



**4872 Hidden Hills Circle
Howell, MI 48855**

**Residential
Real Estate Auction
BIDDER
INFORMATION
PACKET**

Brad Stoecker, MBA, CES, AMM

Auctioneer/Broker

517-927-5028

Real Estate Auction

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

4872 Hidden Hills Circle, Howell, MI 48855



Online Bidding Closes: Wednesday, Nov 18 @ 7:00 PM

2 Open Houses- Sunday, Nov 8 Noon – 2 PM & Tuesday, Nov 17 5-7 PM

Features:

- 5 Bedroom 2.5 Bath
- 3,136 Sq. Ft
- Beautiful Wooded 1.62 Acre Lot
- Partially Furnished & Move-In Ready
- Amazing Log Cabin Style Home
- Beautiful 2nd Floor Loft Suite
- Washer and Dryer Included
- HOA Fees Only \$230/year
- 2 Car Garage w/ Basement Entrance
- Close to Ann Arbor, Brighton, Lansing

Approximate Room Sizes:

- | | | | |
|-------------------|-----------|--------------------------|-----------|
| • Living Room | 28' x 17' | • Main Floor Bedroom #2 | 12' x 11' |
| • Kitchen/Dining | 21' x 15' | • Main Floor Bedroom #3 | 12' x 11' |
| • Den | 24' x 11' | • Downstairs Bedroom #4 | 11' x 10' |
| • Garage | 24' x 22' | • Downstairs Bedroom #5 | 11' x 10' |
| • Loft Bedroom #1 | 18' x 15' | • Finished Basement Area | 22' x 21' |

For Bidder Packet and Online Auction Details Please Contact Us:

www.EpicAuctions.com

Brad Stoecker (Auctioneer/Broker)

517-927-5028

Info@EpicAuctions.com



Real Estate Auction Terms

Bidding Soft Closes at 7 PM, Wednesday, Nov 18

Commonly referred to as: **4872 Hidden Hills Circle, Howell, MI 48855**

Showings and Open Houses will be conducted according to current health and safety regulations.

General Terms

- The selling price of this property shall be determined by competitive bidding via online only auction.
- 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 owners 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 are not acting as Agents of any potential Buyer and owe 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 until they are satisfied or refrain from bidding.
- 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.
- Buyer Agents are not required for bidders to participate in the auction process, but Agents are welcome to assist Buyers with the process.

Real Property Information

- 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.
- 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 to be registered for a unique username and password.
- 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 the 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 to re-open the lot for further bidding. However, if there is no internet outage or service interruption, then we will consider “closed” to mean “Sold”. Auction Company will contact the final bidder directly to confirm when the lot is considered sold.
- Neither Auctioneer nor 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.

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 via email.

Earnest Money/Down Payment/Deposit for Real Property

- **\$20,000** deposit in the form of a certified bank check or wire transfer will be deposited with Auction Company within **24 hours** after the completion of the auction. Winning bidders that fail to submit the fully executed Contract 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 days after the auction at closing.

Buyer Financing

- Terms are Cash or Conventional Financing Only.
- There are no contingencies for financing, appraisals, repairs, or inspections or any other requirements that may be required by the 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.
- Title Company and closing location will be selected by Seller. There will be no split closings. Closings may 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 considered 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 discriminate because of Race, Creed, Color, National Origin, Sex, Marital Status, Age, Handicap, or families with children.

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

Epic Auctions & Estate Sales

11040 Ransom Hwy

Dimondale, MI 48821

517-927-5028



EPIC AUCTIONS and ESTATE SALES, LLC SALES OFFER

Dated: _____

1. BUYER, _____, hereinafter called "BUYER", whose address is _____, offers to buy from SELLER, _____ hereinafter called "SELLER", the following real property located in the City/Town/Village of **Howell**, County of **Livingston**, State of Michigan, legally described as:

Unit No. 8, Hidden Hills Site Condominium according to the Master Deed recorded in Liber 3708, Page 21, as amended, and designated as Livingston County Condominium Subdivision Plan No. 269, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

More Commonly Known As: **4872 Hidden Hills Circle, Howell, MI 4855**

Parcel #: **4707-04-401-008**

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: **NONE.**

2. The sales price will be \$ _____.

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

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 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.

Buyer Initials _____

7. CLOSING COSTS

- 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.

8. TITLE. If defects exist, SELLER will have 90 days after receiving written notice to remedy the defects. After the 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. ATTORNEY. BUYER acknowledges that it has been recommended that an attorney be retained to review the marketability of title and all Closing documents and to determine that the terms of this contract have been met. Initial either a. or b. below:

- a. _____ Documents and transaction to be reviewed by:
 - i. Attorney Name: _____
 - ii. Attorney Address: _____
 - iii. Attorney Phone Number: _____

b. _____ Buyer waives the review by an attorney.

11. SALE must be closed within 45 days. Seller reserves the right to extend the date of closing related to issues with the estate.

12. 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.

13. 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.

14. SELLER'S DISCLOSURE. BUYER acknowledges that a SELLER'S Disclosure Statement has been provided to BUYER.

15. BUYER DEPOSITS **\$20,000** showing BUYER'S good faith will be deposited in Auctioneer's trust account and will apply 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.

16. BUYER AND SELLER agrees 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.

17. BUYER will not assign this Agreement without written consent of SELLER.

18. Make Deed to: _____ (This can be adjusted prior to closing.)

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 \$20,000 in accordance with the terms provided herein.

Dated: _____

Auctioneer: _____
Bradley A. Stoecker, Owner/Auctioneer/Broker

Buyer Initials _____



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.

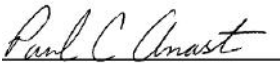
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

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 Policy Amount 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 part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA® COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

Issued by
Old Republic National Title Insurance Company

Transaction Identification Data for reference only:

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
ALTA® Universal ID: 1033513
Issuing Office File Number: 47-20743001-ELN
Property Address: 4872 Hidden Hls Crc, Howell, MI 48855
Revision Number:

1. Commitment Date: October 08, 2020, 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 WITH STANDARD EXCEPTIONS TBD
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.
4. The Title is, at Commitment Date, vested in:
Scot Alan Douglas, a single man
5. The land referred to in this commitment is situated in the Township of Oceola, County of Livingston, State of Michigan, as follows:
Unit No. 8, Hidden Hills Site Condominium according to the Master Deed recorded in Liber 3708, Page 21, as amended, and designated as Livingston County Condominium Subdivision Plan No. 269, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

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. Instruments necessary to create the estate or interest to be insured must be executed by, delivered and duly filed for record.
2. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may make additional requirements or exceptions relating to the interest or the loan.
3. Pay the agreed amounts for the Title and/or the mortgage to be insured.
4. Pay us the premiums, fees and charges for the policy.
5. Mortgage in the original amount of \$180,000.00, and the terms, conditions and provisions contained therein, executed by Scot A Douglas, a single man to DFCU Financial dated January 13, 2014 and recorded January 23, 2014 in Instrument Number 2014R-001928.

Obtain and record a discharge(s) of the mortgage(s) recited on this Commitment.

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.: 4707-04-401-008

2020 Summer Taxes in the amount of \$1,879.18 are PAID

2019 Winter Taxes in the amount of \$923.80 are PAID

Special Assessments: NONE

- 2020 State Equalized Value: \$208,300.00
- 2020 Taxable Value: \$119,305.00
- 2020 Principal Residence Exemption: 100%
- School District: 47070

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. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
8. Overhead Easement (Right of Way) in favor of Dart Oil and Gas Corporation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 3494, page 215.
9. Residential Distribution Easement (Right of Way) in favor of The Detroit Edison Company and SBC Communications, Inc., formerly Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 3789, page 988, and Liber 3789, page 968.
10. Easements, restrictions and other terms, covenants and conditions set forth in the Master Deed and Exhibits thereto recorded in Liber 3708, page 21, and amended in Liber 4442, Page 290, Livingston County Records. The rights of Co-Owners and the Administering Body as set forth in the Master Deed and Act 59 of the Public Acts of 1978 as amended.
11. Permanent Easement recorded in Liber 4032, Page 937, Livingston County Records.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "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.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in 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;
- (f) Schedule B, Part II - Exceptions; and
- (g) a countersignature 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 shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (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:

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- (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 shall not be 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 will only have liability 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 shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
- (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 and must be restricted solely to the terms and provisions of this Commitment.
 - (c) Until the Policy is issued, 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 the purpose of providing closing or settlement services.
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.
9. **ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option 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>

This page is only part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.



