



OWOSSO HISTORICAL COMMISSION

MEETING AGENDA

January 8, 2024, at 6:00 pm at Owosso City Hall

Call to order:

Roll Call

Present:

Absent:

Agenda and Minutes:

Motion to approve December 11, 2023 minutes

Motion to approve the January 8, 2024 agenda

AGENDA ITEMS

1. Deed Restrictions
2. Gould House Real Estate Professional
3. Gould House Contents
 - a. Work dates
 - b. Sleigh and carriage
4. Paymaster Pest Removal

Financial Review and Discussion:

Financial Activity and Cash Balance Report – A. Fuller

December Castle Financial Report – D. Grace

Public Comment Period

Commissioner Comments

Next Meeting: Monday, February 12, 2024

Adjourn



Regular Meeting of the Owosso Historical Commission

Minutes of December 11, 2023 – 6:00 P.M. at Owosso City Hall

PRESIDING OFFICER: Chair Mark Erickson

MEMBERS PRESENT: Vice-Chair Debra Adams, Commissioners Elaine Greenway, Lance Little, and Bill Moull

MEMBERS ABSENT: Commissioners Susan Osika and Robert Hooper

OTHERS PRESENT: Amy Fuller, Assistant City Manager and Denice Grace, Castle Docent,

CHAIR ERICKSON CALLED THE MEETING TO ORDER AT 6:02 P.M.

APPROVE MINUTES – November 11, 2023

Motion by Commissioner Little to approve minutes as presented, supported by Commissioner Moull.

Passed by voice vote.

APPROVE AGENDA – December 11, 2023

Motion by Commissioner Adams to approve the agenda as presented, supported by Commissioner Little.

Passed by voice vote.

ITEMS OF BUSINESS

Roaring 20's Party: Commissioner Adams provided recap of the Roaring 20's Party. Chairman Erickson thanked the Committee and Commissioner Adams for all of their work planning events for the 100th anniversary of Curwood Castle.

Home Tour 2024 Update: Commissioner Little reported that there are 8 houses and several businesses signed up to be on the home tour.

Community Foundation: Amy Fuller shared that the Commission has \$1,066 in their spendable account with the foundation and asked whether they wanted to reinvest the funds or transfer them to operating expenses.

Motion by Commissioner Little to add the funds to the current operating budget. Motion supported by Moull.

Passed by voice vote.

Deed Restrictions: The Commission reviewed draft deed restrictions for the Gould House from the City Attorney. They requested staff consult with the attorney regarding a few questions and will revisit the deed restrictions at the January meeting.

Gould House Inventory: The Commission discussed a plan for inventorying the items at the Gould House and Commissioner Little volunteered to consult with an archivist.

FINANCIAL REVIEW AND DISCUSSION:

Amy Fuller provided the most recent revenue and expense report and Denice Grace shared the November financials for Curwood Castle.

PUBLIC COMMENT PERIOD

None.

COMMISSIONER COMMENTS

Commissioner Little talked about strategic training for the Commission. There was a discussion on goal setting. Commissioner Greenway commented that the 100th-anniversary events were great for the community.

NEXT MEETING: Monday, January 8, 2024 at 6:00 p.m.

ADJOURNMENT

Commissioner Moull moved to adjourn the meeting. Commissioner Little supported. The voice vote was unanimous to adjourn the meeting at 7:23 P.M.

Respectfully submitted by:
Amy Fuller, Assistant City Manager



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: January 5, 2024
TO: Owosso Historical Commission
FROM: Amy Fuller, Assistant City Manager
SUBJECT: Real Estate Professional for the Amos Gould House

RECOMMENDATION:

Staff recommends contracting with Ham Group Realty for the sale of the Amos Gould House

BACKGROUND:

The deadline for responding to the City's request for proposals was December 28, 2023. Staff received four proposals, one of them was for auction services. Three city staff members independently reviewed each proposal and made a recommendation. Two of the staff members recommended Ham Group Realty and one staff member opted not to make a selection, stating that there were issues with all of the proposals.

Lucy Ham proposes a five percent commission on the sales price, or four percent of the sales price if she brings the buyer. Her proposal included 14 properties recently sold in Owosso or Corunna, demonstrated experience working with municipalities, and a competitive market analysis. Lucy Ham and Mark Hatfield from the Ham Group scheduled time and walked through the Gould House before submitting their proposal.

If approved by the Commission, a contract with Ham Group Realty will be sent to City Council in February.

The remaining proposals are available for review in my office.

ATTACHMENTS:

Ham Group Realty Proposal



HAM GROUP
REALTY
www.LucyHam.com



HAMCOMMERCIAL
A DIVISION OF LUCY HAM GROUP, INC.
www.HamCommercial.com

Thank you for the opportunity and invitation to interview for the job of representing the City of Owosso. Working with you to market 515 N. Washington, Owosso, MI is a great fit with our combined residential and commercial marketing experience and expertise over the past 50 years of hands-on communication and results.

We have completed a walk through of the main floor and basement of the Amos Gould House.

We have extensive contractual experience working with the City of Corunna, City of Flushing and Flushing Township in the listing and sale of their properties. We have sold many properties in Owosso, Corunna and surrounding Shiawassee County areas. Our complete sales and administrative staff is fully licensed in real estate.

An example of our scope of work is multifaceted with social media, TV, mailings, and targeted calls to identified purchasers and/or investors. We only show our properties to pre-approved prospective buyers to eliminate a nuisance with your tenants and to protect your property. As in the listing and sale of 729 S. Norton St in Corunna (former Pleasantview Assisted Living) and 701 S. Norton St in Corunna (former Shiawassee County and MSU Extension)... we found and closed with a Buyer in a timely manner.

Attached you will find the following properties owned by the City of Corunna that have been marketed and sold by Ham Group Realty/ Ham Commercial:

729 S. Norton St.
701 S. Norton St.
606 S. Shiawassee St.
314 N. Woodworth

Also attached are 14 other properties in Corunna and Owosso recently sold by Ham Group Realty/ Ham Commercial.

"Mid-Michigan's Leading Realtor®"

Telephone: 810-659-6569

Fax: 810-659-6572

Website: lucyham.com

Ann Arbor Area Board of Realtors® Commercial Property Information Exchange of Michigan East Central Association of Realtors®

Toll Free 888-960-2842



HAM GROUP
REALTY
www.LucyHam.com



HAMCOMMERCIAL
A DIVISION OF LUCY HAM GROUP, INC.
www.HamCommercial.com

We have attached a Competitive Market Analysis comparing homes with less sq. feet than subject property at 515 N. Washington, however, they were already renovated.

We propose a commission of 5 % of the sales price and the commission would be 4 % of the sales price if I bring the buyer. Commission is due at closing of the property.

Thank you for considering partnering with us to find that perfect Buyer for this special, historic unique home and carriage house.

Kindest Regards,

Lucy Ham
Broker/President
(810)691-9566

"Mid-Michigan's Leading Realtor®"

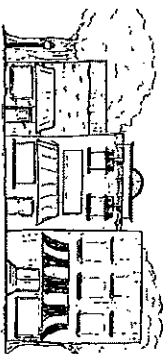
Telephone: 810-659-6569

Fax: 810-659-6572

Website: lucyham.com

Ann Arbor Area Board of Realtors® Commercial Property Information Exchange of Michigan East Central Association of Realtors®

Toll Free 888-960-2842



Ham Group Realty

Competitive Market Analysis
12/15/23

Subject Property

Address(es)	Rooms	Bdrms	Baths	Garage	Age	Style	Sq Ftg	Terms	Remarks
515 N. Washington		4	3	2	1853	2 Story	4,272		

Properties On Market

Address(es)	Rooms	Bdrms	Baths	Garage	Age	Style	Sq Ftg	Terms	List Price	Sales Price	Days on Market	Remarks

Properties Sold

Address(es)	Rooms	Bdrms	Baths	Garage	Age	Style	Sq Ftg	Terms	List Price	Sales Price	Days on Market	Remarks
648 First	13	4	2f, 2h	2	1942	1.5 Story	3,172	Conv.	\$389,900	\$375,000	99	
453 E. King	6	3	2.5	2.5	1869	2 Story	3,048	FHA	\$289,900	\$301,000	6	
426 N. Washington	12	4	2.5	1.5	1885	2 Story	3,161	Conv.	\$399,900	\$377,000	200	

Properties Pending

Address(es)	Rooms	Bdrms	Baths	Garage	Age	Style	Sq Ftg	Terms	List Price	Remarks

Recommended Price Range
Comments:

Averages:	List	\$359,900
	DOM	102
	Sold	\$351,000
	%	97.53%

This is a market analysis, not an appraisal and was prepared by
a licensed Real Estate Broker or Associate Broker, not a licensed

Seller

Seller

*DOM = Days On Market

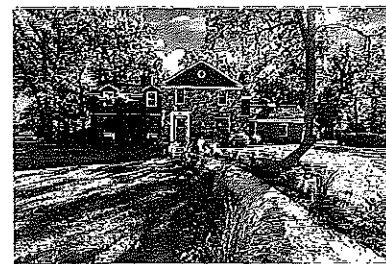
Submitted by:

Lacy Ham

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty



Address 648 First Street
Unit# / Building#
Municipality Owosso
Zip 48867
Asking Price \$389,900
Sold Price \$375,000
Sale/Rent For Sale
MLS # 50092099
Original MLS# 50092099
Type Single Family
Status Closed
Activation Date



Agent Remarks Home inspection report on file if buyer would like to save time and cost. Basement professionally waterproofed by Larkin's Masonry 9/22. Possession at close. Please follow COVID-19 protocol. Commission based on net proceeds to seller after concessions if any. All offers to be submitted to include preapproval letter and disclosures. Allow 48 hours for sellers response. Agents upon locking up the front door the lock only turns part way and door may not have to be pulled all the way closed to lock properly, please verify it's locked. Please leave a card.

Public Remarks Absolutely stunning colonial near the hospital. This home features over 3000 sq.ft. all updated and decorated with class. Lots of space in this 4 bedroom, 4 bath home. Exquisite master bedroom suite, maids quarters, large bedrooms and lots of storage space. Custom kitchen with KitchenAid appliances, quartz countertops, island and penny tile. Den/library features original wormy maple built-ins, walls and pocket doors. Formal living room with coved ceiling shows off its character while enjoying the natural fireplace. Original hardwood flooring throughout. Formal dining room opening up to the backyard and seasonal porch for relaxation or entertaining. Backyard with stamped concrete and built in fire pit. Full basement with endless finishing possibilities. Beautifully landscaped yard with curb appeal. Attached 2 car garage. This vintage beauty will not disappoint.

LOCATION INFORMATION

County Shiawassee
Cross Streets Oliver Street / King Street
School Dist Owosso Public Schools
Subdivision N/A
Directions
Legal Lot 13 & S 1/2 of Lot 12 & M 12 of Lot 16 Blk 2 HN & SA Williams Add. incl 1/2 closed alley.

