hereinafter called Grantor) for themselves, their heirs, executors, administrators, successors and assigns hereby grant, convey and warrant to ANR STORAGE COMPANY, a Michigan Corporation, 500 Renaissance Center, Detroit, Michigan 48243, its successors and assigns, (hereinafter called Grantee) the right to construct, operate, maintain, alter, repair, replace, move and remove a pipeline and appurtenances for the transportation of gas, oil or other substances which can be transported through a pipeline, over, through, upon and under the following real estate situated in Ingham County, State of Michigan to-wit:

Commencing at the South 1/4 post of Section 19, Township 1 North, Range 2 West, Onondaga Township, Ingham County, Michigan; thence West 498.03 ft. along the Section line; thence North 751.0 ft. parallel with the North and South 1/4 line; thence East 696.03 ft. parallel with the South line of said Section 19; thence South 751.0 ft. to the Section line; thence West 198.0 ft. to the point of beginning.

More particularly described as:

A right-of-way 50 ft. in width over and across the above described property; said right-of-way being 25 ft. in width on each side of a surveyed line more particularly described as follows: Commencing at a point on the South line of the above described property, which is 127 ft., more or less, West of the Southeast corner of the above described property; thence N.04°41'W., 655 ft.; thence N.13°50'E., 106 ft. to a point of ending on the North line of the above described property, which is 209 ft., more or less, West of the Northeast corner of the above described property.

Temporary 25-Foot Wide Work Space

A strip of land for temporary work space 25 feet in width, lying Easterly of, adjacent and parallel to the above described permanent right-of-way, which temporary work space is to be used only during construction of the pipeline;

Prior Instrument Ref.: Vol. 1136, Page 357, Ingham County, Michigan

together with the right of ingress and egress at convenient points for such purposes; hereby releasing and waiving all rights under and by virtue of any applicable homestead exemption laws.

The said Grantor shall have the right to use and enjoy the surface of said premises, but shall not interfere with the use of the same by Grantee for any of the purposes hereinabove granted, and Grantor shall not construct or maintain, or permit to be constructed or maintained, any house, structure or obstruction, on or over said permanent right-of-way; and shall not change the grade over or plant trees on said right-of-way. Grantor also grants to Grantee the right at any time to clear and keep clear the permanent right-of-way, and, during construction, the temporary work space, of all timber, trees, undergrowth and other obstructions. Grantee covenants and agrees that it will bury its pipeline constructed hereunder below ordinary plow depth.

Grantee shall replace in a good and workmanlike manner all tile cut in the construction of its line hereunder.

Grantee agrees to pay to the owner of said land and to any tenant or lessee thereof, as their respective interests may appear, any damages to fences, growing crops and merchantable timber which may be caused by constructing, operating, maintaining, altering, repairing, replacing, moving, or removing the pipeline and appurtenances hereunder authorized.

TO HAVE AND TO HOLD said right-of-way unto said Grantee, its successors and assigns until a pipeline is constructed upon the above described real estate and so long thereafter as a pipeline is maintained thereon.

It is understood that the person securing this grant is without authority to make any agreement in respect of the subject matter hereof not herein expressed.

Signed and delivered on this 18 day of SEPT., 1989.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

H. F. Anderson  
H. F. Anderson

Mary Jane Hector  
Mary Jane Hector

Buddy L. Smith  
BUDDY L. SMITH

S.S.# or Tax I.D.# 377-48-6590

Ruth Ann Smith  
RUTH ANN SMITH

S.S.# or Tax I.D.# 367-48-7502

In consideration of \$1.00 and other valuable consideration, I, the undersigned, hereby adopt and join in the execution of the above and foregoing grant and consent to the enjoyment by the Grantee therein of the rights granted by the foregoing right-of-way grant.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
Tenant

STATE OF Michigan }  
COUNTY OF Ingham } ss.

ACKNOWLEDGMENT

The Execution of the foregoing instrument was acknowledged before me this 19 day of September, 1989, by Buddy L. Smith and Ruth Ann Smith.

My Commission Expires: October 15, 1989  
Mary Jane Hector  
Notary Public Mary Jane Hector,  
Residing in Ingham County, Michigan

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

ACKNOWLEDGMENT

The execution of the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_, by \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
Notary Public  
Residing in \_\_\_\_\_ County, \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
Douglas E. Reichley  
ANR Pipeline Company  
500 Renaissance Center  
Detroit, MI 48243



Grantee shall indemnify and hold Grantor harmless from all and any obligation and liabilities resulting directly or indirectly from injury or damage to any person or property as a result of any of Grantee's activities on the above described lands.