PRIVACY POLICY NOTICE

ATA National Title Group, LLC and its family of affiliated companies, respect the privacy of our customers' personal information. This Notice explains the ways in which we may collect and use personal information under the ATA National Title Group, LLC Privacy Policy.

ATA National Title Group, LLC as an agent for Old Republic National Title Insurance Company provides title insurance products and other settlement and escrow services to customers. The ATA National Title Group, LLC Privacy Policy applies to all ATA National Title Group, LLC customers, former customers and applicants.

What kinds of information we collect: Depending on the services you use, the types of information we may collect from you, your lender, attorney, real estate broker, public records or from other sources include:

- information from forms and applications for services, such as your name, address and telephone number
- information about your transaction, including information about the real property you bought, sold or financed such as address, cost, existing liens, easements, other title information and deeds
- with closing, escrow, settlement or mortgage lending services or mortgage loan servicing, we may also collect your social security number as well as information from third parties including property appraisals, credit reports, loan applications, land surveys, real estate tax information, escrow account balances, and sometimes bank account numbers or credit card account numbers to facilitate the transaction, and
- information about your transactions and experiences as a customer of ours or our affiliated companies, such as products or services purchased and payments made.

How we use and disclose this information: We use your information to provide you with the services, products and insurance that you, your lender, attorney, or real estate brokers have requested. We disclose information to our affiliates and unrelated companies as needed to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control, to provide information to government and law enforcement agencies and as otherwise permitted by law. As required to facilitate a transaction, our title affiliates record documents that are part of your transaction in the public records as a legal requirement for real property notice purposes.

We do not share any nonpublic personal information we collect from you with unrelated companies for their own use.

We do not share any information regarding your transaction that we obtain from third parties (including credit report information) except as needed to enable your transaction as permitted by law.

We may also disclose your name, address and property information to other companies who perform marketing services such as letter production and mailing on our behalf, or to other financial service companies (such as insurance companies, banks, mortgage brokers, credit companies) with whom we have joint marketing arrangements.

How we protect your information: We maintain administrative, physical, electronic and procedural safeguards to guard your nonpublic personal information. We reinforce our privacy policy with our employees and our contractors. Joint marketers and third parties service providers who have access to nonpublic personal information to provide marketing or services on our behalf are required by contract to follow appropriate standards of security and confidentiality.

If you have any questions about this privacy statement or our practices at ATA National Title Group, LLC, please write us at: **ATA National Title Group, LLC c/o 31440 Northwestern Highway, Ste. 100, Farmington Hills, Michigan 48334. Attn: Legal Resources.**



11040 Ransom Hwy, Dimondale, MI 48821 * 734-320-9627

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

Property Address: 4872 Hidden Hills Circle, Howell, MI 48855, 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			
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):

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 2006
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: Pumped 2019
6. **Heating System:** Type/approximate age: Forced Air - A/C Gas 2008
7. **Plumbing system:** Type: copper X galvanized ___ other _____
Any known problems? No
8. **Electrical system:** Any known problems? No
9. **History of infestation, if any:** (termites, carpenter ants, etc.) No - Pesticides have been Applied Annually
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 X Yes _____ No _____
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 X Yes _____ No _____

3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property?

Unknown _____ Yes _____ No 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 _____ No X

8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?

Unknown _____ Yes _____ No X

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:

The seller has lived in the residence on the property from [2008] to [2020]. The seller has owned the property since [2008]. 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 
Seller _____

Date 13 SEP 2020
Date _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____
Buyer _____

Date _____
Date _____

Time: _____
Time: _____



Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.



Import ID:

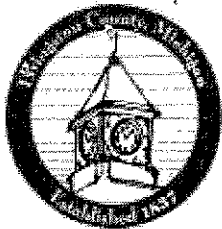
Failure to comply is a misdemeanor.

Tax No:	Permit No: 2003-01004	County: Livingston	Township: Oceola				
Well ID: 47000026045 Elevation: 1023 ft. Latitude: 42.679088 Longitude: -83.86315 Method of Collection: GPS Std Positioning Svc SA Off		Town/Range: 03N 05E	Section: 4	Well Status: Active	WSSN:	Source ID/Well No:	
		Distance and Direction from Road Intersection: LOT 8					
		Well Owner: ED HAMMEL					
		Well Address: 4872 HIDDEN HILLS CIRCLE HOWELL, MI 48843			Owner Address: 329 S. HIGHLANDER WAY HOWELL, MI 48843		

Drilling Method: Rotary Well Depth: 191.00 ft. Well Type: New Casing Type: PVC plastic Casing Joint: Welded Casing Fitting: None Diameter: 5.00 in. to 183.00 ft. depth Borehole: 8.50 in. to 191.00 ft. depth	Well Use: Household Date Completed: 10/24/2005 Height: Static Water Level: 79.00 ft. Below Grade Well Yield Test: Pumping level 191.00 ft. after 1.00 hrs. at 100 GPM Yield Test Method: Air Screen Installed: Yes Screen Diameter: 4.00 in. Screen Material Type: Stainless steel-wire wrapped Screen Installation Type: Telescoped Slot Length Set Between: 7.00 8.00 ft. 183.00 ft. and 191.00 ft. Fittings: Neoprene packer	Pump Installed: Yes Pump Installation Date: Manufacturer: Sta-Rite Model Number: 15SP4F02J Drop Pipe Length: 100.00 ft. Drop Pipe Diameter: Draw Down Seal Used: No Pump Installation Only: No HP: 1.50 Pump Type: Submersible Pump Capacity: 15 GPM Pump Voltage: Drilling Record ID: Pressure Tank Installed: Yes Pressure Tank Type: Unknown Manufacturer: Well-Rite-Flexcon Model Number: WR-200 Pressure Relief Valve Installed: No Tank Capacity: 62.0 Gallons	<table border="1"><thead><tr><th>Formation Description</th><th>Thickness</th><th>Depth to Bottom</th></tr></thead><tbody><tr><td>Brown Sand & Gravel</td><td>38.00</td><td>38.00</td></tr><tr><td>Brown Clay Sandy</td><td>28.00</td><td>66.00</td></tr><tr><td>Gray Clay Sandy</td><td>26.00</td><td>92.00</td></tr><tr><td>Brown Sand Fine Silty</td><td>6.00</td><td>98.00</td></tr><tr><td>Gray Sand Fine Silty</td><td>12.00</td><td>110.00</td></tr><tr><td>Gray Sand Silty</td><td>20.00</td><td>130.00</td></tr><tr><td>Blue See Comments</td><td>2.00</td><td>132.00</td></tr><tr><td>Blue Sandstone</td><td>10.00</td><td>142.00</td></tr><tr><td>Gray Sandstone</td><td>2.00</td><td>144.00</td></tr><tr><td>Gray Clay</td><td>10.00</td><td>154.00</td></tr><tr><td>Gray Clay Sandy</td><td>10.00</td><td>164.00</td></tr><tr><td>Gray Clay</td><td>4.00</td><td>168.00</td></tr><tr><td>Gray Clay Sandy</td><td>3.00</td><td>171.00</td></tr></tbody></table> (Continued On Page 2) Geology Remarks: SANDSTONE AND GRAVEL AT 132'	Formation Description	Thickness	Depth to Bottom	Brown Sand & Gravel	38.00	38.00	Brown Clay Sandy	28.00	66.00	Gray Clay Sandy	26.00	92.00	Brown Sand Fine Silty	6.00	98.00	Gray Sand Fine Silty	12.00	110.00	Gray Sand Silty	20.00	130.00	Blue See Comments	2.00	132.00	Blue Sandstone	10.00	142.00	Gray Sandstone	2.00	144.00	Gray Clay	10.00	154.00	Gray Clay Sandy	10.00	164.00	Gray Clay	4.00	168.00	Gray Clay Sandy	3.00	171.00
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Gray Clay Sandy	3.00	171.00																																											
Well Grouted: Yes Grouting Method: Unknown Grouting Material: Bentonite slurry Bags: 24.00 Additives: None Depth: 0.00 ft. to 177.00 ft.		Wellhead Completion: Pitless adapter																																											
Nearest Source of Possible Contamination: Type: Septic tank Distance: 80 ft. Direction: Northwest		Drilling Machine Operator Name: GREG ADAMS, RYAN ADAMS Employment: Employee																																											
		(Continued on page 2)																																											

General Remarks:

Other Remarks:



Livingston County Department of Public Health

Environmental Health Division
2300 E. Grand River Ave.
Howell, MI 48843
517.546.9858 * 517.546.9853 FAX
co.livingston.mi.us/health