Property ID 5067000200900 &
Assessments No
Principal Res Exempt Yes
Summer Tax/ \$3,892.87 2022
Winter Tax/ Yr \$2,058.00 2021
Village Tax/ Yr
Total Tax/ Yr \$5,950.87

PROPERTY INFORMATION

Bed Rooms 4
Bath Full / Half 2 / 2
Total Bath Full/Half 4
Manufactured No
Garage 2.00
Year Built 1942
Site Condo No
Basement Yes
Struct Style 1 1/2 Story
Exterior Stone, Wood
Water Public Water
Sewer Public Sanitary

Abv Grd SqFt 3172
Below Grd SqFt 1635
Below Grd SqFt Fin 0
Price Per SQFT \$118.22

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	27 x 16	Upper	Wood
Bedroom 2	14 x 14	Upper	Wood
Bedroom 3	14 x 14	Upper	Wood
Bedroom 4	11 x 14	Upper	Wood
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	x		
Dining Rm	16 x 13	Entry	Wood
Kitchen	13 x 16	Entry	Ceramic
Brkfst Nk	x		
Family Rm	27 x 15	Entry	Wood
Great Rm	x		
Library/Den	14 x 14	Entry	Carpet

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	x		
Sun/Florida	15 x 11	Entry	Concrete
Full Bath 1	11 x 8	Upper	Ceramic
Full Bath 2	10 x 8	Upper	Ceramic
Full Bath 3	x		
Lav 1	7 x 4	Entry	Ceramic
Lav 2	6 x 4	Upper	Laminate

LISTING INFORMATION

List Date 10/3/2022 Exp Date
List-Agt 125201 Samantha C Rojas
Co-List Agt
MLS East Central Association of REALTORS
List-Firm F0714 REMAX Tri County
Co-List
L-Firm Ph # Main: 989-323-2161
L-Agt Ph # Cell: 989-277-0703
Co-List Ph #

Showing Instructions

Subj Short Sale No
Full Serv Listing Yes
Signed Disc Yes
List Exception No
Ownership Private
Contract Exclusive Right to Sell
Association No
Assoc Name
Assoc Contact
Assoc Phone
Possessio At Close
Comp SA No
Comp BA Ye 2.00 Percent
Comp NA No
DOM 99 / 99 See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt LANCE OMER
Pend Date 1/10/2023 Closed Date 2/8/2023
Sell-Firm RE/MAX OF OWOSSO
How Sold Conventional
Concessions No
Concession Amt
Sell-Firm Ph # Main: 989-725-8119

FEATURES

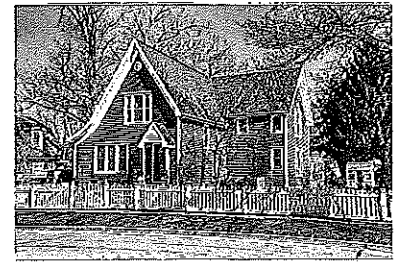
APPLIANCES Dryer, Microwave, Range / Oven, Refrigerator, Washer
EXTERIOR Stone, Wood
CONSTRUCTION Colonial
ARCHITECTURE
STYLE
EXTERIOR FEATURES Patio
FOUNDATION TYPE Basement
BASEMENT TYPE Block
HEATING SYSTEM Boiler, Hot Water
HEAT/FUEL TYPE Natural Gas
COOLING SYSTEM Wall/Window A/C
INTERIOR Cable/Internet Avail., Ceramic
FEATURES Floors, Spa/Jetted Tub, Sump
FINANCIAL Cash, Conventional, FHA, VA
TERMS
SITE/LOT Sidewalks, City Limits
FEATURES
ROADS City/County
SEWER Public Sanitary
/SEPTIC

12/15/2023

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty



Address 453 E King
Unit# / Building#
Municipality Owosso
Zip 48867
Asking Price \$289,900
Sold Price \$301,000
Sale/Rent For Sale
MLS # 50105628
Original MLS# 50105628
Type Single Family
Status Closed
Activation Date



Agent Remarks Coming soon. Showings start with open house at 2pm on Sunday, April 16. MUST be preapproved prior to scheduled showings. Seller reserves freezer in basement and hot tub. Remove shoes and be sure lights are off and doors are locked after showings. Minor peeling paint on gazebo. Seller may consider FHA/VA/RD but will prefer conventional and buyer will be responsible for any lender required repairs. For offers: email kori@korishook.com and include pdf attachments including signed disclosures/lbp and preapproval/pof. Do not send links from your signing app! Please be sure your contact info including name, phone and brokerage name are in your email!

Public Remarks Beautifully renovated, meticulously maintained and restored, this stately home, previously on the Owosso Historic Home Tour, is everything you could dream of! Gorgeous new kitchen with quartz tops, tons of cabinetry, perfectly chosen lighting and all the extras like coffee bar space and extra pot-filler faucet over the stove. The first look will grab you, but the joy is in all these little details that were curated for this "lifetime" home. Built-ins, wood floors, huge primary bedroom addition with a walk-in closet we all gush over and so much more. Staircases on both ends of the home lead to the upper level, housing huge bedrooms and full bath with soaking tub and plenty of room to dress and prep. Whole-house generator, finished basement with wet-bar, the list goes on. The exterior is just as stunning with an outdoor brick fireplace, gazebo, patio and extensive landscaping. No expense spared, this was built to love and last... come visit the first available viewing at the open house from 2pm to 3:30pm on Sunday, April 16!

LOCATION INFORMATION

County	Shiawassee	MLS Area	Owosso (78018)	Lot Size	99x127	Property ID	50-541-000-016-0
Cross Streets	Elmwood / Hickory	Acres	0.29	Assessments	No	Principal Res Exempt	Yes
School Dist	Owosso Public Schools	Frontage	99	Summer Tax/	\$1,658.00	2022	
Subdivision	none	Body of Water		Winter Tax/ Yr	\$962.00	2022	
Directions	Corner of Elmwood and King			Village Tax/ Yr			
Legal	COM 660' E OF NE COR KING & HICKORY STS N 127' E 99' S 127' W TO BEG SEC 18			Total Tax/ Yr	\$2,620.00		

PROPERTY INFORMATION

Bed Rooms	3	Garage	2.50	Struct Style	2 Story	Abv Grd SqFt	3048
Bath Full / Half	2 / 1	Year Built	1869	Exterior	Vinyl Siding	Below Grd SqFt	1588
Total Bath Full/Half	3	Site Condo	No	Water	Public Water	Below Grd SqFt Fin	476
Manufactured	No	Basement	Yes	Sewer	Public Sanitary	Price Per SQFT	\$98.75

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	20 x 20	Upper	Wood
Bedroom 2	12 x 13	Upper	
Bedroom 3	12 x 10	Upper	
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	x		
Dining Rm	x		
Kitchen	x		
Brkfst Nk	x		
Family Rm	x		
Great Rm	x		
Library/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	x		
Sun/Florida	x		
Full Bath 1	12 x 9	Upper	
Full Bath 2	8 x 7	Entry	
Full Bath 3	x		
Lav 1	3 x 3	Entry	
Lav 2	x		

LISTING INFORMATION

List Date	4/12/2023	Exp Date		MLS	East Central Association of REALTORS	L-Firm Ph #	Main: 989-720-4242
List-Agt	125623	Kori Shook		List-Firm	F0746	Kori Shook & Associates	L-Agt Ph #
Co-List Agt				Co-List			Co-List Ph #

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possessio	60		
Full Serv Listing	Yes	Association	No	Comp SA	Ye	3.00	Percent
Signed Disc	Yes	Assoc Name		Comp BA	Ye	3.00	Percent
List Exception	No	Assoc Contact		Comp NA	No	0.00	
Ownership	Private	Assoc Phone		DOM	6 / 6	See All Fields Detail Report for Complete Info	

SOLD INFORMATION

Sell-Agt	Kori Shook	Sell-Firm	Kori Shook & Associates	Sell-Firm Ph #	Main: 989-720-4242
Pend Date	4/18/2023	Closed Date	5/26/2023	How Sold	FHA
				Concessions	No
				Concession Amt	

FEATURES

APPLIANCES	Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer	FOUNDATION TYPE	Basement	FINANCIAL TERMS	Cash, Conventional, FHA, VA, Rural Development
EXTERIOR CONSTRUCTION	Vinyl Siding	BASEMENT TYPE	Partially Finished	SEWER/SEPTIC	Public Sanitary
ARCHITECTURE	Victorian	HEATING SYSTEM	Forced Air	OUT BUILDINGS	Shed
STYLE		HEAT/FUEL TYPE	Natural Gas	WATER	Public Water
		COOLING SYSTEM	Central A/C	SOURCE OF SQ FT	Appraisal
		INTERIOR FEATURES	Cable/Internet Avail., Hardwood Floors, Sump		

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty



Virtual Tour

Address 426 N Washington
Unit# / Building#
Municipality Owosso
Zip 48867
Asking Price \$399,900
Sold Price \$377,000
Sale/Rent For Sale
MLS # 50082490
Original MLS# 50082490
Type Single Family
Status Closed
Activation Date



Agent Remarks PREAPPROVED BUYERS ONLY. Licensed broker/agent must be physically present at all showings and inspections. In addition, Seller requires all offers be accompanied by buyer signed Seller Disclosures, Lead Based Paint Disclosure, copy of EMD, and proof of funds/pre-approval letter, in order to be presented. Email offers to soldwithmorgan@gmail.com. Notice: All measurements and information approximate and should be verified. This sheet is for the sole purpose of showing agents participating through the MLS the basic amenities of properties and in no way guarantees or implies what personal property stays with the property upon purchase or any other information to potential buyers. Non real estate items listed on this form must be written into the purchase agreement or attached to the purchase agreement via personal property sheet/bill of sale, in order to be included in the sale.

Public Remarks Historic Queen Anne Victorian home with Gothic features and restored wrap around porch with Corinthian columns that extends to covered parking. Brick exterior, copper trim, wrought iron crown, and Ionic columns on the 2nd level. Over 3,100 square feet with four bedrooms, 2.5 bathrooms, hand painted ceilings, original woodwork throughout, renovated bathrooms with clawfoot tub and tile walk-in shower, kitchen with granite counters, and newer appliances, plus it even has a winding staircase to 3rd story overlook! Situated on a double lot with space for a garden, adjacent to Fayette Square and walking distance to everything you could want in a quaint town that has it all, and centrally located in Michigan, a great location for commuters!