*This copy to be attached and made part of the EASEMENT*

*H.F.R.  
D.L.S*

*ROB 9/18/89*



11040 Ransom Hwy, Dimondale, MI 48821 \* 517-927-5028

**SELLER'S DISCLOSURE STATEMENT (MCL 565.957(1))**

Property Address: 5890 + 6250 Bellevue, Eton Rapids Michigan.

**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 inspections 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 a 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 A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.**

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

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

Explanations (attach additional sheets if necessary):

Dishwasher Needs repaired or possibly Replaced.

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

**Property conditions, improvements & additional information:**

1. **Basement/crawl space:** Has there been evidence of water? No  
If yes, please explain: \_\_\_\_\_
2. **Insulation:** Describe, if known  
Urea Formaldehyde Foam Insulation (UFFI) is installed  
Unknown X Yes \_\_\_\_\_ No \_\_\_\_\_
3. **Roof:** Leaks? Yes \_\_\_ No X Approximate age if known 2007
4. **Well:** Type of well (depth/diameter, age, and repair history, if known) \_\_\_\_\_  
Has the water been tested? Yes \_\_\_\_\_ No X  
If yes, date of last report/results: \_\_\_\_\_
5. **Septic tanks/drain fields:** Condition, if known: Will be pumped + inspected.
6. **Heating System:** Type/approximate age: Propane 2017
7. **Plumbing system:** Type: copper X galvanized \_\_\_ other \_\_\_\_\_  
Any known problems? None
8. **Electrical system:** Any known problems? No
9. **History of infestation, if any:** (termites, carpenter ants, etc.) No
10. **Environmental Problems:** Are you aware of any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel, or chemical storage tanks and contaminated soil on the property.  
Unknown \_\_\_\_\_ Yes \_\_\_\_\_ No X  
If yes, please explain: \_\_\_\_\_
11. **Flood insurance:** Do you have flood insurance on the property?  
Unknown \_\_\_\_\_ Yes \_\_\_\_\_ No X
12. **Mineral rights:** Do you own the mineral rights?  
Unknown X Yes \_\_\_\_\_ No \_\_\_\_\_

**Other Items:** Are you aware of any of the following:

1. Features of the property shared in common with the 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 X
2. Any encroachments, easements, zoning violations, or nonconforming uses?  
Unknown \_\_\_\_\_ Yes \_\_\_\_\_ No X
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 X
4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors?  
Unknown \_\_\_\_\_ Yes \_\_\_\_\_ No X
5. Settling, flooding, drainage, structural, or grading problems?  
Unknown \_\_\_\_\_ Yes \_\_\_\_\_ No X
6. Major damage to the property from fire, wind, floods, or landslides?  
Unknown \_\_\_\_\_ Yes \_\_\_\_\_ No X
7. Any underground storage tanks?  
Unknown \_\_\_\_\_ Yes X No \_\_\_\_\_
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?  
Unknown \_\_\_\_\_ Yes X No \_\_\_\_\_
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?  
Unknown \_\_\_\_\_ Yes \_\_\_\_\_ No X
10. Any outstanding municipal assessments or fees?  
Unknown \_\_\_\_\_ Yes \_\_\_\_\_ No X
11. Any pending litigation that could affect the property or the seller's right to convey the property?  
Unknown \_\_\_\_\_ Yes \_\_\_\_\_ No X

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

7- 500 Gallon Fuel oil tank. Tank has been drained & Filled  
by Fuel Company.  
8- Local Farms



The seller has lived in the residence on the property from [ 1974 ] to [ 2023 ]. The seller has owned the property since [ 1974 ]. The seller has indicated above the condition of all the 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 the 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 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 Beth A Smith

Date 7/30/23

Seller Bud J Smith

Date 7-30-23

Buyer has read and acknowledges receipt of this statement.