PERMIT #: **SEP2003-00710**
APPLIED: 8/8/2003
ISSUED: 3/1/2005
EXPIRES:

Sewage Permit

SITE ADDRESS: **4872 HIDDEN HLS** *OW*
PARCEL NO.: **4707-04-401-008**
TOWNSHIP: **Oceola Township**
SUBDIVISION: **HIDDEN HILLS**
LOT/PARCEL: **1**
DIRECTIONS: **OCEOLA TWP SEC 04 LATSON NORTH TO CLYDE EAST TO MACK NORTH TO SUB. ON THE WEST SIDE OF MACK BETWEEN CLYDE AND ALLEN**

SEP

OWNER

EDWARD HAMMELL
329 S. HIGHLANDER WAY
HOWELL MI 48843
PRI 517-540-0098

BUILDER

CONTRACTOR

Homeowner

Environmental Sanitarian: **Margaret McCliment** *MM*

Issued Date: **March 01, 2005**

Project Description:

NEW HOME

Information:

Type of Use: **RESIDENTIAL**
Type of Water: **Residential**
Type of Work: **New**
of Tanks/Capacity: **1 / 1,500**
Field Size: **1,400 Sq.Ft.**
#Beds/Baths: **3 / 0**
Type of Parcel: **Subdivision/Site Condo**
Bsmt Plumbing:

Disp.Sys: **STANDARD FIELD**
Pretreatment: **None**
Type of Flow: **Gravity**
Effluent Filter: **RESIDENTIAL**
Sys.Elevation: **Below Grade**
Max.Est.Flow:

Special Requirements:

Locate the system in the exact area of the approved soil borings from perk conducted 03/01/05.
100% cutdown to sandy loam/gravel at +/- 2 ft., then lay stone and tile, 24" max., 12" min. cover.
Due to heavier soil structure witnessed on this property, this system shall be enlarged.
Install a septic tank filter on the outlet end of the septic tank.

**** Note: Maintain enough area for a future replacement septic area.**

Inspections required: 1) cutdown 2) final

7/25/06 F cutdown

Environmental Sanitarian:

David Lucik

Date Finaled

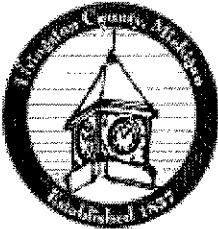
Aug 1, 06

Oceola

4

4872 Hidden Hills Dr.

SEP2003-00710



Livingston County Department of Public Health

Environmental Health Division
2300 E. Grand River Ave.
Howell, MI 48843
517.546.9858 * 517.546.9853 FAX
co.livingston.mi.us/health

PERMIT #: **WEL2003-01004**
APPLIED: 8/8/2003
ISSUED: 8/14/2003
EXPIRES:

Well Permit

SITE ADDRESS: 4872 HIDDEN HLS CRC
PARCEL NO.: 4707-04-401-008
TOWNSHIP: Oceola Township
SUBDIVISION:
LOT/PARCEL:
DIRECTIONS:

WEL

OCEOLA TWP SEC 04 LATSON NORTH TO CLYDE EAST TO MACK NORTH TO SUB. ON THE WEST SIDE OF MACK BETWEEN CLYDE AND ALLEN

OWNER

EDWARD HAMMELL
329 S. HIGHLANDER WAY
HOWELL MI 48843
PRI 517-540-0098

BUILDER

CONTRACTOR

Adams

Environmental Sanitarian: Amy L. Adam

Issued Date August 14, 2003

Project Description:

NEW HOME

Information:

Type of Work: New
Type of Water: Residential
Sewer Type: On-Site
Well First:

~~NOT APPROVED~~
Livingston County Department
of Public Health

Name B. Smith
Date 12-1-06

Special Requirements:

ALL WELLS MUST BE GROUTED ENTIRE LENGTH OF CASING AS PER RULE 134A AND 135 OF PART 127 AS AMENDED. FINAL WATER SUPPLY APPROVAL CONTINGENT UPON SUBMITTAL OF ACCEPTABLE: 1. BACT. ANALYSIS, 2. PARTIAL CHEM/NITRATE ANALYSIS, 3. WELL LOG, AND 4. WELL DRILLING NOTIFICATION.

THE WELL SHALL BE DRILLED TO MEET THE "WELL PROTECTION" METHODS SET FORTH IN MDEQ RULE 560.408 IN LAND DIVISIONS AND SUBDIVISIONS. THESE METHODS INCLUDE PENETRATING AT LEAST A 10' PROTECTIVE LAYER OF CLAY, OR IF NO CLAY IS PRESENT, MAINTAINING A DIFFERENCE OF 50' BETWEEN THE STATIC WATER LEVEL AND THE BOTTOM OF THE CASING. IF AT LEAST 10' OF PROTECTIVE CLAY IS NOT ENCOUNTERED AND THE STATIC WATER LEVEL IS UNKNOWN, THE WELL MUST BE DRILLED TO A MINIMUM DEPTH OF 100' UNLESS OTHERWISE SPECIFIED ON THIS PERMIT.

WELL MOST LIKELY TO BE DRILLED BETWEEN 124-264 FT IN MARSHALL SANDSTONE.

No Insp. BF 10/4/05 8/10/12 BF H2O ok
10/28/05 BF well log ok

Environmental Sanitarian:

Date Final:

8/10/12

OCEOLA

4

4872

HIDDEN HILLS

WEL2003-01004

Livingston County Department of Public Health-Environmental Health Services

2300 E. Grand River, Suite 102, Howell, Michigan 48843-7578

Fax (517) 546-9853 • Phone (517) 546-9858

HOMEOWNER INFORMATION SHEET FOR WATER SUPPLY
AND/OR SEWAGE DISPOSAL FACILITIES

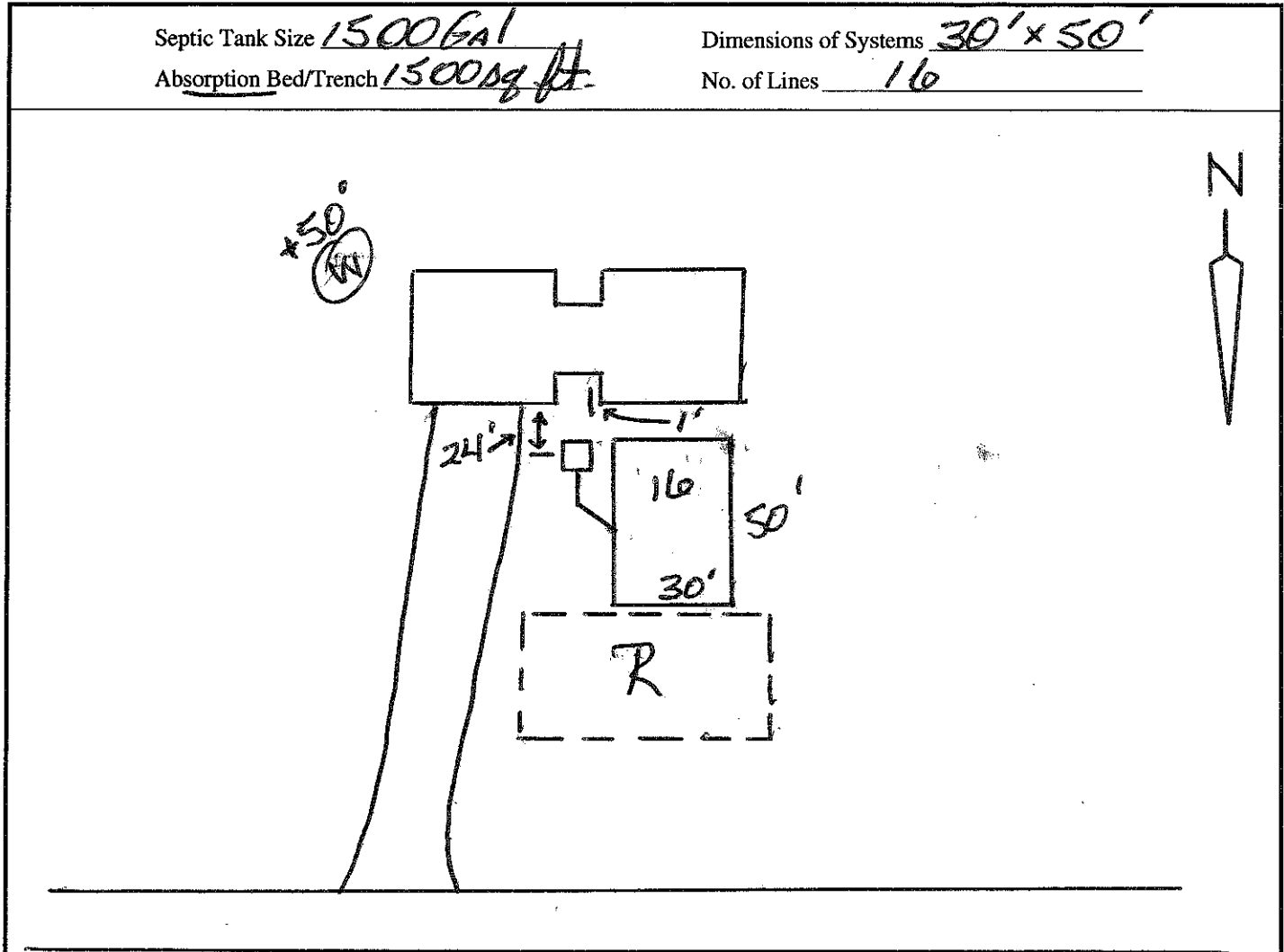
The following sketch represents the location of the on-site sewage disposal system and/or water well supply for the dwelling located at

Address 4872 Hidden Hills Cir. Township OCEOLA Section No. 4

City HOWELL State Mich Zip 48843

Septic Tank Size 1500 GAL
Absorption Bed/Trench 1500 sq. ft.