LOCATION INFORMATION

County	Shiawassee	MLS Area	Owosso (78018)	Lot Size	132x122	Property ID	50-470-006-001-0
Cross Streets	W. Oliver St.		/ W. Williams St.	Acres	0.37	Assessments	No
School Dist	Owosso Public Schools			Frontage	132	Principal Res Exempt	No
Subdivision	Original Of City Of Owosso			Body of Water		Summer Tax/	\$2,075.00 2021
Directions						Winter Tax/ Yr	\$2,471.00 2021
Legal	LOTS 1 & 4 BLK 6 ORIGINAL PLAT					Village Tax/ Yr	
						Total Tax/ Yr	\$4,546.00 2021

PROPERTY INFORMATION

Bed Rooms	4	Garage	1.50	Struct Style	2 Story	Abv Grd SqFt	3161
Bath Full / Half	2 / 1	Year Built	1885	Exterior	Brick	Below Grd SqFt	758
Total Bath Full/Half	3	Site Condo	No	Water	Public Water	Below Grd SqFt Fin	0
Manufactured	No	Basement	Yes	Sewer	Public Sanitary	Price Per SQFT	\$119.27

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	17 x 15	Upper	
Bedroom 2	13 x 12	Upper	
Bedroom 3	13 x 13	Upper	
Bedroom 4	13 x 10	Upper	
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	20 x 15	Main	
Dining Rm	13 x 13	Main	
Kitchen	22 x 19	Main	
Brkfst Nk	x		
Family Rm	15 x 13	Main	
Great Rm	x		
Library/Den	16 x 9	Main	

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	x		
Sun/Florida	x		
Full Bath 1	x	Upper	
Full Bath 2	x	Upper	
Full Bath 3	x		
Lav 1	x	Main	
Lav 2	x		

LISTING INFORMATION

List Date	7/13/2022	Exp Date		MLS	Greater Shiawassee Association of	L-Firm Ph #	OFFICE:
List-Agt	277052	MORGAN BEILFUSS		List-Firm	STHEHOME	L-Agt Ph #	Office: 989-725-5246
Co-List Agt				Co-List	THE HOME OFFICE REALTY LLC	Co-List Ph #	

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possessio	30		
Full Serv Listing	Yes	Association	No	Comp SA	Ye	3.00	Percent
Signed Disc	No	Assoc Name		Comp BA	Ye	3.00	Percent
List Exception	No	Assoc Contact		Comp NA	Ye	3.00	Percent
Ownership	Private	Assoc Phone		DOM	200 / 200	See All Fields Detail Report for Complete Info	

SOLD INFORMATION

Sell-Agt	MORGAN BEILFUSS	Sell-Firm	THE HOME OFFICE REALTY LLC	Sell-Firm Ph #	OFFICE: 989-725-5246				
Pend Date	2/1/2023	Closed Date	3/13/2023	How Sold	Conventional	Concessions	No	Concession Amt	

FEATURES

APPLIANCES	Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer	FOUNDATION TYPE	Basement	FINANCIAL	Cash, Conventional
EXTERIOR CONSTRUCTION	Brick	BASEMENT TYPE	Full	TERMS	
ARCHITECTURE STYLE	Victorian	HEATING SYSTEM	Forced Air	ROADS	City/County, Paved Street
EXTERIOR FEATURES	Patio, Porch, Sidewalks	HEAT/FUEL TYPE	Natural Gas	SEWER	Public Sanitary
		COOLING SYSTEM	Central A/C	/SEPTIC	
		INTERIOR FEATURES	Window Treatment(s)	ROOMS	Den/Study/Lib, Entry, Living Room, First Flr Lavatory, Second Flr Full
		GARAGE TYPE	Carport, Detached Garage		

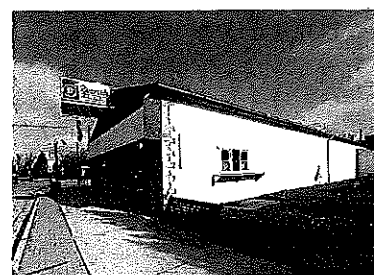


*Quosso and Corunna Property
recently sold by Ham Group/
Ham Commercial*

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
http://www.lucyham.com
Ham Group Realty
Main: 810-659-6569

Address 328/330 N Shiawassee Street
Address 2
Municipality Corunna
State MI
Zip 48817
Asking Price \$189,900
Sold Price \$170,000

Sale/Rent For Sale
MLS # 50094837 50094837
Type Commercial/Industrial
Status Closed



Agent Remarks 328 N Shiawassee is vacant restaurant. Equipment included. 330 N Shiawassee is currently leased to post office to 1/6/2027 at \$1,254 month (1710 sq ft). DO NOT go into post office to show without appointment. Purchase agreement subject to lender and attorney approval. To schedule a showing appointment by phone, call (855)746-9813. Please send all offers to LUCY@LUCYHAM.COM, then follow-up with a phone call to 810-659-6569 x280. Thank you! Price adj. from \$249,900

Public Remarks Great opportunity downtown Corunna, main thoroughfare, corner location with 10 private parking spaces plus street and city parking. Next to the courthouse and M-71 with high traffic count. Part of building is leased to the post office through January 2027 and other 1/2 is a vacant restaurant with possible new liquor license for "downtown location". All equipment is included for a turnkey opening or if desired, this building could be office, ice cream and other C-1 usages. Extra lawn area for parking or seating.

LOCATION INFORMATION

County	Shiawassee	Property ID	026-10-012-002	Shared Forms	1
Frontage	78	MLS Area	Corunna (78017)	SEV / Yr	98700.00 2022
Lot Size	78 x 140	Township		Summer Tax/ Yr	2349.00 2022
Acres	0.25	Body of Water		Winter Tax/ Yr	2589.00 2021
Section		Subdivision		Total Tax / Yr	4938.00 2022
Cross Streets	West of Brady St. / South of Corunna Rd.				
Directions	North of Corunna Ave., corner of Mack St. & Shiawassee				

Legal PART OF LOTS 2 AND 3 BLOCK 12 CITY OF CORUNNA

PROPERTY INFORMATION

Year Built	0	Style		Square Feet	4598
License Avail	No	Water	Public Water	Certified Inspect	No
License Type		Sewer Septic	Public Sanitary	Recognized Env Cond	No

LISTING INFORMATION

List Date	11/1/2022	Exp Date	11/1/2023	MLS	East Central Association of REALTORS	L-Firm Ph #	Main: 810-659-6569
List-Agt	122522	Lucy W Ham		List-Firm	F0562 Ham Group Realty	L-Agt Ph #	Cell: 810-691-9566
Co-List Agt				Co-List Firm		Co-List Ph #	

Showing Instructions

Contract	Exclusive Right to Sell	List Exception	No	Comp SA	Yes 3.50 Percent
Ownership	Private	Full Serv Listing	Yes	Comp BA	Yes 3.50 Percent
Short Sale	No	Listing Broker Sign	Yes	Comp NA	Yes 3.50 Percent
Lease Y/N	No	Other Sign on Prop	No	DOM	275 / 275
Signed Disc				No Additional Required Feeds, Forms or Addendums	

SOLD INFORMATION

Sell-Agt	Bruce Krol	Sell-Firm	Lacuna Group LLC	S-Firm Ph #	Off: (616) 855-2662
Pend Date	8/3/2023	Closed Date	10/13/2023	How Sold	Cash
				Concessions	No
				Concession Amt	

MORTGAGE INFORMATION

LC Down Pmt		LC Interest Rate		LC Term (Months)		LC Incl Tax/Ins		LC Monthly Pmt	
FEATURES									
COMMERCIAL	Less than 16 Ft.	LOCATION	Corner Lot, Main Street	BUSINESS TYPE	Bakeries, Fast Food, Food Service, Ice Cream, Restaurant				
CEILING HGT		FINANCIAL	Cash, Commercial Loan,	ROADS	City/County, Paved Street				
COMMERCIAL	ADA Accessible, Alley, Bath,	TERMS	Conventional	ROOFING	Asphalt, Shingles				
FEATURES	Cable Internet Installed, Cable TV Available, Cafe/Kitchen, Concrete Floor, Display Window, Electric Available, Gas Available, Private Restrooms, Restroom(s), Separate Meters			SEWER SEPTIC	Public Sanitary				
				SOURCE OF SQ	Estimated				
				FT					
COOLING	Central A/C, HVAC			TYPE	1 to 4 Units				
SYSTEM				WATER	Public Water				
				ZONING	Commercial				

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 315 Ardelean Drive
Unit# / Building#
Municipality Owosso Twp
Zip 48867
Asking Price \$279,900
Sold Price \$279,000
Sale/Rent For Sale
MLS # 50072956
Original MLS# 50072956
Type Single Family
Status Closed
Activation Date



Agent Remarks Subject to seller finding home of choice. Occupancy can change when seller finds a home. Seller requests \$5,000 EMD. 60 days occupancy. To schedule a showing appointment by phone, call (855)746-9813. Seller requires Buyers/Agents to wear masks while viewing property. Seller requires signed MAR Showing Certification & Release and lender pre-approval/proof of funds be provided to Ham Group Realty prior to showing. Please send all offers to LUCY@LUCYHAM.COM, then follow-up with a phone call to 810-659-6569 x280. Thank you! Price adj. from \$284,900

Public Remarks Suburban spacious ranch home with over 1/2 acre yard and partially fenced with mature shade trees. Bright and cheerful with windows galore. Master suite has private 2018 bathroom. Sun deck overlooks a yard that is partially fenced (2014). Cozy firelit family room. Newer furnace (2015), central air (2015), water heater (2014), water softener (2021), well pump (2019), roof (2016), garage opener (2021). Spacious shed (2015) plus huge 2nd garage that has workshop workbenches, pegboard walls with electric and insulated. Perfect for your latest hobby. Generator hookup on patio outside of garage. Open style oak kitchen has pullout shelves, pantry and all appliances in place. Main floor laundry room convenience. Security alarm.

LOCATION INFORMATION

County	Shiawassee	MLS Area	Owosso Twp (78009)	Lot Size	100x244x220x158	Property ID	06-50-059-000
Cross Streets	South of Juddville Rd.		/ East of M-52	Acres	0.60	Assessments	No
School Dist	Owosso Public Schools			Frontage	100	Principal Res Exempt	Yes
Subdivision	Green Acres Country Est			Body of Water		Summer Tax/ Yr	\$780.85 2021
Directions	West of N. Hickory Rd.					Winter Tax/ Yr	\$1,323.63 2021
Legal	LOT 59 GREEN ACRES COUNTRY EST 2					Village Tax/ Yr	
						Total Tax/ Yr	\$2,104.48

PROPERTY INFORMATION

Bed Rooms	3	Garage	2.00	Struct Style	1 Story	Abv Grd SqFt	1836
Bath Full / Half	2 / 1	Year Built	1973	Exterior	Vinyl Siding	Below Grd SqFt	1060
Total Bath Full/Half	3	Site Condo	No	Water	Private Well	Below Grd SqFt Fin	831
Manufactured	No	Basement	Yes	Sewer	Public Sanitary	Price Per SQFT	\$151.96

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	23 x 12	Entry	Carpet
Bedroom 2	13 x 10	Entry	Carpet
Bedroom 3	13 x 12	Entry	Carpet
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	22 x 16	Entry	Carpet
Dining Rm	x		
Kitchen	20 x 14	Entry	Vinyl
Brkfast Nk	x		
Family Rm	17 x 13	Entry	Carpet
Great Rm	x		
Library/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	7 x 6	Entry	Vinyl
Sun/Florida	x		
Full Bath 1	9 x 5	Entry	Ceramic
Full Bath 2	9 x 5	Entry	Vinyl
Full Bath 3	x		
Lav 1	7 x 3	Entry	Vinyl
Lav 2	x		

LISTING INFORMATION

List Date	5/3/2022	Exp Date	11/3/2022	MLS	East Central Association of REALTORS	L-Firm Ph #	Main: 810-659-6569
List-Agt	122522	Lucy W Ham		List-Firm	F0562	L-Agt Ph #	Cell: 810-691-9566
Co-List Agt				Co-List Firm		Co-List Ph #	

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possession	60 Days
Full Serv Listing	Yes	Association	No	Comp SA	Yes 3.00 Percent
Signed Disc	Yes	Assoc Name		Comp BA	Yes 3.00 Percent
List Exception	No	Assoc Contact		Comp NA	Yes 3.00 Percent
Ownership	Private	Assoc Phone		DOM	20 / 20