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Time: \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Time: \_\_\_\_\_





**LEAD-BASED PAINT SELLER'S  
DISCLOSURE FORM**

Property Address: 5890 + 6250  
Bellevue, ER 48827

**Lead Warning Statement**

1. 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.

a. Seller's Disclosure

- i. (A) Presence of lead-based paint and/or lead-based paint hazards.  
(Check one below): initials
  1. ( ) Known lead-based paint and/or lead-based paint hazards are present in/on the property
    - a. (Explain):
  2. (X) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in/on the property.
- ii. (B) Records and reports available to the Seller.  
(Check one below): initials
  1. ( ) 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):
  2. (X) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in/on the property.

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

Date: 7/30/23

Seller: Ruth Ann Smith  
Buel [Signature]

**2. Agent's Acknowledgment**

RAS OLS 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: 7/30/2023 Agent: Bradly A. Storch

**3. 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):
  - i.  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
  - ii.  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: \_\_\_\_\_

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)

Date: \_\_\_\_\_ Seller \_\_\_\_\_  
Date: \_\_\_\_\_ Purchaser: \_\_\_\_\_

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

Due to increasing costs, as well as sustaining the investment required to continue product improvements & expanding database coverage, the cost for record lookups has increased to \$6 per search as of September 5th, 2023. Please note, property owners will continue to be able to access their own property information **for free** by creating a BS&A Online account [here](#).

AccessMyGov.com is now bsaonline.com. Please change your bookmarks and website links.

**5890 BELLEVUE RD** EATON RAPIDS, MI 48827 (Property Address)

Parcel Number: 33-13-13-19-400-004



**Property Owner: SMITH BUDDY L & RUTH ANN**

**Summary Information**

- > Residential Building Summary
  - Year Built: N/A
  - Full Baths: 1
  - Sq. Feet: 1,184
  - Bedrooms: 0
  - Half Baths: 1
  - Acres: 3.410
- > Assessed Value: \$106,000 | Taxable Value: \$76,862
- > Property Tax information found



Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Important Message**

The information presented on this site is as of the close of the 2022 March Board of Review and the 2022 Assessment and Specific Tax Rolls.

If you require current ownership and mailing address information click on the Municipalities drop-down box above. You may enter the local Township or City name in the search box and click on the Search tab. This will redirect you to the local unit. Once the local unit window opens you can search by name, address, or parcel code number. If you require additional services, it is recommended that you contact the local unit Assessor's Office.

Local unit email and telephone numbers are available at: <https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf>

**Owner and Taxpayer Information**

**Owner** SMITH BUDDY L & RUTH ANN **Taxpayer** SEE OWNER INFORMATION  
 P O BOX 21  
 EATON RAPIDS, MI 48827

**General Information for Tax Year 2023**

<b>Property Class</b>	401 RESIDENTIAL-IMPROVED	<b>Unit</b>	33-13 ONONDAGA TOWNSHIP
<b>School District</b>	EATON RAPIDS PUBLIC SCHOOLS	<b>Assessed Value</b>	\$106,000
<b>MAP #</b>	<i>No Data to Display</i>	<b>Taxable Value</b>	\$76,862
<b>USER NUM IDX</b>	0	<b>State Equalized Value</b>	\$106,000
<b>USER ALPHA 1</b>	<i>Not Available</i>	<b>Date of Last Name Change</b>	01/16/2008
<b>FIELDWORK</b>	<i>Not Available</i>	<b>Notes</b>	<i>Not Available</i>
<b>Historical District</b>	<i>Not Available</i>	<b>Census Block Group</b>	<i>Not Available</i>
<b>USER ALPHA 2</b>	<i>Not Available</i>	<b>Exemption</b>	<i>No Data to Display</i>

**Principal Residence Exemption Information**

**Homestead Date** *No Data to Display*

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

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$98,400	\$98,400	\$73,202
2021	\$99,900	\$99,900	\$70,864
2020	\$94,800	\$94,800	\$69,886

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Privacy - Terms



## Land Information

<b>Zoning Code</b>		<b>Total Acres</b>	3.410
<b>Land Value</b>	\$33,889	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	00006.RESIDENTIAL EATON	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