Dimensions of Systems 30' x 50'
No. of Lines 16



Well Driller Adams

Sewage Disposal Contractor HOME OWNER

Water Supply Approved 8-10-12 Date

Sewage Disposal Facilities Approved Aug 1, 06 DL Date

Inspecting Sanitarian Forgette

Please read the attached information regarding maintenance and care of the on-site sewage disposal facilities. The on-site sewage disposal system was inspected and approved in accordance with the Livingston County Sanitary Code. The water supply system was approved after reviewing the well log submitted by the well driller and receiving acceptable water quality analysis. If you did not receive a copy of your well log from the driller, please contact Environmental Health Services of the Livingston County Department of Public Health.

Since many interrelating factors contribute to the failure of a sewage disposal system and/or changes in water quality, approval cannot be considered as a guarantee by Environmental Health Services that successful operation or quality of drinking water is assured. On-site sewage disposal systems, under the best of installation conditions and practices, are in no way the equivalent of municipal sewer collection and treatment facilities.



LIVINGSTON COUNTY DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH DIVISION

2300 E. Grand River, Suite 102 • Howell, Michigan 48843-7578
(517) 546-9858 • FAX (517) 546-9853Application for Sewage Disposal and/or Water Supply Facilities
For Single, Two Family, Industrial, Commercial & Multiple Family Dwellings☐ Commercial
☒ Residential☒ New Construction
☐ ReplacementSeptic Permit # SEP2003-00710
Well Permit # WEL2003-01004

I. LOCATION OF BUILDING

Please Print or Type

Address <u>4872 Hidden Hills Circle</u>	City/Village <u>Howell</u>	Zip Code <u>48855</u>
Township <u>Oscoda</u>	Tax Code # <u>07-04-401-008</u>	Section #
Subdivision <u>Hidden Hills</u>	Lot(s) # <u>8</u>	Parcel #
Directions <u>Lansing N. to Clyde E. to Mack N. sub 1/2 mi on left</u>		Acreage <u>1.68</u>

Residential only:

of bedrooms 3 Den/Office proposed ☐ yes ☒ no
Is plumbing elevation lower than the septic tank making it necessary to install a sewage lift pump? ☒ yes ☐ no

Commercial only:

Business Name _____
Premise Usage _____ # of Employees/Occupants _____
Max. Est. Daily Wastewater Flow _____ How determined _____

A. OWNER

Name Edward G. Hammell Karen J. Cooper Phone: (517) 540-6099
Address 329 S. Highlander Way
City/State Howell MI Zip Code 48845

B. CONTRACTOR for Sewage Disposal System

Name _____ Phone: () _____
Address Same
City/State _____ Zip Code _____

C. CONTRACTOR for Water Supply

Name Adams Well Drilling Phone: () _____
Address _____
City/State _____ Zip Code _____

D. BUILDER

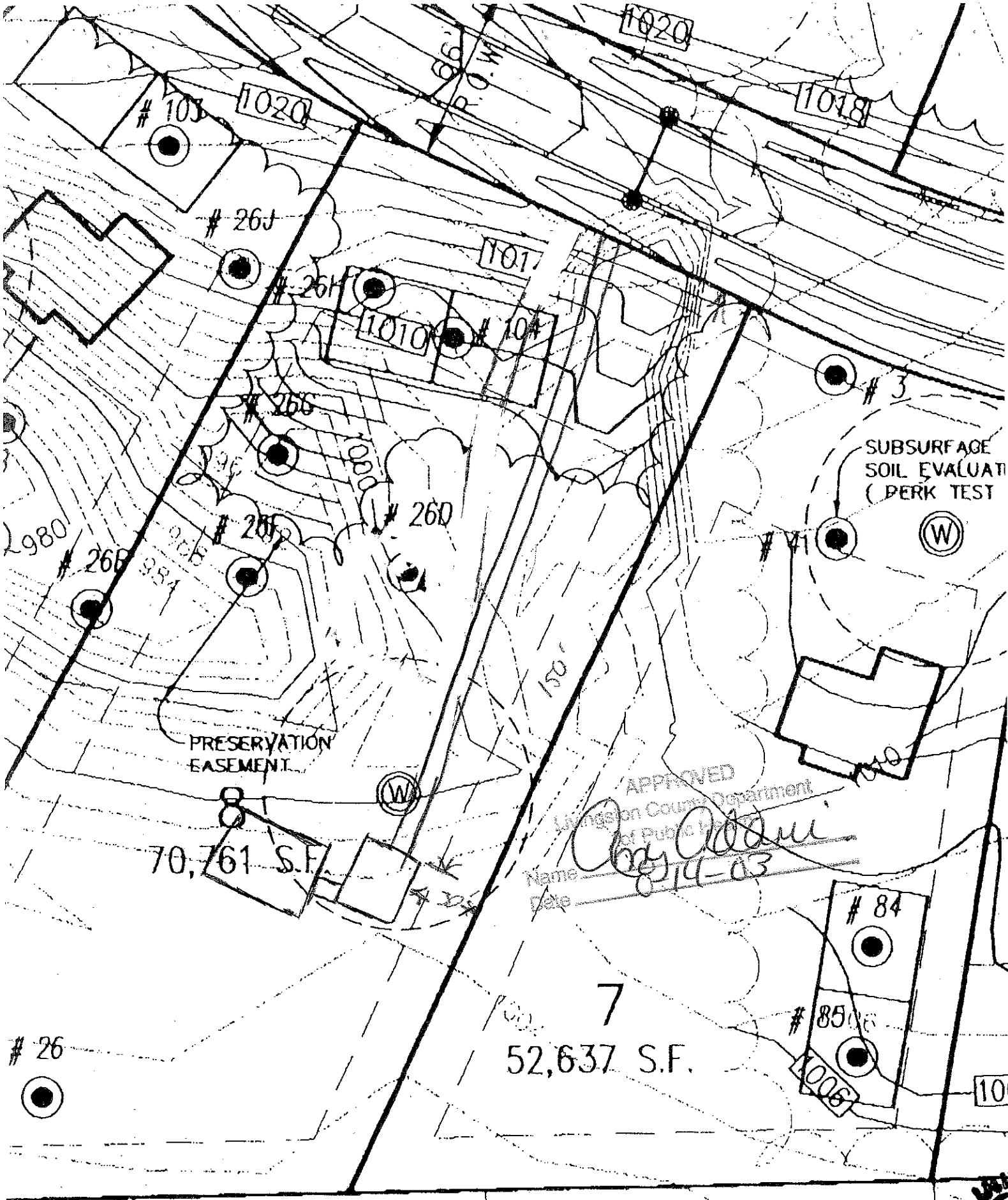
Name _____ Phone: () _____
Address Same
City/State _____ Zip Code _____

I hereby apply for this permit and have authorization to do so. I understand this is a construction permit only and the sewage disposal system and/or well is not to be put into service until final written approval has been granted. I further state the information given herein is accurate and complete.

Edward G. Hammell
Applicant's Signature08-08-03
Date

*****For Office Use Only*****

Receipt # 315003-1684 Amount \$ 335.00Payer E. Hammell



UNITS ARE SUBJECT TO A 12' WD. EASEMENT FOR PUBLIC UTILITIES ALONG ROAD FRONTAGE.
DING SETBACKS ARE:
FRONT - 10' 40'

3120050000000000201

Receipt Number

Livingston County Department of Public Health

Environmental Health Division

2300 E. Grand River * Suite 102 * Howell, MI 48843-7578

Fax (517) 546.9853 * Phone (517) 546.9858

http://co.livingston.mi.us/health

SEV2005-00084

Case No.