SOLD INFORMATION

Sell-Agt	Jennifer Skulley	Sell-Firm	Keller Williams First	Sell-Firm Ph #	Main: 810-515-1503
-----------------	------------------	------------------	-----------------------	-----------------------	--------------------

Pend Date	5/23/2022	Closed Date	6/28/2022	How Sold	Conventional	Concessions	No	Concession Amt	
------------------	-----------	--------------------	-----------	-----------------	--------------	--------------------	----	-----------------------	--

FEATURES

APPLIANCES	Water Softener - Owned	FOUNDATION TYPE	Basement	FINANCIAL TERMS	Cash, Conventional
EXTERIOR CONSTRUCTION	Vinyl Siding	BASEMENT TYPE	Partially Finished, Poured	SITE/LOT	Irregular, Wooded
ARCHITECTURE STYLE	Ranch	HEATING SYSTEM	Forced Air	FEATURES	
EXTERIOR FEATURES	Deck, Fenced Yard, Patio	HEAT/FUEL TYPE	Natural Gas	ROADS	Paved Street
		COOLING SYSTEM	Central A/C	SEWER/SEPTIC	Public Sanitary
				ROOMS	Family Room, First Floor Laundry,

12/21/2023

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 315 N Dutcher Street
Unit# / Building#
Municipality Corunna
Zip 48817
Asking Price \$209,900
Sold Price \$225,000
Sale/Rent For Sale
MLS # 50086180
Original MLS# 50086180
Type Single Family
Status Closed
Activation Date



Agent Remarks Lender may require flood insurance because of creek. Property is In flood zone. Flood insurance quote of \$578 year in addition to Homeowners Insurance in docbox. Seller requires Buyers/Agents to wear masks while viewing property. Seller requires signed MAR Showing Certification & Release and lender pre-approval/proof of funds be provided to Ham Group Realty prior to showing. Please send all offers to LUCY@LUCYHAM.COM, then follow-up with a phone call to 810-659-6569 x280. Thank you!

Public Remarks Spacious quad level home on over 2 acres with mature trees adjoining a creek. One owner home with lots of extras. Garden, 2 driveways, apple trees and cul de sac serene setting. 62x30 pole barn has floored loft, kitchen, 1/2 bath, patio, 2 overhead doors, 1 slider door plus wood heater and electric opener. Extra 1 car garage and shed. Newly remodeled bathroom, freshly painted basement. Newer well and vinyl windows. Kitchen is fully equipped with all appliances. Lower level rec room. Great setting. Oversized 30x24 attached garage.

LOCATION INFORMATION

County	Shiawassee	MLS Area	Corunna (78017)	Lot Size	318 x 337	Property ID	026-60-067-000
Cross Streets	North of E. McNeil St.	/ East of N. Shiawassee St.		Acres	2.46	Assessments	No
School Dist	Corunna Public School District	Frontage	318	Principal Res Exempt	Yes	Summer Tax/ Yr	\$1,186.70 2022
Subdivision	0	Body of Water		Winter Tax/ Yr	\$528.42 2021	Village Tax/ Yr	
Directions	Shiawassee St. to E on McNeil, N on Dutcher						
Legal	PART OF SEC 27 T7N R3E						
				Total Tax/ Yr	\$1,715.12		

PROPERTY INFORMATION

Bed Rooms	3	Garage	2.00	Struct Style	Quad-Level	Abv Grd SqFt	2320
Bath Full / Half	1 / 1	Year Built	1965	Exterior	Aluminum, Brick	Below Grd SqFt	300
Total Bath Full/Half	2	Site Condo	No	Water	Private Well	Below Grd SqFt Fin	0
Manufactured	No	Basement	Yes	Sewer	Public Sanitary	Price Per SQFT	\$96.98

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	14 x 11	Upper	Carpet
Bedroom 2	13 x 11	Upper	Carpet
Bedroom 3	12 x 12	Upper	Carpet
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	21 x 12	Entry	Carpet
Dining Rm	x		
Kitchen	19 x 11	Entry	Carpet
Brkfst Nk	x		
Family Rm	23 x 15	Entry	Carpet
Great Rm	x		
Libary/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	x		
Sun/Florida	x		
Full Bath 1	8 x 5	Upper	Carpet
Full Bath 2	x		
Full Bath 3	x		
Lav 1	7 x 4	Entry	Carpet
Lav 2	x		

LISTING INFORMATION

List Date	8/9/2022	Exp Date	12/28/2022	MLS	East Central Association of REALTORS	L-Firm Ph #	Main: 810-659-6569
List-Agt	122522	Lucy W Ham		List-Firm	F0562	L-Agt Ph #	Cell: 810-691-9566
Co-List Agt				Co-List Firm		Co-List Ph #	

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possession	30 Days
Full Serv Listing	Yes	Association	No	Comp SA	Yes 3.00 Percent
Signed Disc	Yes	Assoc Name		Comp BA	Yes 3.00 Percent
List Exception	No	Assoc Contact		Comp NA	Yes 3.00 Percent
Ownership	Private	Assoc Phone		DOM	4 / 4

See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt	Jacob Newman	Sell-Firm	THE HOME OFFICE REALTY LLC	Sell-Firm Ph #	OFFICE: 989-725-5246
-----------------	--------------	------------------	----------------------------	-----------------------	----------------------

Pend Date	8/13/2022	Closed Date	10/14/2022	How Sold	FHA	Concessions	No	Concession Amt	
------------------	-----------	--------------------	------------	-----------------	-----	--------------------	----	-----------------------	--

FEATURES

APPLIANCES	Dryer, Range/Oven, Refrigerator, Washer, Water Softener - Owned	FOUNDATION TYPE	Basement	FINANCIAL TERMS	Cash, Conventional
EXTERIOR CONSTRUCTION	Aluminum, Brick	BASEMENT TYPE	Block, Unfinished	SITE/LOT FEATURES	Irregular, Wooded
ARCHITECTURE STYLE	Other	HEATING SYSTEM	Forced Air	ROADS	Paved Street
EXTERIOR FEATURES	Patio	HEAT/FUEL TYPE	Natural Gas	SEWER/SEPTIC	Public Sanitary
		COOLING SYSTEM	Ceiling Fan(s)	ROOMS	Family Room, Living Room, Loft, Recreation Room
		INTERIOR FEATURES	Cable/Internet Avail.	OUT BUILDINGS	Pole Barn, Shed

12/21/2023

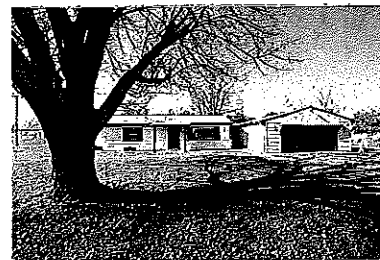
MLS #: 50086180

Information is deemed reliable, but not guaranteed. Digital Millennium Copyright Act 1998: MiRealSource.com/dmca

Page 1 of 1

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 337 N Dutcher Street
Unit# / Building#
Municipality Corunna
Zip 48817
Asking Price \$129,900
Sold Price \$138,190
Sale/Rent For Sale
MLS # 50086198
Original MLS# 50086198
Type Single Family
Status Closed
Activation Date



Agent Remarks Lender may require flood insurance because of creek. Property is in flood zone. Flood insurance quote of \$578 year in addition to Homeowners Insurance in docbox. Please send all offers to LUCY@LUCYHAM.COM, then follow-up with a phone call to 810-659-6569 x280. Thank you! Price adj. from \$149,900

Public Remarks Spacious starter ranch on the creek with mature trees and cul de sac serene setting. Covered front sitting porch. Main floor laundry room. Oversized insulated 2 car garage plus great workshop/craft room. Remodeling in 2015. Pole barn. Vinyl windows. Taxes should reduce if homesteaded.

LOCATION INFORMATION

County	Shiawassee	MLS Area	Corunna (78017)	Lot Size	55 x 270	Property ID	026-60-068-000
Cross Streets	North of E. McNeil St.	/ East of N. Shiawassee St.		Acres	0.40	Assessments	No
School Dist	Corunna Public School District	Frontage	55	Principal Res Exempt	No	Summer Tax/ Yr	\$791.99 2022
Subdivision	0	Body of Water		Winter Tax/ Yr	\$851.16 2021	Village Tax/ Yr	
Directions	Shiawassee St. to E on McNeil, N on Dutcher						
Legal	PART OF SEC 27 T7N R3E						
		Total Tax/ Yr	\$1,643.15				

PROPERTY INFORMATION

Bed Rooms	3	Garage	2.00	Struct Style	1 Story	Abv Grd SqFt	1152
Bath Full / Half	1 / 0	Year Built	1971	Exterior	Vinyl Siding	Below Grd SqFt	0
Total Bath Full/Half	1	Site Condo	No	Water	Private Well	Below Grd SqFt Fin	0
Manufactured	No	Basement	Yes	Sewer	Public Sanitary	Price Per SQFT	\$119.96

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	15 x 10	Entry	Carpet
Bedroom 2	12 x 10	Entry	Carpet
Bedroom 3	12 x 10	Entry	Wood
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	x		
Dining Rm	x		
Kitchen	16 x 12	Entry	Laminate
Brkfst Nk	x		
Family Rm	x		
Great Rm	21 x 12	Entry	Wood
Library/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	10 x 10	Entry	Wood
Sun/Florida	26 x 8	Entry	Carpet
Full Bath 1	10 x 5	Entry	Ceramic
Full Bath 2	x		
Full Bath 3	x		
Lav 1	x		
Lav 2	x		

LISTING INFORMATION

List Date	8/9/2022	Exp Date	8/25/2023	MLS	East Central Association of REALTORS	L-Firm Ph #	Main: 810-659-6569
List-Agt	122522	Lucy W Ham		List-Firm	F0562	L-Agt Ph #	Cell: 810-691-9566
Co-List Agt				Co-List Firm		Co-List Ph #	

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possession	Subject To Tenant Rights
Full Serv Listing	Yes	Association	No	Comp SA	Yes 3.00 Percent
Signed Disc	Yes	Assoc Name		Comp BA	Yes 3.00 Percent
List Exception	No	Assoc Contact		Comp NA	Yes 3.00 Percent
Ownership	Private	Assoc Phone		DOM	116 / 116

See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt	Tristan Rickman	Sell-Firm	Coldwell Banker Town & Country	Sell-Firm Ph #	Main: 810-227-1111
-----------------	-----------------	------------------	--------------------------------	-----------------------	--------------------

Pend Date	2/23/2023	Closed Date	2/24/2023	How Sold	FHA	Concessions	Yes	Concession Amt	\$8,290.00
------------------	-----------	--------------------	-----------	-----------------	-----	--------------------	-----	-----------------------	------------

FEATURES

EXTERIOR CONSTRUCTION Vinyl Siding
ARCHITECTURE STYLE Ranch
EXTERIOR FEATURES Porch

FOUNDATION TYPE Slab
BASEMENT TYPE Block
HEATING SYSTEM Forced Air
HEAT/FUEL TYPE Natural Gas
COOLING SYSTEM Ceiling Fan(s)
INTERIOR FEATURES Cable/Internet Avail.
GARAGE TYPE Attached Garage, Electric

FINANCIAL TERMS Cash, Conventional
SITE/LOT Irregular
FEATURES
ROADS Paved Street
SEWER/SEPTIC Public Sanitary
ROOMS Breezeway, First Floor Bedroom, First Floor Laundry,

12/21/2023

Page 1 of 1

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 223 S Chestnut Street
Unit# / Building#
Municipality Owosso
Zip 48867
Asking Price \$134,900
Sold Price \$118,000
Sale/Rent For Sale
MLS # 50096074
Original MLS# 50096074
Type Single Family
Status Closed
Activation Date



Agent Remarks Park on the street for showings. Please do NOT park in driveway on the north side of the house. New driveway to be installed on the south of the house and a garage overhead door to be installed by seller prior to closing. See doc box drawing of new driveway drawing. Beige shed and barn belong to neighbor. Please send all offers to LUCY@LUCYHAM.COM, then follow-up with a phone call to 810-659-6569 x280. Thank you!