## Legal Description

. BEG @ S1/4 COR SEC 19 -N 751 FT -E 198 FT -S 751 FT -W 198 FT TO POB SEC 19 T1NR2W 3.41A

## Land Division Act Information

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

## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

## Building Information - 1184 sq ft 1 STORY (Residential)

### General

<b>Floor Area</b>	1,184 sq ft	<b>Estimated TCV</b>	\$178,035
<b>Garage Area</b>	484 sq ft	<b>Basement Area</b>	1,008 sq ft
<b>Foundation Size</b>	1,184 sq ft	<b>Year Remodeled</b>	No Data to Display
<b>Year Built</b>	No Data to Display	<b>Class</b>	C
<b>Occupancy</b>	Single Family	<b>Tri-Level</b>	No
<b>Effective Age</b>	20 yrs	<b>Heat</b>	Forced Air w/ Ducts
<b>Percent Complete</b>	100%	<b>Wood Stove Add-on</b>	No
<b>AC w/Separate Ducts</b>	No	<b>Water</b>	Water Well
<b>Basement Rooms</b>	0	<b>Sewer</b>	Septic
<b>1st Floor Rooms</b>	0	<b>Style</b>	1 STORY
<b>2nd Floor Rooms</b>	0		
<b>Bedrooms</b>	0		

### Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	1,008 sq ft	1 Story
1 Story	Crawl Space	Siding	176 sq ft	1 Story

### Basement Finish

<b>Recreation</b>	0 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	1,008 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	<b>2 Fixture Bath</b>	1
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### Fireplace Information

<b>Interior 1 Story</b>	1
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<b>Area</b>	484 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>	No
<b>Auto Doors</b>	0	<b>Mech Doors</b>	0

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**5890 BELLEVUE RD** EATON RAPIDS, MI 48827 (Property Address)

Parcel Number: 33-13-13-19-400-004



**Property Owner: SMITH BUDDY L & RUTH ANN**

**Summary Information**

- > Residential Building Summary
    - Year Built: N/A
    - Full Baths: 1
    - Sq. Feet: 1,184
  - Bedrooms: 0
  - Half Baths: 1
  - Acres: 3.410
- > Assessed Value: \$106,000 | Taxable Value: \$76,862
  - > Property Tax information found



Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

**Owner** SMITH BUDDY L & RUTH ANN **Taxpayer** SEE OWNER INFORMATION  
 P O BOX 21  
 EATON RAPIDS, MI 48827

**Legal Description**

. BEG @ S1/4 COR SEC 19 -N 751 FT -E 198 FT -S 751 FT -W 198 FT TO POB SEC 19 T1NR2W 3.41A

**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

**Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$1,487.73	\$1,487.73	01/23/2023	\$0.00
2022	Summer	\$944.92	\$944.92	08/04/2022	\$0.00
2021	Winter	\$1,467.68	\$1,467.68	01/18/2022	\$0.00
2021	Summer	\$912.39	\$912.39	08/16/2021	\$0.00
2020	Winter	\$1,418.91	\$1,418.91	01/25/2021	\$0.00
2020	Summer	\$903.08	\$903.08	08/24/2020	\$0.00
2019	Winter	\$1,362.01	\$1,362.01	01/23/2020	\$0.00
2019	Summer	\$886.62	\$886.62	08/22/2019	\$0.00
2018	Winter	\$1,384.67	\$1,384.67	01/31/2019	\$0.00
2018	Summer	\$865.85	\$865.85	08/20/2018	\$0.00

Load More Years



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## Parcel: 33-13-13-19-400-004

### Property Address

5890 BELLEVUE RD  
EATON RAPIDS, MI 48827

### Owner and Taxpayer Information

<b>Owner</b>	SMITH BUDDY L & RUTH ANN	<b>Taxpayer</b>	SEE OWNER INFORMATION
	P O BOX 21		
	EATON RAPIDS, MI 48827		

### Legal Description

. BEG @ S1/4 COR SEC 19 -N 751 FT -E 198 FT -S 751 FT -W 198 FT TO POB SEC 19 T1NR2W 3.41A

### Other Information

### General Information for 2022 Summer Taxes

<b>School District</b>	23050	<b>PRE/MBT</b>	100.0000%
<b>Taxable Value</b>	\$73,202	<b>S.E.V.</b>	\$98,400
<b>Property Class</b>	401 - 401 RESIDENTIAL	<b>Assessed Value</b>	\$98,400
<b>Tax Bill Number</b>	<i>No Data to Display</i>	<b>Last Receipt Number</b>	00000223
<b>Last Payment Date</b>	08/04/2022	<b>Number of Payments</b>	1
<b>Base Tax</b>	\$935.57	<b>Base Paid</b>	\$935.57
<b>Admin Fees</b>	\$9.35	<b>Admin Fees Paid</b>	\$9.35
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$944.92	<b>Total Paid</b>	\$944.92
<b>Renaissance Zone</b>	<i>Not Available</i>	<b>Mortgage Code</b>	<i>Not Available</i>