4707-04-401-008

Current Desc. #

SOILS EVALUATION FOR SUB-SURFACE SEWAGE DISPOSAL SYSTEMS

Location and Directions: HIDDEN HLS CRCApplicantOwner

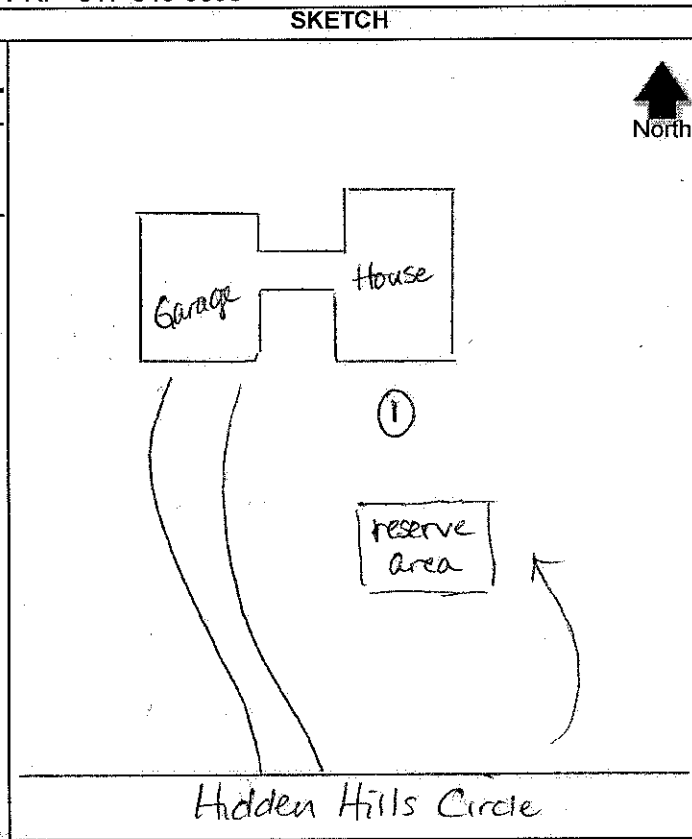
KAREN J COOPER
329 S. HIGHLAND WAY
HOWELL MI 48843
EDWARD HAMMELL
329 S. HIGHLANDER WAY
HOWELL MI 48843

PRI 517-540-0098

SOIL DESCRIPTION

SKETCH

Boring #	Soil Type	Desc	Beg Depth	End Depth	SWT Depth	WT Depth
	Loamy Sand	WET	7.00	12.00		
3/1/05	1 Top Soil		0.00	1.00		
	1 Sandy Loam	DRY	1.00	3.00		
	1 Sandy Clay Loam	DRY	3.00	7.00		

**Suitable with Special Restrictions**

Within 800 feet of a potential or known source of contamination

No

Oversize: Y

Comments:Conditions

Locate the system in the area approved from perk done 03/01/05.

100% cutdown to sandy loam/gravel at +/- 2 ft., then lay stone and tile, 24" max., 12" min. cover.

Due to heavier soil structure witnessed on this property, this system shall be enlarged. 3BR 1400sf

Install a septic tank filter on the outlet end of the septic tank.

** Note: Maintain enough area for a future replacement septic area.

Met?Date

N	3/1/05
N	3/1/05
N	3/1/05
N	3/1/05
N	3/1/05

MMC

Margaret McCliment

Environmental Health Representative

March 01, 2005

Date

Soils evaluation based on criteria stated in Livingston County Sanitary Code, effective January 4, 1993.

This is NOT a permit. A suitable soils rating is NOT a guarantee that a permit to construct an on-site subsurface sewage disposal system will be granted. Changing conditions that might result in permit denial are explained in more detail on the reverse side.

Location

Township Oceola

Section No. 04

Subdivision/Acreage HIDDEN HILLS /

Lot, Parcel 8

Page 2 of 2

181.00

**LIVINGSTON COUNTY DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH DIVISION**
2300 E. GRAND RIVER, SUITE 102, HOWELL, MICHIGAN 48843-7578
(517) 546-9858

**REQUEST FOR SOILS EVALUATION -
SUBSURFACE SEWAGE DISPOSAL SYSTEMS**

Please print or type—See reverse side for directions and explanations.

Applicant

Name Edward G. Hammell
Address 329 S. Highlander Way #11
City Howell State Mi Zip 48843
Telephone No. 517-861-7056

Property Owner

Name Same
Address _____
City _____ State _____ Zip _____
Telephone No. _____

Location of Property

Road Hidden Hills circle Township Oceola Sect. No. _____
Directions Latson N. to Clyde Rd E. to Mack Rd N 1/4 mi
to sub
Subdivision/Acreage Hidden Hills
Parcel No. _____ Lot No. 8 Tax ID# 07-04-401-008

Nature of Intended Use

☒ Single Family ☐ Multi-Family Residence ☐ Commercial
☐ Two-Family Dwelling ☐ Other (Specify) _____
Person or Firm conducting excavation Keith Mooney
Telephone No. 248-521-0507

Available Water Supply

☒ Private (Individual Wells) ☐ Public (Municipal Water)

Attachments

Certificate of Survey _____ or Legal Description and Preliminary Sketch _____

The undersigned being duly authorized certifies the statements herein contained are true and correct and further acknowledges he/she is the property owner or is acting as an authorized representative on behalf of the property owner.

Signature Edward G. Hammell Date 2/23/05

If mailing, allow adequate time before calling for an appointment.