Public Remarks Lots of charm in this remodeled style farmhouse. Spacious open great room/dining room/kitchen area. Main floor master bedroom and laundry room. New driveway to be installed on south side of house (completion before closing) along with a new overhead garage door. Park on the street for showings. Please do NOT park in driveway on the north side of the house. Mature trees shade this home and oversized 2 car garage, and only minutes from downtown Owosso, shopping and parks. Vinyl windows and siding. Newer electrical. All appliances plus washer and dryer included.

LOCATION INFORMATION

County	Shiawassee	MLS Area	Owosso (78018)	Lot Size	99 x 166	Property ID	50-546-000-034-00
Cross Streets	South of M-21		/ West of M-52	Acres	0.38	Assessments	No
School Dist	Owosso Public Schools			Frontage	99	Principal Res Exempt	Yes
Subdivision	0			Body of Water		Summer Tax/ Yr	\$461.03 2021
Directions	M-21/Main St. to S on Chestnut St.					Winter Tax/ Yr	\$880.37 2022
Legal	PART OF SEC 23					Village Tax/ Yr	
						Total Tax/ Yr	\$1,341.40

PROPERTY INFORMATION

Bed Rooms	3	Garage	2.00	Struct Style	1 1/2 Story	Abv Grd SqFt	1400
Bath Full / Half	1 / 0	Year Built	1880	Exterior	Vinyl Siding	Below Grd SqFt	828
Total Bath Full/Half	1	Site Condo	No	Water	Public Water	Below Grd SqFt Fin	0
Manufactured	No	Basement	Yes	Sewer	Public Sanitary	Price Per SQFT	\$84.29

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	15 x 14	Entry	Carpet
Bedroom 2	15 x 9	Upper	Carpet
Bedroom 3	14 x 8	Upper	Wood
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	x		
Dining Rm	15 x 7	Entry	Carpet
Kitchen	15 x 11	Entry	Vinyl
Brkfst Nk	8 x 5	Entry	Vinyl
Family Rm	x		
Great Rm	20 x 17	Entry	Carpet
Library/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	9 x 8	Entry	Carpet
Sun/Florida	x		
Full Bath 1	9 x 7	Entry	Ceramic
Full Bath 2	x		
Full Bath 3	x		
Lav 1	x		
Lav 2	x		

LISTING INFORMATION

List Date	11/15/2022	Exp Date	11/15/2023	MLS	East Central Association of REALTORS	L-Firm Ph #	Main: 810-659-6569
List-Agt	122522	Lucy W Ham		List-Firm	F0562	Ham Group Realty	L-Agt Ph #
Co-List Agt				Co-List Frm			Co-List Ph #

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possession	14 Days
Full Serv Listing	Yes	Association	No	Comp SA	Yes 3.00 Percent
Signed Disc	Yes	Assoc Name		Comp BA	Yes 3.00 Percent
List Exception	No	Assoc Contact		Comp NA	Yes 3.00 Percent
Ownership	Private	Assoc Phone		DOM	90 / 90

See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt	Hollie Bendall	Sell-Firm	Kori Shook & Associates	Sell-Firm Ph #	Main: 989-720-4242
Pend Date	5/3/2023	Closed Date	5/25/2023	How Sold	Conventional
				Concessions	Yes
				Concession Amt	\$3,540.00

FEATURES

APPLIANCES	Dryer, Range/Oven, Refrigerator, Washer	FOUNDATION TYPE	Basement	FINANCIAL TERMS	Cash, Conventional
EXTERIOR CONSTRUCTION	Vinyl Siding	BASEMENT TYPE	Unfinished	SITE/LOT FEATURES	Wooded
ARCHITECTURE STYLE	Farm House	HEATING SYSTEM	Forced Air	ROADS	Paved Street
EXTERIOR FEATURES	Deck	HEAT/FUEL TYPE	Natural Gas	SEWER/SEPTIC	Public Sanitary
		COOLING SYSTEM	Ceiling Fan(s)	ROOMS	First Floor Bedroom, First Floor Laundry, Great Room, Breakfast Nook/Room
		INTERIOR FEATURES	Cable/Internet Avail., Sump Pump		

12/21/2023

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 615 Bradley Street
Unit# / Building#
Municipality Owosso
Zip 48867
Asking Price \$139,900
Sold Price \$135,000
Sale/Rent For Sale
MLS # 50084287
Original MLS# 50084287
Type Single Family
Status Closed
Activation Date



Agent Remarks To schedule a showing appointment by phone, call (855)746-9813. Seller requires Buyers/Agents to wear masks while viewing property. Seller requires signed MAR Showing Certification & Release and lender pre-approval/proof of funds be provided to Ham Group Realty prior to showing. Please send all offers to LUCY@LUCYHAM.COM, then follow up with a phone call to 810-659-6569 x280. Thank you!

Public Remarks Totally charming and completely remodeled with lots of tree privacy and covered front deck. Walking distance to all conveniences. Enjoy this white spacious kitchen (2022) with all appliances included. Main floor laundry room. Lots of vinyl windows (2022). Great room and dining room create an open floor plan with natural hardwood floors and wide baseboards. Beautiful bathroom (2022) with double sinks/vanity and walk-in closet. Hot water heater (2022), furnace (2022). Insulated walk-in storage attics. 3rd bedroom is partially walkthrough loft. Taxes should reduce if homesteaded.

LOCATION INFORMATION

County	Shlawassee	MLS Area	Owosso (78018)	Lot Size	71 x 66	Property ID	50-120-007-002-00
Cross Streets	North of Main St.		/ West of M-52	Acres	0.11	Assessments	No
School Dist	Owosso Public Schools			Frontage	71	Principal Res Exempt	No
Subdivision	0			Body of Water		Summer Tax/ Yr	\$827.88 2022
Directions	M-52 to W on Bradley St.					Winter Tax/ Yr	\$987.77 2021
Legal	E 1/2 LOT 1 BLOCK 7 LUCY L. COMSTOCK ADDN AND 1/2 ADJ CLOSED ALLEY					Village Tax/ Yr	
						Total Tax/ Yr	\$1,817.65

PROPERTY INFORMATION

Bed Rooms	3	Garage	1.00	Struct Style	2 Story	Abv Grd SqFt	1582
Bath Full / Half	1 / 0	Year Built	1880	Exterior	Vinyl Siding	Below Grd SqFt	329
Total Bath Full/Half	1	Site Condo	No	Water	Public Water	Below Grd SqFt Fin	0
Manufactured	No	Basement	Yes	Sewer	Public Sanitary	Price Per SQFT	\$85.34

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	12 x 11	Upper	Carpet
Bedroom 2	12 x 12	Upper	Carpet
Bedroom 3	13 x 9	Upper	Carpet
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	x		
Dining Rm	12 x 12	Entry	Wood
Kitchen	11 x 11	Entry	Laminate
Brkfast Nk	x		
Family Rm	x		
Great Rm	15 x 11	Entry	Wood
Library/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	18 x 11	Entry	Concrete
Sun/Florida	x		
Full Bath 1	9 x 5	Entry	Wood
Full Bath 2	x		
Full Bath 3	x		
Lav 1	x		
Lav 2	x		

LISTING INFORMATION

List Date	7/26/2022	Exp Date	1/26/2023	MLS	East Central Association of REALTORS	L-Firm Ph #	Main: 810-659-6569
List-Agt	122522	Lucy W Ham		List-Firm	F0562	L-Agt Ph #	Cell: 810-691-9566
Co-List Agt				Co-List Firm		Co-List Ph #	

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possession	0
Full Serv Listing	Yes	Association	No	Comp SA	Yes 3.00 Percent
Signed Disc	Yes	Assoc Name		Comp BA	Yes 3.00 Percent
List Exception	No	Assoc Contact		Comp NA	Yes 3.00 Percent
Ownership	Private	Assoc Phone		DOM	25 / 25 See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt	Scott McReynolds	Sell-Firm	MAP REALTY	Sell-Firm Ph #	Main: 989-723-5445
Pend Date	8/20/2022	Closed Date	9/29/2022	How Sold	VA

FEATURES

APPLIANCES	Dishwasher, Microwave, Range/Oven, Refrigerator	FOUNDATION TYPE	Basement	FINANCIAL TERMS	Cash, Conventional
EXTERIOR	Vinyl Siding	BASEMENT TYPE	Unfinished	SITE/LOT FEATURES	Wooded
CONSTRUCTION		HEATING SYSTEM	Forced Air	ROADS	Paved Street
ARCHITECTURE STYLE	Colonial, Farm House	HEAT/FUEL TYPE	Natural Gas	SEWER/SEPTIC	Public Sanitary
EXTERIOR FEATURES	Deck, Porch	COOLING SYSTEM	Ceiling Fan(s)	ROOMS	First Floor Laundry, Great Room
		INTERIOR FEATURES	Cable/Internet Avail.	WATER	Public Water
		GARAGE TYPE	Detached Garage		

12/21/2023

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 5618 N. Kerby
Unit# / Building#
Municipality New Haven Twp
Zip 48817
Asking Price \$185,000
Sold Price \$196,000
Sale/Rent For Sale
MLS # 50077289
Original MLS# 50077289
Type Single Family
Status Closed
Activation Date



Agent Remarks

Public Remarks Pack your bags, it's time to move to the country! 5618 N. Kerby Rd is the Farmhouse you've been searching for! Amazing open living, dining and kitchen with a first floor primary bedroom. Two additional spacious bedrooms on the 2nd floor. This home has been professionally painted in the last year and the Impeccable wood work throughout the home shines! The fantastic covered front porch is perfect for sitting and taking in the country views. New roof, new well & new water heater in 2021 and many more updates! 2 car garage, heated workshop and all the space you can ask for. *Open House* Saturday, June 11 2pm-4pm *Multiple Offers/Highest & Best due Wednesday, June 15 @ 10am.