### Tax Bill Breakdown for 2022 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
SET	6.000000	\$439.21	\$439.21
COUNTY TAX	6.780700	\$496.36	\$496.36
Admin Fees		\$9.35	\$9.35
Interest Fees		\$0.00	\$0.00
	<b>12.780700</b>	<b>\$944.92</b>	<b>\$944.92</b>

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## Parcel: 33-13-13-19-400-004

### Property Address

5890 BELLEVUE RD  
EATON RAPIDS, MI 48827

### Owner and Taxpayer Information

<b>Owner</b>	SMITH BUDDY L & RUTH ANN	<b>Taxpayer</b>	SEE OWNER INFORMATION
	P O BOX 21		
	EATON RAPIDS, MI 48827		

### Legal Description

. BEG @ S1/4 COR SEC 19 -N 751 FT -E 198 FT -S 751 FT -W 198 FT TO POB SEC 19 T1NR2W 3.41A

### Other Information

### General Information for 2022 Winter Taxes

<b>School District</b>	23050	<b>PRE/MBT</b>	100.0000%
<b>Taxable Value</b>	\$73,202	<b>S.E.V.</b>	\$98,400
<b>Property Class</b>	401 - 401 RESIDENTIAL	<b>Assessed Value</b>	\$98,400
<b>Tax Bill Number</b>	<i>No Data to Display</i>	<b>Last Receipt Number</b>	00000877
<b>Last Payment Date</b>	01/23/2023	<b>Number of Payments</b>	1
<b>Base Tax</b>	\$1,473.00	<b>Base Paid</b>	\$1,473.00
<b>Admin Fees</b>	\$14.73	<b>Admin Fees Paid</b>	\$14.73
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$1,487.73	<b>Total Paid</b>	\$1,487.73
<b>Renaissance Zone</b>	<i>Not Available</i>	<b>Mortgage Code</b>	<i>Not Available</i>

### Tax Bill Breakdown for 2022 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
SCHOOL OPERATING	17.866900	\$0.00	\$0.00
SCHOOL DEBT	7.000000	\$512.41	\$512.41
EATON ISD	3.738700	\$273.68	\$273.68
COUNTY EXTRA	4.530800	\$331.66	\$331.66
CADL - LIBRARY	1.560000	\$114.19	\$114.19
AIRPORT	0.699000	\$51.16	\$51.16
ONONDAGA TWP	0.956400	\$70.01	\$70.01
SINKING FUND	0.985100	\$72.11	\$72.11
PUFFENBERGER DRA	0.000000	\$47.78	\$47.78
Admin Fees		\$14.73	\$14.73
Interest Fees		\$0.00	\$0.00
	<b>37.336900</b>	<b>\$1,487.73</b>	<b>\$1,487.73</b>

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**6250 BELLEVUE RD** EATON RAPIDS, MI 48827 (Property Address)

Parcel Number: 33-13-13-19-300-004



Item 1 of 1 0 Images / 1 Sketch

**Property Owner: SMITH BUDDY L & RUTH ANN**

**Summary Information**

- > Residential Building Summary
  - Year Built: N/A
  - Full Baths: 1
  - Sq. Feet: N/A
  - Bedrooms: 0
  - Half Baths: 0
  - Acres: 8.590
- > Assessed Value: \$32,600 | Taxable Value: \$5,222
- > Property Tax information found



Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

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Local unit email and telephone numbers are available at: <https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf>

**Owner and Taxpayer Information**

**Owner** SMITH BUDDY L & RUTH ANN **Taxpayer** SEE OWNER INFORMATION  
 P O BOX 21  
 EATON RAPIDS, MI 48827

**General Information for Tax Year 2023**

<b>Property Class</b>	401 RESIDENTIAL-IMPROVED	<b>Unit</b>	33-13 ONONDAGA TOWNSHIP
<b>School District</b>	EATON RAPIDS PUBLIC SCHOOLS	<b>Assessed Value</b>	\$32,600
<b>MAP #</b>	No Data to Display	<b>Taxable Value</b>	\$5,222
<b>USER NUM IDX</b>	0	<b>State Equalized Value</b>	\$32,600
<b>USER ALPHA 1</b>	Not Available	<b>Date of Last Name Change</b>	01/16/2008
<b>FIELDWORK</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>USER ALPHA 2</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** No Data to Display