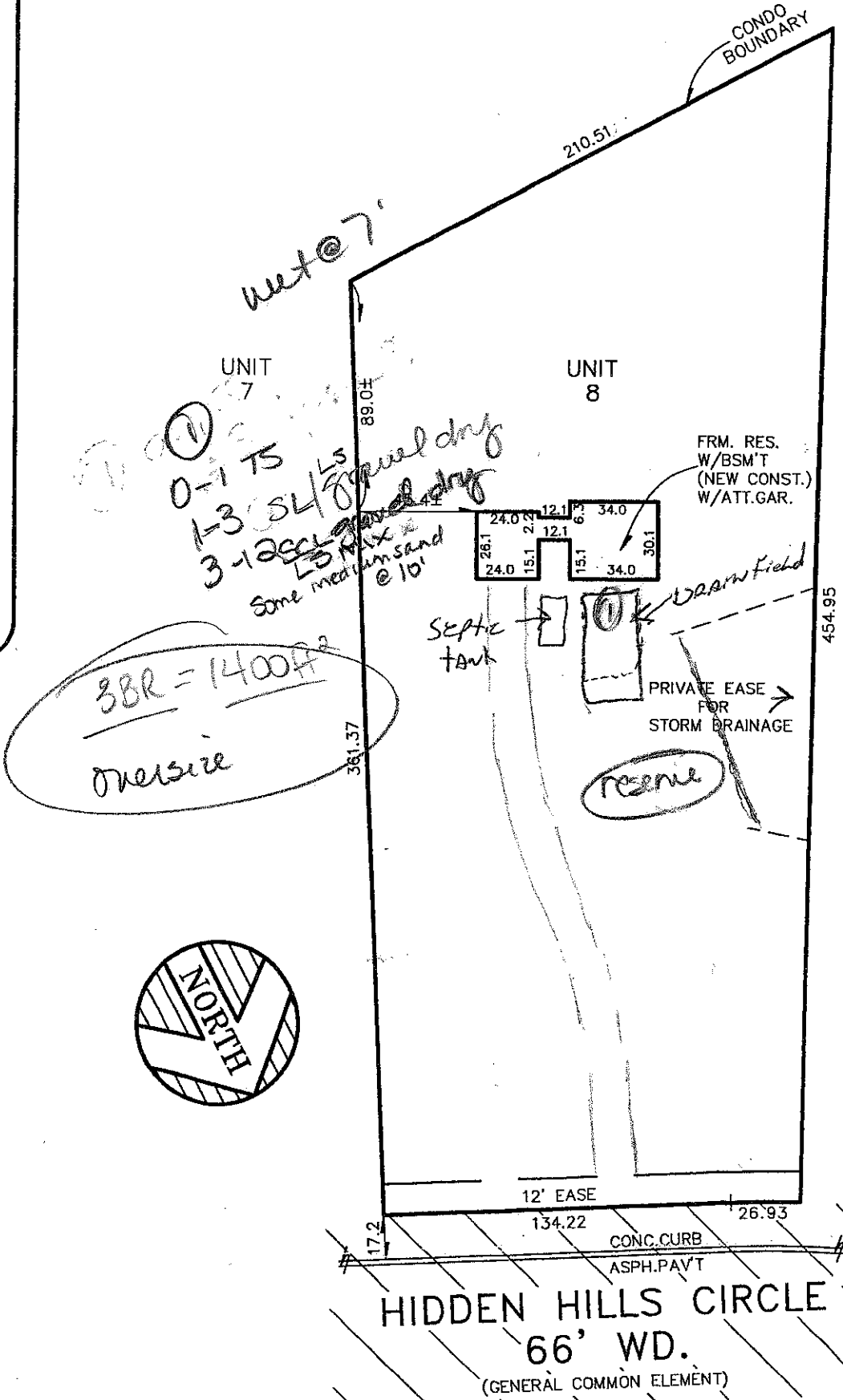
FOR LIVINGSTON COUNTY DEPARTMENT OF PUBLIC HEALTH USE ONLY

Appointment (date & time) Tues MAR 1 @ 10:30 w/ MARGARET
Soil Evaluation I.D. No. SEV2005-00084 Receipt No. 312005-201
Comments _____ #1091

MORTGAGE SURVEY

Property Description:

Unit 8; HIDDEN HILLS SITE CONDOMINIUM, according to the Master Deed thereof, recorded in Liber 3708, Pages 21 through 98, Livingston County Records, designated as Livingston County Condominium Subdivision, Plan No. 269, together with the rights in general common elements and limited common elements, as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

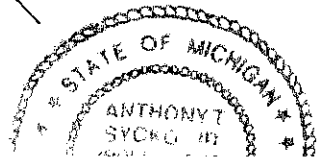


NOTE: THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS AND CONDITIONS STATED IN MASTER DEED.

NOTE: SOME OF THE INFO. USED ON THIS SURVEY WAS TAKEN FROM DESANE INC. PROPOSED SURVEY PLAN OF HIDDEN HILLS SITE CONDOMINIUM (DATED 12/12/02) AND IS SUBJECT TO CHANGE OR ALTERATION BY FUTURE "AS BUILT" PLANS.

HIDDEN HILLS CIRCLE
66' WD.
(GENERAL COMMON ELEMENT)

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do



6 23 0' - 0.5' Top soil
0.5' - 7' Fine Sand
7' - 12'+ Fine to Medium Sand

6 24 0' - 1' Top soil
1' - 5' Fine to Medium Loamy Sand
5' - 8' Fine to Medium Sand
8' - 10' Medium to Coarse Sand & Gravel
10' - 12'+ Fine to Medium Sand

Anticipated cutdown of 5'

7 3 0' - 1' Top soil
1' - 3' Sandy Loam
3' - 5.5' Fine Sand
5.5' - 7.5' Coarse Sand
7.5' - 8.5'+ Fine Silty Sand (dry)

7 4 0' - 1' Top soil
1' - 4' Sandy Loam/Loamy Sand
4' - 6' Coarse Sand
6' - 8'+ Medium Sand (dry)

7 84 0' - 8' Clay Loam
8' - 12'+ Medium to Coarse Sand & Gravel

7 85 0' - 1' Top soil
1' - 5.5' Clay Loam
5.5' - 10'+ Medium Sand

Anticipated cutdown of 8'

8 26 0' - 1' Top soil
1' - 12.5'+ Sandy Clay Loam

8 26D 0' - 1' Top soil
1' - 12'+ Sandy Clay Loam w/gravel mix

8 26F 0' - 1' Top soil
1' - 23'+ Sandy Clay Loam w/gravel mix

8 26G 0' - 1' Top soil
1' - 18'+ Sandy Clay Loam w/gravel

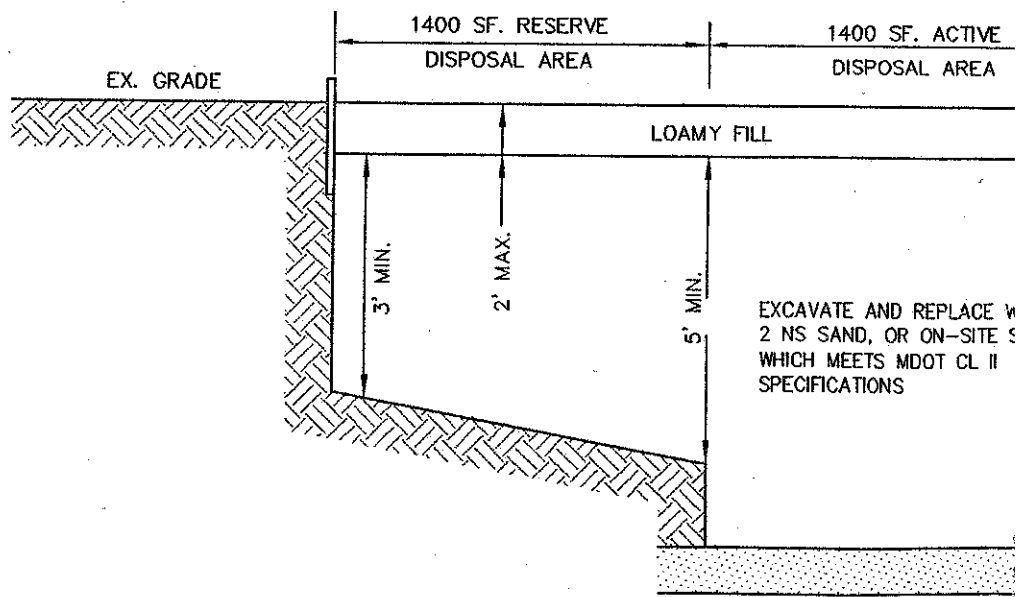
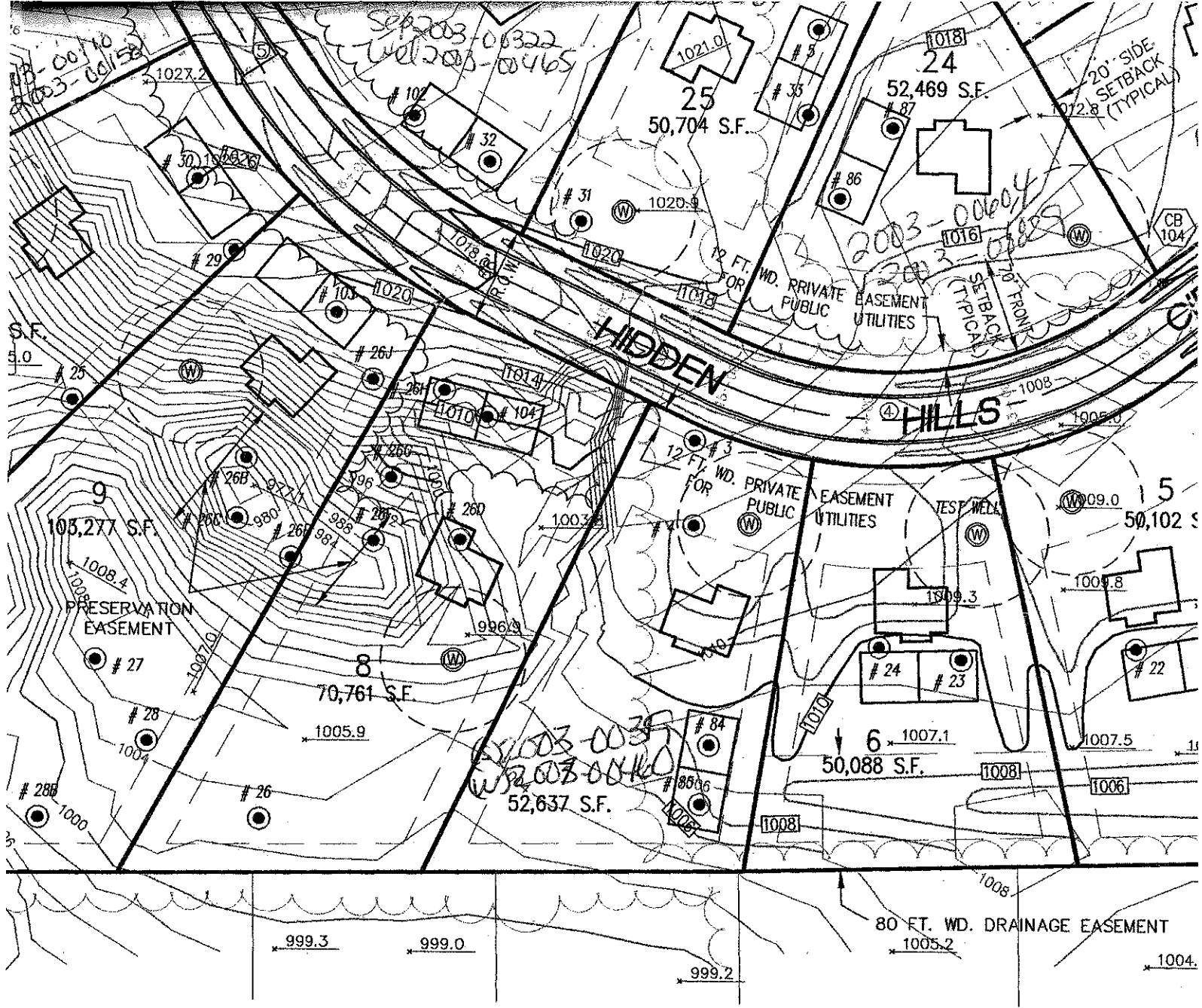
8 26H 0' - 1' Top soil
1' - 7' Fine Loamy Sand
7' - 10.5'+ Medium to Coarse Sand