LOCATION INFORMATION

County	Shiawassee	MLS Area	New Haven Twp (78008)	Lot Size	363x264 2 lots	Property ID	03-24-100-003-02 & 03
Cross Streets	Riley		/ m52	Acres	2.20	Assessments	No
School Dist	Corunna Public School District			Frontage	360	Principal Res Exempt	Yes
Subdivision	none			Body of Water		Summer Tax/ Yr	\$499.00 2021
Directions						Winter Tax/ Yr	\$778.00 2022
Legal	0					Village Tax/ Yr	
						Total Tax/ Yr	\$1,277.00

PROPERTY INFORMATION

Bed Rooms	3	Garage	2.00	Struct Style	2 Story	Abv Grd SqFt	1514
Bath Full / Half	1 / 0	Year Built	1900	Exterior	Vinyl Siding	Below Grd SqFt	416
Total Bath Full/Half	1	Site Condo	No	Water	Private Well	Below Grd SqFt Fin	0
Manufactured	No	Basement	No	Sewer	Septic	Price Per SQFT	\$129.46

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	14 x 12	Main	
Bedroom 2	9 x 11	Second	
Bedroom 3	15 x 14	Second	
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	16 x 15	Main	
Dining Rm	20 x 12	Main	
Kitchen	19 x 11	Main	
Brkfast Nk	x		
Family Rm	x		
Great Rm	x		
Libary/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	x		
Sun/Florida	x		
Full Bath 1	x	Main	
Full Bath 2	x		
Full Bath 3	x		
Lav 1	x		
Lav 2	x		

LISTING INFORMATION

List Date	6/6/2022	Exp Date		MLS	East Central Association of REALTORS	L-Firm Ph #	Main: 989-720-4242
List-Agt	Hollie Bendall			List-Firm	F0746 Kori Shook & Associates	L-Agt Ph #	cell: 989-295-1091
Co-List Agt				Co-List Frm		Co-List Ph #	

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possession	30 Days
Full Serv Listing	Yes	Association	No	Comp SA	Yes 3.00 Percent
Signed Disc	Yes	Assoc Name		Comp BA	Yes 3.00 Percent
List Exception	No	Assoc Contact		Comp NA	No 0.00
Ownership	Private	Assoc Phone		DOM	32 / 32

See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt	Lucy W Ham	Sell-Firm	Ham Group Realty	Sell-Firm Ph #	Main: 810-659-6569
----------	------------	-----------	------------------	----------------	--------------------

Pend Date	7/8/2022	Closed Date	8/4/2022	How Sold	Conventional	Concessions	No	Concession Amt	
-----------	----------	-------------	----------	----------	--------------	-------------	----	----------------	--

FEATURES

APPLIANCES	Dishwasher, Microwave, Range/Oven, Refrigerator	FOUNDATION TYPE	Crawl	FINANCIAL TERMS	Cash, Conventional
EXTERIOR	Vinyl Siding	HEAT/FUEL TYPE	LP/Propane Gas	SEWER/SEPTIC	Septic
CONSTRUCTION				WATER	Private Well
ARCHITECTURE STYLE	Farm House				

12/21/2023

MLS #: 50077289

Information is deemed reliable, but not guaranteed. Digital Millennium Copyright Act 1998: MiRealSource.com/dmca

Page 1 of 1

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 316 W Ridge Street
Unit# / Building#
Municipality Owosso
Zip 48867
Asking Price \$99,900
Sold Price \$128,000
Sale/Rent For Sale
MLS # 50122091
Original MLS# 50122091
Type Single Family
Status Closed
Activation Date



Agent Remarks

Public Remarks The most AMAZING Home just hit the market! Under \$100,000 AND enough room for everyone with 5 bedrooms, 2 bathrooms and 1547 sq/ft. It has tall ceilings and a large open concept living/dining/kitchen space. With tons of built in storage and original character, you'll want to make this YOURS! There's even some amazing 1960's vibes that will bring back all the nostalgia. The backyard has a large deck with privacy fence and gorgeous landscaping that makes it a homeowner's private sanctuary. 2 car garage, central ac., appliances included. *Highest & Best due Monday, Sept 18 @ 9pm.*

LOCATION INFORMATION

County	Shiawassee	MLS Area	Owosso (78018)	Lot Size	7841	Property ID	50-601-000-057-00	
Cross Streets	gule		/ stewart	Acres	0.17	Assessments	No	
School Dist	Owosso Public Schools			Frontage	47	Principal Res Exempt	Yes	
Subdivision	na			Body of Water		Summer Tax/ Yr	\$1,454.87 2023	
Directions							Winter Tax/ Yr	\$822.22 2022
Legal	DIST 50 CITY/MUNI/TWP.CITY OF OWOSSO SUBD STEWART & COS ADD E 47' OF 165' OF LOT 17 M L STEWART & COS ADD						Village Tax/ Yr	
							Total Tax/ Yr	\$2,277.09

PROPERTY INFORMATION

Bed Rooms	5	Garage	2.00	Struct Style	2 Story	Abv Grd SqFt	1547
Bath Full / Half	2 / 0	Year Built	1905	Exterior	Wood	Below Grd SqFt	527
Total Bath Full/Half	2	Site Condo	No	Water	Public Water	Below Grd SqFt Fin	0
Manufactured	No	Basement	Yes	Sewer	Public Sanitary	Price Per SQFT	\$82.74

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	8 x 11		
Bedroom 2	12 x 9		
Bedroom 3	12 x 11		
Bedroom 4	10 x 11		
Bedroom 5	12 x 11		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	x		
Dining Rm	x		
Kitchen	x		
Brkfast Nk	x		
Family Rm	x		
Great Rm	x		
Library/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	x		
Sun/Florida	x		
Full Bath 1	x	First	
Full Bath 2	x	Second	
Full Bath 3	x		
Lav 1	x		
Lav 2	x		

LISTING INFORMATION

List Date	9/14/2023	Exp Date		MLS	East Central Association of REALTORS	L-Firm Ph #	Main: 989-720-4242
List-Agt	Hollie Bendall	List-Firm	F0746		Kori Shook & Associates	L-Agt Ph #	cell: 989-295-1091
Co-List Agt		Co-List Frm				Co-List Ph #	

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possession	At Close
Full Serv Listing	Yes	Association	No	Comp SA	Yes 3.00 Percent
Signed Disc	Yes	Assoc Name		Comp BA	Yes 3.00 Percent
List Exception	No	Assoc Contact		Comp NA	No
Ownership	Private	Assoc Phone		DOM	1 / 1

See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt	Mark Hetfield	Sell-Firm	Ham Group Realty	Sell-Firm Ph #	Main: 810-659-6569
----------	---------------	-----------	------------------	----------------	--------------------

Pend Date	9/15/2023	Closed Date	11/18/2023	How Sold	Rural Development	Concessions	Yes	Concession Amt	\$2,800.00
-----------	-----------	-------------	------------	----------	-------------------	-------------	-----	----------------	------------

FEATURES

EXTERIOR CONSTRUCTION	Wood	FOUNDATION TYPE	Basement	FINANCIAL TERMS	Cash, Conventional, FHA, VA, Rural Development
ARCHITECTURE STYLE	Farm House	HEATING SYSTEM	Forced Air	SEWER/SEPTIC	Public Sanitary
		HEAT/FUEL TYPE	Natural Gas	WATER	Public Water
		COOLING SYSTEM	Central A/C	SOURCE OF SQ FT	Assessors Data
		GARAGE TYPE	Detached Garage		

12/21/2023

Page 1 of 1

MLS #: 50122091

Information is deemed reliable, but not guaranteed. Digital Millennium Copyright Act 1998: MlRealSource.com/dmca

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 3768 Allan
Unit# / Building#
Municipality New Haven Twp
Zip 48867
Asking Price \$182,500
Sold Price \$199,700
Sale/Rent For Sale
MLS # 50107989
Original MLS# 50107989
Type Single Family
Status Closed
Activation Date



Welcome!

Agent Remarks Access through the side door to home. Go & Show!

Public Remarks Comfortable, country home is waiting for you. Lovely private setting to observe nature at its finest! The home offers great space for the whole family! Kitchen offers newer cabinetry and counter tops for good storage and workspace. Dining area in the kitchen enjoys the view of the back yard through the sliding glass door to back decking. Living room offers great conversational area and the opportunity for additional warmth from the fireplace with raised hearth. Upper level sports three nice sized bedrooms and full bath. Lower level has a nice family room, 4th bedroom and laundry room. Detached garage offers space for your autos, heated workshop and plenty of storage. Second pole barn and shed are also on site and offer tremendous storage. Come see how well this home will fit your needs!

LOCATION INFORMATION

County	Shiawassee	MLS Area	New Haven Twp (78008)	Lot Size	240x380	Property ID	003-15-200-003
Cross Streets	State Rd		/ Cram Rd	Acres	2.10	Assessments	No
School Dist	Owosso Public Schools			Frontage	240	Principal Res Exempt	Yes
Subdivision	NA			Body of Water		Summer Tax/ Yr	\$592.92 2022
Directions	State Rd to Allan Rd east to home						
Legal	SEC 15, T8N, R3E COM ON N SEC LN W 1108 FT FROM NE COR OF SEC, S1*56'W 380FT, W 240 FT TO E 1/8 LN, N 1*56' E 380 FT TO N SEC LN, E 240 FT TO BEG						
						Winter Tax/ Yr	\$1,028.23 2022
						Village Tax/ Yr	
						Total Tax/ Yr	\$1,621.15 2022

PROPERTY INFORMATION

Bed Rooms	4	Garage	2.00	Struct Style	Tri-Level	Abv Grd SqFt	1472
Bath Full / Half	1 / 1	Year Built	1975	Exterior	Aluminum	Below Grd SqFt	0
Total Bath Full/Half	2	Site Condo	No	Water	Private Well	Below Grd SqFt Fin	0
Manufactured	No	Basement	No	Sewer	Septic	Price Per SQFT	\$135.67

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	12 x 11	Upper	Carpet
Bedroom 2	12 x 10	Upper	Carpet
Bedroom 3	12 x 9	Upper	Carpet
Bedroom 4	12 x 10	Lower	Carpet
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	17 x 12	Entry	Carpet
Dining Rm	x	Entry	
Kitchen	17 x 12	Entry	Linoleum
Brkfst Nk	x		
Family Rm	14 x 12	Lower	Carpet
Great Rm	x		
Library/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	11 x 5	Lower	
Sun/Florida	x		
Full Bath 1	x	Upper	Linoleum
Full Bath 2	x		
Full Bath 3	x		
Lav 1	x	Entry	Linoleum
Lav 2	x		

LISTING INFORMATION

List Date	5/6/2023	Exp Date		MLS	Greater Shiawassee Association of REALTORS	L-Firm Ph #	Main: 989-725-8119
List-Agt	6501141258 KIM OMER	List-Firm	SRE/MAX	RE/MAX OF	OWOSSO	L-Agt Ph #	CELL: 989-723-7599
Co-List Agt		Co-List Frm		Co-List Ph #			

Showing Instructions Go and show.