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

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$34,100	\$34,100	\$4,974
2021	\$34,100	\$34,100	\$4,816
	\$30,900	\$30,900	\$4,750

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## Land Information

<b>Zoning Code</b>		<b>Total Acres</b>	8.590
<b>Land Value</b>	\$43,307	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4001.RURAL RESIDENTIAL	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

## Legal Description

O 19-6-1 BEG @ S1/4 COR SEC 19 -W 498.03 FT -N 751 FT -E 498.03 FT -S 751 FT TO POB SEC 19 T1N2R2W 8.59A

## Land Division Act Information

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

## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

## Building Information - 0 sq ft GARAGE ONLY (Residential)

### General

<b>Floor Area</b>	0 sq ft	<b>Estimated TCV</b>	\$21,800
<b>Garage Area</b>	1,040 sq ft	<b>Basement Area</b>	0 sq ft
<b>Foundation Size</b>	0 sq ft	<b>Year Remodeled</b>	No Data to Display
<b>Year Built</b>	No Data to Display	<b>Class</b>	D
<b>Occupancy</b>	Single Family	<b>Tri-Level</b>	No
<b>Effective Age</b>	8 yrs	<b>Heat</b>	No Heating/Cooling
<b>Percent Complete</b>	100%	<b>Wood Stove Add-on</b>	No
<b>AC w/Separate Ducts</b>	No	<b>Water</b>	No Data to Display
<b>Basement Rooms</b>	0	<b>Sewer</b>	No Data to Display
<b>1st Floor Rooms</b>	0	<b>Style</b>	GARAGE ONLY
<b>2nd Floor Rooms</b>	0	<b>Log Size</b>	7 in
<b>Bedrooms</b>	0		

### 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
-----------------------	---

### Garage Information

<b>Area</b>	1,040 sq ft	<b>Exterior</b>	Siding
<b>Foundation</b>	18 Inch	<b>Common Wall</b>	Detached
<b>Year Built</b>	No Data to Display	<b>Finished</b>	No
<b>Auto Doors</b>	0	<b>Mech Doors</b>	1

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**6250 BELLEVUE RD** EATON RAPIDS, MI 48827 (Property Address)

Parcel Number: 33-13-13-19-300-004



Item 1 of 1 0 Images / 1 Sketch

**Property Owner: SMITH BUDDY L & RUTH ANN**

**Summary Information**

- > Residential Building Summary
  - Year Built: N/A
  - Full Baths: 1
  - Sq. Feet: N/A
  - Bedrooms: 0
  - Half Baths: 0
  - Acres: 8.590
- > Assessed Value: \$32,600 | Taxable Value: \$5,222
- > Property Tax information found



Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

**Owner** SMITH BUDDY L & RUTH ANN **Taxpayer** SEE OWNER INFORMATION  
 P O BOX 21  
 EATON RAPIDS, MI 48827

**Legal Description**

O 19-6-1 BEG @ S1/4 COR SEC 19 -W 498.03 FT -N 751 FT -E 498.03 FT -S 751 FT TO POB SEC 19 T1NR2W 8.59A

**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

**Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$147.21	\$147.21	01/23/2023	\$0.00
2022	Summer	\$64.19	\$64.19	08/04/2022	\$0.00
2021	Winter	\$124.76	\$124.76	01/18/2022	\$0.00
2021	Summer	\$61.99	\$61.99	08/16/2021	\$0.00
2020	Winter	\$96.42	\$96.42	01/25/2021	\$0.00
2020	Summer	\$61.37	\$61.37	08/24/2020	\$0.00
2019	Winter	\$92.54	\$92.54	01/23/2020	\$0.00
2019	Summer	\$60.26	\$60.26	08/22/2019	\$0.00
2018	Winter	\$145.66	\$145.66	01/31/2019	\$0.00
2018	Summer	\$58.85	\$58.85	08/20/2018	\$0.00

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**Parcel: 33-13-13-19-300-004**