8 104 0' - 1' Top soil
1' - 5' Loam Sand
5' - 10'+ Medium to Coarse Sand

Anticipated cutdown of 7'



MEET EXISTING PEARMEABLE SOIL
ACCEPTABLE TO LCHD /ENGINEER



CUT DOWN DETAIL FOR 4



718 S. Michigan

Howell, MI 48843

(517) 548-2505

Fax (517) 548-3434

www.watertech-inc.com

WATER ANALYSIS RESULTS

To:

Scott Douglas
4872 Hidden Hills Circle
Howell, MI 48855

Date Sampled: 8/6/2012 12:30

Date Received: 8/6/2012

Collected By: Scot

Sample Point: Kitchen

Sample ID:

4872 Hidden Hills Circle
Howell, MI

Lab Sample Number: 56285-01

Test Parameter	Result	Units	DL	Date of Analysis	Maximum Desired Limit
Total Coliform	Absent	Pres/Abs.		8/6/2012 13:50	MCL=Abs.
Nitrate-N	Not Detected	mg/L-N	0.1	8/6/2012 16:37	MCL=10
Total Arsenic	Not Detected	mg/L	0.001	8/9/2012 0:00	MCL=0.010

Released By

Date: 8/9/2012

Laboratory #23 assigned by the Michigan Department of Environmental Quality for the microbiological and chemical analysis of drinking water.

ABBREVIATIONS:

DL = Lowest reportable level of detection

MCL = Maximum Contaminant Level - The maximum permissible level established by the USEPA and or MDEQ for safe drinking water.

SMCL = Secondary Maximum Contaminant Level - Suggested maximum level established by the USEPA for desirable water quality.

CFU/100 ml = Colony Forming Units/100 milliliter sample volume, MPN = Most Probable Number.

mg/L = Milligrams per liter (= parts per million).

TAX NO:

WATER WELL AND PUMP RECORD

PERMIT NO:
2002-01004Page of
1 1

1. LOCATION OF WELL

County LIVINGSTON Township Name OCEOLA

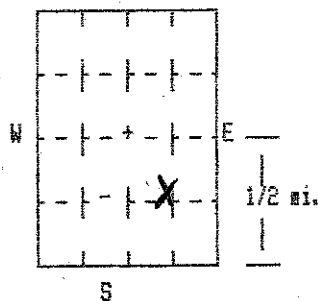
Fraction
SE 1/4 NW 1/4 SE 1/4Section No
4Town No
3 NRange Number
5 EDistance And Direction From Road Intersection
LOT 8,

Well Addr: 4872 HIDDEN HILLS CIRCLE HOWELL MI

3. Owner of Well ED HAMMEL
Address 329 S. HIGHLANDER WAY
HOWELL MI 48843
Address Same as Well Location? YES

Locate with 'X' in Sec. Below

Sketch Map



Allen Rd

Hidden Hills

X air.

Mack Rd

Clyde

4. WELL DEPTH Date Compl This is a:
191 ft. 10-24-05 NEW WELL

5. EQUIPMENT USED: ROTARY

6. WELL USE: HOUSEHOLD

7. CASING Type: PLASTIC Connection: WELDED
Diam. Height ABOVE
5 in. to 183 ft. Surface 1 ft
in. to ft. Weight SDR21 lb./ft.
Grouted Drill Hole Drive Shoe NO
8.5 in. to 191 ft. Shale Packer NO
in. to ft.

8. Screen Type: S.S Diam: 4 [] Not Inst.
SLOT 7 Length: 8
Set Between 183 ft. and 191 ft.
Fittings: K-PACKER [] Blank above scrn: ft

9. Static Level: 79 ft. Flow: [N]

10. Pumping Level below land surface:
191 ft. after 1 hrs. @ 100 GPM
[] Plunger [] Bailer [X] Air [] Test Pump

11. Well Head Completion: PITLESS ADAPTER

12. Grouted from 0 to 177 ft Material: BENTONITE
Cement: 24 bags Additives: T-100

13. Nearest source of possible contamination:
Type: SEPTIC TANK Distance: 80 ft. Dir: NW
Type: Distance: ft. Dir:

14. Pump: [] Not Installed [] Installation Only
Manufacturer's Name: STA RITE
Model: 15SP4F02J HP: 1.5 Voltage: 230
Drop pipe: 100 ft. Capacity: 15 GPM
Pump type: SUBMERSIBLE
Pressure Tank Manufacturer's Name: WELL-RITE
Model: WR-200 Capacity: 62 Gal.

Formation Description	Thickness	Depth
BROWN SAND & GRAVEL	38	38
SANDY BROWN CLAY	28	66
SANDY GRAY CLAY	25	92
BROWN SAND FINE - SILTY	6	98
GRAY SAND FINE - SILTY	12	110
GRAY SAND - SILTY	20	130
BLUE SANDSTONE & GRAVEL	2	132
BLUE SANDSTONE	10	142
GRAY SANDSTONE	2	144
GRAY CLAY	12	154
SANDY GRAY CLAY	8	164
GRAY CLAY	4	168
SANDY GRAY CLAY	3	171
GRAY SAND - FINE	8	179
GRAY SAND - FINE - MEDIUM	12	191

RECEIVED

OCT 26 2005

LIV. CTY. HEALTH DEPT.

15. Abandoned Well Plugged? NO
Casing Diameter in. Depth ft.
Plugging Material:
No. of Bags Casing Removed?

16. Remarks, elevation, source of data, etc.

17. Drilling Machine Operator: [X] Employee [] Subcontractor
Name GREG ADAMS - RYAN ADAMS

GW-2-228 9/93

Authority: Act 368 PA 1978

Completion: Required

Penalty: Conviction of a violation of any provision
is a misdemeanor.

WATER WELL CONTRACTOR'S CERTIFICATION:

This well was drilled under my jurisdiction and this report
is true to the best of my knowledge and belief.

Registered Bus. Name ADAMS WELL DRILLING, INC. 47-1861

Business Address 1122 S. Hacker Road Brighton MI 48116

Signed

Authorized Representative

Date



LIVINGSTON COUNTY
DEPARTMENT OF PUBLIC HEALTH
2300 East Grand River Avenue, Suite 102, Howell, Michigan 48843-7578

www.lchd.org

ADMINISTRATION
517-546-9850
Fax: 517-546-6995

ENVIRONMENTAL HEALTH
517-546-9858
Fax: 517-546-9853

PERSONAL HEALTH
517-546-9850
Fax: 517-546-6995

December 11, 2006

Edward Hammell
329 S. Highlander Way
Howell, MI 48843

RE: Permit #WEL2003-01004, Section 04, Oceola Township
For 4872 Hidden Hills Circle

Dear Homeowner:

Please be advised that we are in the process of reviewing our files. The above referenced permit authorizing the construction of a water well supply for a single family dwelling was issued by the Livingston County Health Department on August 14, 2003.