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possession	immediate
Full Serv Listing	Yes	Association	No	Comp SA	Yes 3.00 Percent
Signed Disc	Yes	Assoc Name		Comp BA	Yes 3.00 Percent
List Exception	No	Assoc Contact		Comp NA	Yes 3.00 Percent
Ownership	Private	Assoc Phone		DOM	2 / 2

See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt	Mark Hetfield	Sell-Firm	Ham Group Realty	Sell-Firm Ph #	Main: 810-659-6569
Pend Date	5/8/2023	Closed Date	6/1/2023	How Sold	Conventional
				Concessions	Yes
				Concession Amt	\$6,000.00

FEATURES

APPLIANCES	Dryer, Range/Oven, Refrigerator, Washer, Water Softener - Owned	FOUNDATION TYPE	Slab	FINANCIAL TERMS	Cash, Conventional, FHA, VA, Rural Development
EXTERIOR	Aluminum	HEATING SYSTEM	Forced Air	ROADS	Gravel
CONSTRUCTION		HEAT/FUEL TYPE	LP/Propane Gas	SEWER/SEPTIC	Septic
ARCHITECTURE STYLE	Other	COOLING SYSTEM	Central A/C	WATER	Private Well
FIREPLACE FEATURES	LivRoom Fireplace	INTERIOR FEATURES	Sump Pump	SOURCE OF SQ FT	Assessors Data
		GARAGE TYPE	Detached Garage		

12/21/2023

MLS #: 50107989

Information is deemed reliable, but not guaranteed. Digital Millennium Copyright Act 1998: MiRealSource.com/dmca

Page 1 of 1

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 523 Converse Street
Unit# / Building#
Municipality Corunna
Zip 48817
Asking Price \$279,900
Sold Price \$279,900
Sale/Rent For Sale
MLS # 50119124
Original MLS# 50119124
Type Single Family
Status Closed
Activation Date



Agent Remarks Preapproved buyers only please! Seller is taking shed unless buyer purchases separately. For offers: email kori@korishook.com and include pdf attachments including signed disclosures/lbp and preapproval/pof. Do not send links from your signing app! Taxes are prorated as if paid in advance on due date basis.

Public Remarks OPEN HOUSE Sunday, August 20 from 2pm to 330pm! Beautiful 4 bedroom, 2 bath home offering over 3000 sqft! All the farmhouse feels right in town, with hardwood floors, French doors, pocket door, wide trim, wainscoting, wood panel accents and more! THREE fireplaces. Both living and family rooms on the main level, plus office and den. Convenient first floor laundry with cabinets and folding space. Gorgeous kitchen with stainless steel appliances. The upper level showcases the classic oak trim and perfectly-kept vintage wallpaper. The outside is just as exciting with a 4-car garage AND 2-car garage, patio, above ground pool and nicely landscaped yard space, nearly 1/2 acre, backing to Elsa Meyer! This home is a gem and won't last!

LOCATION INFORMATION

County	Shiawassee	MLS Area	Corunna (78017)	Lot Size	90x200	Property ID	026-14-020-000
Cross Streets	Hastings / Norton	Acres	0.40	Frontage	90	Assessments	No
School Dist	Corunna Public School District	Body of Water		Principal Res Exempt	Yes	Summer Tax/ Yr	\$2,095.00 2023
Subdivision	C S Converse Add			Winter Tax/ Yr	\$922.00 2022	Village Tax/ Yr	
Directions	Between Hastings and Norton			Total Tax/ Yr	\$3,017.00		
Legal	C.S. CONVERSE ADD CORUNNA CITY LOT 20 ALSO PT OF LOT 19 DESC AS: COM AT SE COR OF LOT 19, N89°21'11"W 12.42 FT, N00°24'20"E 200.72 FT TO N LN OF SD LOT, S89°11'55"E 11 FT TO NE COR OF SD LOT S 200.70 FT TO RFG SUBJECT TO RESOLUTION RECORDED IN I 1070-37						

PROPERTY INFORMATION

Bed Rooms	4	Garage	6.00	Struct Style	2 Story	Abv Grd SqFt	3138
Bath Full / Half	2 / 0	Year Built	1930	Exterior	Vinyl Siding	Below Grd SqFt	1473
Total Bath Full/Half	2	Site Condo	No	Water	Public Water	Below Grd SqFt Fin	0
Manufactured	No	Basement	Yes	Sewer	Public Sanitary	Price Per SQFT	\$89.20

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	16 x 11	Upper	Carpet
Bedroom 2	12 x 11	Upper	Carpet
Bedroom 3	15 x 13	Upper	Carpet
Bedroom 4	15 x 12	Upper	Carpet
Bedroom 5	x		
Bedroom 6	x		
Office	11 x 11	Entry	Carpet

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	15 x 15	Entry	Wood
Dining Rm	17 x 13	Entry	Wood
Kitchen	12 x 10	Entry	
Brkfst Nk	x		
Family Rm	15 x 16	Entry	Carpet
Great Rm	x		
Library/Den	15 x 12	Entry	

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	9 x 9	Entry	
Sun/Florida	x		
Full Bath 1	8 x 8	Entry	
Full Bath 2	15 x 9	Upper	
Full Bath 3	x		
Lav 1	x		
Lav 2	x		

LISTING INFORMATION

List Date	8/16/2023	Exp Date		MLS	East Central Association of REALTORS	L-Firm Ph #	Main: 989-720-4242
List-Agt	125623	Kori Shook		List-Firm	F0746	L-Agt Ph #	
Co-List Agt				Co-List Firm		Co-List Ph #	

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possession	Close Plus 30 Days
Full Serv Listing	Yes	Association	No	Comp SA	Yes 3.00 Percent
Signed Disc	Yes	Assoc Name		Comp BA	Yes 3.00 Percent
List Exception	No	Assoc Contact		Comp NA	No
Ownership	Private	Assoc Phone		DOM	7 / 7

See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt	Mark Hetfield	Sell-Firm	Ham Group Realty	Sell-Firm Ph #	Main: 810-659-6569
Pend Date	8/23/2023	Closed Date	9/21/2023	How Sold	Conventional

FEATURES

APPLIANCES	Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer	FOUNDATION TYPE	Basement	FINANCIAL TERMS	Cash, Conventional, FHA, VA
EXTERIOR	Vinyl Siding	BASEMENT TYPE	MI Basement	SEWER/SEPTIC	Public Sanitary
CONSTRUCTION		HEATING SYSTEM	Forced Air	WATER	Public Water
ARCHITECTURE	Victorian	HEAT/FUEL TYPE	Natural Gas		
STYLE		COOLING SYSTEM	Central A/C		
		INTERIOR FEATURES	Hardwood Floors		
		GARAGE TYPE	Detached Garage		

12/21/2023

MLS #: 50119124

Information is deemed reliable, but not guaranteed. Digital Millennium Copyright Act 1998: MiRealSource.com/dmca

Page 1 of 1

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 1120 JACKSON Drive
Unit# / Building#
Municipality Owosso
Zip 48867 1993
Asking Price \$279,900
Sold Price \$270,000
Sale/Rent For Sale
MLS # 60229585
Original MLS# 20230048677
Type Single Family
Status Closed
Activation Date 6/17/2023



Agent Remarks

Public Remarks This beautiful family home built in 2020 is a must see! Features include: an open floor plan, high ceilings, a beautiful white kitchen, granite throughout home, four bedrooms, two and a half baths, second floor laundry, a bonus area on each level, attached two car garage, full basement and nice yard for the kids. Make your appointment before this home is sold!

LOCATION INFORMATION

County	Shiawassee	MLS Area	Owosso (78018)	Lot Size	60x120	Property ID	05075100008000
Cross Streets	Gould and North	Acres	0.17	Assessments			\$0.00
School Dist	Owosso Public Schools	Frontage	60	Principal Res Exempt			Yes
Subdivision	OSBURN LAKES RESIDENTIAL SITE CONDO	Body of Water		Summer Tax/ Yr			\$3,549.00
Directions	Take Gould St South of E. North St to Jackson Dr. to home.						
Legal	UNIT 80, OSBURN LAKES RESIDENTIAL SITE CONDOMINIUM, PHASE 1						
				Winter Tax/ Yr			\$2,061.00
				Village Tax/ Yr			
				Total Tax/ Yr			\$5,610.00

PROPERTY INFORMATION

Bed Rooms	4	Garage	2.00	Struct Style	2 Story	Abv Grd SqFt	2009
Bath Full / Half	2 / 1	Year Built	2020	Exterior	Vinyl Siding	Below Grd SqFt	1000
Total Bath Full/Half	3	Site Condo		Water	Public Water	Below Grd SqFt Fin	
Manufactured	No	Basement	Yes	Sewer	Public Sanitary	Price Per SQFT	\$134.40

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	18 x 14	Second	Carpet
Bedroom 2	12 x 10	Second	Carpet
Bedroom 3	12 x 10	Second	Carpet
Bedroom 4	11 x 13	Entry	Carpet
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	x		
Dining Rm	12 x 12	Entry	
Kitchen	13 x 14	Entry	
Brkfst Nk	9 x 11	Entry	
Family Rm	x		
Great Rm	15 x 16	Entry	
Library/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	6 x 5	Second	
Sun/Florida	x		
Full Bath 1	6 x 8	Second	
Full Bath 2	x		
Full Bath 3	x		
Lav 1	5 x 5	Entry	
Lav 2	x		

LISTING INFORMATION

List Date	6/17/2023	Exp Date		MLS	RealComp	L-Firm Ph #	Main: 810-733-2226
List-Agt	6501300637 Dawn M Muma	List-Firm	RC358343	AAA McNamara Properties Inc		L-Agt Ph #	
Co-List Agt	6502374679 Hilda McNamara	Co-List Frm	RC358343	AAA McNamara Properties Inc		Co-List Ph #	Cell: 810-874-4300

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possession	Close Plus 16-29 Days
Full Serv Listing	Yes	Association	Yes 250.00 Yearly	Comp SA	Yes Percent 3%
Signed Disc	Yes	Assoc Name		Comp BA	Yes Percent 3%
List Exception		Assoc Contact		Comp NA	
Ownership	Private	Assoc Phone	989-678-3381	DOM	1 / 1

See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt	Mark Hetfield	Sell-Firm	Ham Group Realty	Sell-Firm Ph #	Main: 810-659-6569
-----------------	---------------	------------------	------------------	-----------------------	--------------------

Pend Date	6/18/2023	Closed Date	7/27/2023	How Sold	VA	Concessions	No	Concession Amt	
------------------	-----------	--------------------	-----------	-----------------	----	--------------------	----	-----------------------	--

FEATURES

EXTERIOR CONSTRUCTION	Vinyl Siding	FOUNDATION TYPE	Basement	FINANCIAL TERMS	Cash, Conventional, FHA, VA
ARCHITECTURE STYLE	Contemporary	BASEMENT TYPE	Unfinished	ROADS	Paved Street
		HEATING SYSTEM	Forced Air	SEWER/SEPTIC	Public Sanitary
		HEAT/FUEL TYPE	Natural Gas	WATER	Public Water
		COOLING SYSTEM	Central A/C		
		GARAGE TYPE	Attached Garage		

12/21/2023

MLS #: 60229585

Information is deemed reliable, but not guaranteed. Digital Millennium Copyright Act 1998: MiRealSource.com/dmca

Page 1 of 1

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 181 S Vernon
Unit# / Building#
Municipality Venice Twp
Zip 48817
Asking Price \$99,900
Sold Price \$124,598
Sale/Rent For Sale
MLS # 50103284
Original MLS# 50103284
Type Single Family
Status Closed
Activation Date



Agent Remarks A viewing release must be signed and returned to our office before showing this property. All offers must be submitted via PropOffers.com This property is eligible under the First Look Initiative which expires after 20 full days on market. No investor offers until first look period expires. An offer management fee of \$175 (plus tax where applicable) is charged by Pyramid Platform in connection with the use of PropOffers.com. This fee will be paid at closing from the agent representing the buyer as selling agent or transaction broker. Subject to seller addendum in documents, All offers are subject to OFAC clearance. For financed offers EMD to be 1% or \$1000 whichever is greater and for cash offers EMD to be 5% or \$5000 whichever is greater. Listing agent Chuck Braniff 810-730-2116

Public Remarks A viewing release must be signed and returned to our office before showing this property. Multiple offers, highest and best due by end of business 3-20-23. Cash only, no financing, priced to move quickly. 3 bedroom 2 bath ranch, with nice floor plan and good room sizes. Enclosed Florida room, overlooks 1.79 acre lot, attached 2 car garage with an additional detached 2 car garage. Full basement with fireplace, quiet country living. Home needs TLC, but priced accordingly.