**Property Address**

6250 BELLEVUE RD  
EATON RAPIDS, MI 48827

**Owner and Taxpayer Information**

**Owner** SMITH BUDDY L & RUTH ANN **Taxpayer** SEE OWNER INFORMATION  
P O BOX 21  
EATON RAPIDS, MI 48827

**Legal Description**

O 19-6-1 BEG @ S1/4 COR SEC 19 -W 498.03 FT -N 751 FT -E 498.03 FT -S 751 FT TO POB SEC 19 T1NR2W 8.59A

**Other Information**

**General Information for 2022 Summer Taxes**

<b>School District</b>	23050	<b>PRE/MBT</b>	100.0000%
<b>Taxable Value</b>	\$4,974	<b>S.E.V.</b>	\$34,100
<b>Property Class</b>	401 - 401 RESIDENTIAL	<b>Assessed Value</b>	\$34,100
<b>Tax Bill Number</b>	<i>No Data to Display</i>	<b>Last Receipt Number</b>	00000222
<b>Last Payment Date</b>	08/04/2022	<b>Number of Payments</b>	1
<b>Base Tax</b>	\$63.56	<b>Base Paid</b>	\$63.56
<b>Admin Fees</b>	\$0.63	<b>Admin Fees Paid</b>	\$0.63
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$64.19	<b>Total Paid</b>	\$64.19
<b>Renaissance Zone</b>	<i>Not Available</i>	<b>Mortgage Code</b>	<i>Not Available</i>

**Tax Bill Breakdown for 2022 Summer**

Taxing Authority	Millage Rate	Amount	Amount Paid
SET	6.000000	\$29.84	\$29.84
COUNTY TAX	6.780700	\$33.72	\$33.72
Admin Fees		\$0.63	\$0.63
Interest Fees		\$0.00	\$0.00
	<b>12.780700</b>	<b>\$64.19</b>	<b>\$64.19</b>

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## Parcel: 33-13-13-19-300-004

### Property Address

6250 BELLEVUE RD  
EATON RAPIDS, MI 48827

### Owner and Taxpayer Information

<b>Owner</b>	SMITH BUDDY L & RUTH ANN	<b>Taxpayer</b>	SEE OWNER INFORMATION
	P O BOX 21		
	EATON RAPIDS, MI 48827		

### Legal Description

O 19-6-1 BEG @ S1/4 COR SEC 19 -W 498.03 FT -N 751 FT -E 498.03 FT -S 751 FT TO POB SEC 19 T1NR2W 8.59A

### Other Information

### General Information for 2022 Winter Taxes

<b>School District</b>	23050	<b>PRE/MBT</b>	100.0000%
<b>Taxable Value</b>	\$4,974	<b>S.E.V.</b>	\$34,100
<b>Property Class</b>	401 - 401 RESIDENTIAL	<b>Assessed Value</b>	\$34,100
<b>Tax Bill Number</b>	<i>No Data to Display</i>	<b>Last Receipt Number</b>	00000876
<b>Last Payment Date</b>	01/23/2023	<b>Number of Payments</b>	1
<b>Base Tax</b>	\$145.76	<b>Base Paid</b>	\$145.76
<b>Admin Fees</b>	\$1.45	<b>Admin Fees Paid</b>	\$1.45
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$147.21	<b>Total Paid</b>	\$147.21
<b>Renaissance Zone</b>	<i>Not Available</i>	<b>Mortgage Code</b>	<i>Not Available</i>

### Tax Bill Breakdown for 2022 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
SCHOOL OPERATING	17.866900	\$0.00	\$0.00
SCHOOL DEBT	7.000000	\$34.81	\$34.81
EATON ISD	3.738700	\$18.59	\$18.59
COUNTY EXTRA	4.530800	\$22.53	\$22.53
CADL - LIBRARY	1.560000	\$7.75	\$7.75
AIRPORT	0.699000	\$3.47	\$3.47
ONONDAGA TWP	0.956400	\$4.75	\$4.75
SINKING FUND	0.985100	\$4.89	\$4.89
PUFFENBERGER DRA	0.000000	\$48.97	\$48.97
Admin Fees		\$1.45	\$1.45
Interest Fees		\$0.00	\$0.00
	<b>37.336900</b>	<b>\$147.21</b>	<b>\$147.21</b>