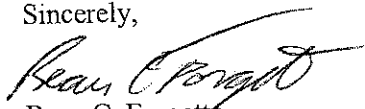
We are unable to approve the construction of your water supply and it will be placed in our files as "NOT APPROVED" until the following items are submitted to the health department:

- ☐ **Submittal of a well log (formally known as water well and pump installation record)**
A well log is a record of specific information regarding the installation of your well. Contact your well driller to obtain a copy of your well log.
- ☒ **Submittal of a bacteriological water sample report**
Submittal of a safe coliform bacteria water sample has not been received. Your water should be considered unsafe to drink until a safe sample has been received. Contact the health department for questions about sampling procedures.
- ☒ **Submittal of a nitrate water sample report**
If sample has not been taken, contact the health department for questions about sampling procedures. The acceptable limit for nitrate is less than 10 milligrams per liter (mg/l) as established by the United States Environmental Protection Agency.

Please provide a copy of the requested information along with either a copy of this letter or a note referencing your permit file number to my attention so that the information can be matched with the appropriate file.

If you have any questions regarding this matter, please feel free to contact me at (517) 546-9858. Thank you for your prompt attention to this matter.

Sincerely,


Beau C. Forgette
Environmental Sanitarian

Serving the Community in Environmental Health, Personal Health Services, & Chronic Disease Prevention

4872 HIDDEN HLS CRC HOWELL, MI 48855 (Property Address)

Parcel Number: 4707-04-401-008



Item 1 of 14

[13 Images / 1 Sketch](#)**Property Owner: DOUGLAS, SCOTT A****Summary Information**

- > Residential Building Summary
 - Year Built: 2004
 - Full Baths: 2
 - Acres: 1.620
 - Bedrooms: 3
 - Half Baths: 1

- > Assessed Value: \$208,300 | Taxable Value: \$119,305
- > Property Tax information found

Owner and Taxpayer Information

Owner	DOUGLAS, SCOTT A 4872 HIDDEN HLS CRC HOWELL, MI 48855	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2020

Property Class	RESIDENTIAL	Unit	4707 OCEOLA TOWNSHIP
School District	HOWELL PUBLIC SCHOOLS	Assessed Value	\$208,300
MAP #	Not Available	Taxable Value	\$119,305
USER NUM IDX	Not Available	State Equalized Value	\$208,300
SPLITS	Not Available	Date of Last Name Change	02/21/2013
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** Not Available

Principal Residence Exemption	June 1st	Final
2020	100.0000 %	100.0000 %

Land Information

Zoning Code	RR	Total Acres	1.620
Land Value	Not Available	Land Improvements	\$0
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	Not Available	Not Available
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

SEC 4 T3N R5E HIDDEN HILLS SITE CONDOMINIUM PLAN # 269 1/03 UNIT 8

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Liber/Page
02/08/2013	\$0.00	QC	DOUGLAS,MARINA	DOUGLAS, SCOTT A	2013R-006454
08/27/2008	\$175,821.00	SD	GRP LOAN, LLC	DOUGLAS, SCOTT & MARINA	2008R-027583
02/22/2008	\$160,000.00	SD	COOPER KAREN J	GRP LOAN, LLC	2007R-029490
07/18/2003	\$60,000.00	WD	D&H HOME BUILDER CORPORATION	COOPER, KAREN J	4134P0788

Sale Date	Sale Price	Instrument	Grantor	Grantee	Liber/Page
03/11/2003	\$0.00	WD	MACK ROAD DEVELOPMENT LLC	D&H HOME BUILDER CORPORATION	3806P606

Building Information - 2136 sq ft 1 1/4 STY (Residential)

General

Floor Area	2,136 sq ft	Estimated TCV	Not Available
Garage Area	624 sq ft	Basement Area	1,212 sq ft
Foundation Size	1,116 sq ft		
Year Built	2004	Year Remodeled	Not Available
Occupancy	Not Available	Class	Not Available
Effective Age	Not Available	Tri-Level	Not Available
Percent Complete	Not Available	Heat	Not Available
AC w/Separate Ducts	Not Available	Wood Stove Add-on	Not Available
Basement Rooms	Not Available	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	0	Style	1 1/4 STY
Bedrooms	3	Log Size	Not Available

Basement Finish

Recreation	1,000 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	1	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2	2 Fixture Bath	1
-----------------------	---	-----------------------	---

Fireplace Information

Wood Stove	1
-------------------	---

Garage Information

Area	624 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	Detached
Year Built	2004	Finished	No
Auto Doors	0	Mech Doors	0

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4872 HIDDEN HLS CRC HOWELL, MI 48855 (Property Address)

Parcel Number: 4707-04-401-008



Item 1 of 14

[13 Images / 1 Sketch](#)**Property Owner: DOUGLAS, SCOTT A****Summary Information**

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> Property Tax information found

Owner and Taxpayer Information**Owner**DOUGLAS, SCOTT A
4872 HIDDEN HLS CRC
HOWELL, MI 48855**Taxpayer**

SEE OWNER INFORMATION

Legal Description

SEC 4 T3N R5E HIDDEN HILLS SITE CONDOMINIUM PLAN # 269 1/03 UNIT 8

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
2020	Summer	\$1,879.18	\$1,879.18	09/14/2020	\$0.00
2019	Winter	\$923.80	\$923.80	12/24/2019	\$0.00
2019	Summer	\$1,851.34	\$1,851.34	09/13/2019	\$0.00
2018	Winter	\$917.97	\$917.97	02/12/2019	\$0.00
2018	Summer	\$1,841.77	\$1,841.77	09/26/2018	\$0.00
2017	Winter	\$908.68	\$908.68	02/06/2018	\$0.00
2017	Summer	\$1,796.49	\$1,796.49	09/12/2017	\$0.00
2016	Winter	\$904.83	\$904.83	02/14/2017	\$0.00
2016	Summer	\$1,856.23	\$1,856.23	12/06/2016	\$0.00

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Parcel: 4707-04-401-008

Property Address

4872 HIDDEN HLS CRC
HOWELL, MI 48855

Owner and Taxpayer Information

Owner	DOUGLAS, SCOTT A 4872 HIDDEN HLS CRC HOWELL, MI 48855	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

Legal Description

SEC 4 T3N R5E HIDDEN HILLS SITE CONDOMINIUM PLAN # 269 1/03 UNIT 8

General Information for 2019 Winter Taxes

School District	47070	PRE/MBT	100.0000%
Taxable Value	\$117,081		
Property Class	401 -	Assessed Value	\$183,700
Tax Bill Number	00561	Last Receipt Number	00078617
Last Payment Date	12/24/2019	Number of Payments	1
Base Tax	\$914.66	Base Paid	\$914.66
Admin Fees	\$9.14	Admin Fees Paid	\$9.14
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$923.80	Total Paid	\$923.80

Tax Bill Breakdown for 2019 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
COUNTY AMBULANCE	0.292500	\$34.24	\$34.24
HCMA-PARKS	0.211700	\$24.78	\$24.78
OCEOLA ALLOC	0.668900	\$78.31	\$78.31
OCEOLA ROADS	0.957600	\$112.11	\$112.11
HOW SCHOOL DEBT	3.050000	\$357.09	\$357.09
HO LIBRARY	1.059400	\$124.03	\$124.03
HO FIRE AUTH	1.459800	\$170.91	\$170.91
VETERANS RELIEF	0.112700	\$13.19	\$13.19
Admin Fees		\$9.14	\$9.14
Interest Fees		\$0.00	\$0.00
	7.812600	\$923.80	\$923.80

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Parcel: 4707-04-401-008

Property Address

4872 HIDDEN HLS CRC
HOWELL, MI 48855

Owner and Taxpayer Information

Owner	DOUGLAS, SCOTT A 4872 HIDDEN HLS CRC HOWELL, MI 48855	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

Legal Description

SEC 4 T3N R5E HIDDEN HILLS SITE CONDOMINIUM PLAN # 269 1/03 UNIT 8

General Information for 2020 Summer Taxes

School District	47070	PRE/MBT	100.0000%
Taxable Value	\$119,305	S.E.V.	\$208,300
Property Class	401 -	Assessed Value	\$208,300
Tax Bill Number	00559	Last Receipt Number	00082814
Last Payment Date	09/14/2020	Number of Payments	1
Base Tax	\$1,860.58	Base Paid	\$1,860.58
Admin Fees	\$18.60	Admin Fees Paid	\$18.60
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$1,879.18	Total Paid	\$1,879.18
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2020 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE ED TAX	6.000000	\$715.83	\$715.83
HO SCHOOL OPER	18.000000	\$0.00	\$0.00
HO SCHOOL DEBT	3.050000	\$363.88	\$363.88
COUNTY ALLOCATED	3.276500	\$390.90	\$390.90
LIVINGSTON ISD	3.268700	\$389.97	\$389.97
Admin Fees		\$18.60	\$18.60
Interest Fees		\$0.00	\$0.00
	33.595200	\$1,879.18	\$1,879.18

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