LOCATION INFORMATION

County	Shlawassee	MLS Area	Venice Twp (78014)	Lot Size	253x307x253x307	Property ID	008-20-100-005	
Cross Streets	S Vernon		/ E M 21	Acres	1.80	Assessments	No	
School Dist	Corunna Public School District			Frontage	253	Principal Res Exempt	Yes	
Subdivision	n/a			Body of Water		Summer Tax/ Yr	\$896.00 2022	
Directions							Winter Tax/ Yr	\$1,155.00 2021
Legal	SEC 20, T7N, R4E COM ON W SEC LN 765 FT S OF NW COR OF SEC, S89°52'10"E 330 FT, S00°23'W 245 FT, N89°52'10"W 330 FT, N00°23'E 245 FT TO BEG 1.8 ACRES L902-425						Village Tax/ Yr	
							Total Tax/ Yr	\$2,026.00 2021

PROPERTY INFORMATION

Bed Rooms	3	Garage	4.00	Struct Style	1 Story	Abv Grd SqFt	1609
Bath Full / Half	2 / 0	Year Built	1970	Exterior	Brick, Vinyl Siding	Below Grd SqFt	1609
Total Bath Full/Half	2	Site Condo	No	Water	Private Well	Below Grd SqFt Fin	0
Manufactured	No	Basement	Yes	Sewer	Septic	Price Per SQFT	\$77.44

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	10 x 12		
Bedroom 2	10 x 12		
Bedroom 3	10 x 10		
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	x		
Dining Rm	x		
Kitchen	x		
Brkfast Nk	x		
Family Rm	x		
Great Rm	x		
Library/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	x		
Sun/Florida	x		
Full Bath 1	x	Main	
Full Bath 2	x	Main	
Full Bath 3	x		
Lav 1	x		
Lav 2	x		

LISTING INFORMATION

List Date	3/14/2023	Exp Date		MLS	East Central Association of REALTORS	L-Firm Ph #	Main: 810-230-9100
List-Agt	124414	Charles J Braniff		List-Firm	F0586	McGuirk Realty Inc.	L-Agt Ph #
Co-List Agt				Co-List Firm			Co-List Ph #

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possession	At Close
Full Serv Listing	Yes	Association	No	Comp SA	No
Signed Disc	Yes	Assoc Name		Comp BA	Yes 2.50 Percent
List Exception	No	Assoc Contact		Comp NA	No
Ownership	Bank Owned	Assoc Phone		DOM	22 / 22

See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt	Mark Hetfield	Sell-Firm	Ham Group Realty	Sell-Firm Ph #	Main: 810-659-6569
-----------------	---------------	------------------	------------------	-----------------------	--------------------

Pend Date	4/5/2023	Closed Date	6/9/2023	How Sold	Cash	Concessions	No	Concession Amt	
------------------	----------	--------------------	----------	-----------------	------	--------------------	----	-----------------------	--

FEATURES

EXTERIOR CONSTRUCTION	Brick, Vinyl Siding	FOUNDATION TYPE	Basement	FINANCIAL TERMS	Cash
ARCHITECTURE STYLE	Ranch	HEATING SYSTEM	Forced Air	SEWER/SEPTIC	Septic
		HEAT/FUEL TYPE	LP/Propane Gas	ROOMS	Sun/Florida Room
		GARAGE TYPE	Attached Garage, Detached Garage	WATER	Private Well

12/21/2023

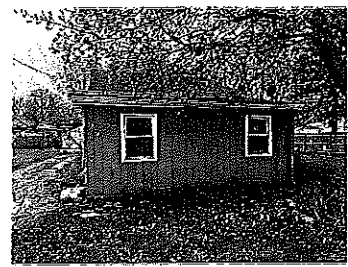
MLS #: 50103284

Information is deemed reliable, but not guaranteed. Digital Millennium Copyright Act 1998: MiRealSource.com/dmca

Page 1 of 1

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 1705 W STEWART Street
Unit# / Building#
Municipality Owosso
Zip 48867 4074
Asking Price \$39,000
Sold Price \$30,000
Sale/Rent For Sale
MLS # 60222251
Original MLS# 20230040538
Type Single Family
Status Closed
Activation Date 5/23/2023



Agent Remarks Investor Property! Three bedroom ranch home on a large lot. Home sold as is. Seller is a licensed real estate broker in the State of Michigan. Measurements are estimates.
Public Remarks Investor property! Three bedroom ranch home on a large lot. Home sold as is.

LOCATION INFORMATION

County	Shiawassee	MLS Area	Owosso (78018)	Lot Size	72x132	Property ID	05060200600200
Cross Streets	Krouse Rd & S. Chipman	Acres	0.23	Assessments	Yes	Summer Tax/ Yr	\$705.00
School Dist	Owosso Public Schools	Frontage	72	Principal Res Exempt	No	Winter Tax/ Yr	\$1,167.00
Subdivision	M L STEWART & CO'S 2ND ADD	Body of Water		Village Tax/ Yr		Total Tax/ Yr	\$1,872.00
Directions	Head north on S. Chipman, make a left on W. Stewart, home is on the left.						
Legal	LOT 2 BLK 6 M L STEWART & CO'S 2ND ADD INCL 1/2 CLSD ALLEY						

PROPERTY INFORMATION

Bed Rooms	3	Garage	1.00	Struct Style	1 Story	Abv Grd SqFt	1060
Bath Full / Half	1 / 0	Year Built	1940	Exterior	Vinyl Siding	Below Grd SqFt	
Total Bath Full/Half	1	Site Condo		Water	Public Water at Street	Below Grd SqFt Fin	
Manufactured	No	Basement	No	Sewer	Public At Street	Price Per SQFT	\$28.30

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	10 x 11	Entry	
Bedroom 2	10 x 11	Entry	
Bedroom 3	10 x 12	Entry	
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	16 x 15	Entry	
Dining Rm	13 x 12	Entry	
Kitchen	12 x 11	Entry	
Brkfst Nk	x		
Family Rm	x		
Great Rm	x		
Library/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	x		
Sun/Florida	x		
Full Bath 1	x	Entry	
Full Bath 2	x		
Full Bath 3	x		
Lav 1	x		
Lav 2	x		

LISTING INFORMATION

List Date	5/23/2023	Exp Date		MLS	RealComp	L-Firm Ph #	Main: 586-573-2400
List-Agt	6501435421 Samantha Smith	List-Firm	RC396959	5 Star Investments & Realty LLC		L-Agt Ph #	Cell: 586-573-2400
Co-List Agt		Co-List Firm				Co-List Ph #	

Showing Instructions

Subj Short Sale	No	Contract	Unbundled Services	Possession	At Close
Full Serv Listing	Yes	Association	No	Comp SA	
Signed Disc	Yes	Assoc Name		Comp BA	Yes Percent 3%
List Exception		Assoc Contact		Comp NA	
Ownership	Private	Assoc Phone		DOM	10 / 10 See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt	Mark Hetfield	Sell-Firm	Ham Group Realty	Sell-Firm Ph #	Main: 810-659-6569
-----------------	---------------	------------------	------------------	-----------------------	--------------------

Pend Date	6/2/2023	Closed Date	6/16/2023	How Sold	Cash	Concessions	No	Concession Amt	
------------------	----------	--------------------	-----------	-----------------	------	--------------------	----	-----------------------	--

FEATURES

EXTERIOR CONSTRUCTION	Vinyl Siding	FOUNDATION TYPE	Crawl	FINANCIAL TERMS	Cash
ARCHITECTURE STYLE	Ranch	HEATING SYSTEM	Forced Air	ROADS	Paved Street
EXTERIOR FEATURES	Deck	HEAT/FUEL TYPE	Natural Gas	SEWER/SEPTIC	Public At Street
		GARAGE TYPE	Detached Garage	WATER	Public Water at Street

12/21/2023

MLS #: 60222251

Information is deemed reliable, but not guaranteed. Digital Millennium Copyright Act 1998: MiRealSource.com/dmca

Page 1 of 1

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 609 N Pine
Unit# / Building#
Municipality Owosso
Zip 48867
Asking Price \$122,900
Sold Price \$125,500
Sale/Rent For Sale
MLS # 50108634
Original MLS# 50108634
Type Single Family
Status Closed
Activation Date



Agent Remarks

Public Remarks Attractive 3 bedroom, 1.5 2 story home located in the heart of Owosso, Vinyl sided, hardwood floors enhance the charm of this home, 1 car carport with extra storage, central air, first floor laundry, beautiful starter home, IMMEDIATE POSSESSION!!!!

LOCATION INFORMATION

County	Shiawassee	MLS Area	Owosso (78018)	Lot Size	55' x 133'	Property ID	50-250-000-026-00
Cross Streets	King		/ Oliver	Acres	0.16	Assessments	No
School Dist	Owosso Public Schools			Frontage	55	Principal Res Exempt	Yes
Subdivision	n/a			Body of Water		Summer Tax/ Yr	\$864.00 2022
Directions	North of Oliver					Winter Tax/ Yr	\$502.00 2022
Legal	S 55' of Lot 20 and E 6" of N 62' of Lot 9 Out lot 1 Louisa A Goulds Sub of out lot 1 and 4 and block 36 and part of 35 Village of Owosso					Village Tax/ Yr	
						Total Tax/ Yr	\$1,366.00 2022

PROPERTY INFORMATION

Bed Rooms	3	Garage	1.00	Struct Style	2 Story	Abv Grd SqFt	1195
Bath Full / Half	1 / 1	Year Built	1890	Exterior	Vinyl Siding	Below Grd SqFt	796
Total Bath Full/Half	2	Site Condo	No	Water	Public Water	Below Grd SqFt Fin	0
Manufactured	No	Basement	Yes	Sewer	Public Sanitary	Price Per SQFT	\$105.02

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	10 x 9	Main	Wood
Bedroom 2	15 x 14	Upper	Wood
Bedroom 3	15 x 12	Upper	Wood
Bedroom 4	x		
Bedroom 5	x		
Bedroom 6	x		
Office	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	16 x 14	Main	Wood
Dining Rm	15 x 15	Main	Wood
Kitchen	15 x 14	Main	Vinyl
Brkfast Nk	x		
Family Rm	x		
Great Rm	x		
Library/Den	x		

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	x	Main	
Sun/Florida	7 x 10	Main	
Full Bath 1	x	Upper	
Full Bath 2	x		
Full Bath 3	x		
Lav 1	x	Main	
Lav 2	x		

LISTING INFORMATION

List Date	5/12/2023	Exp Date		MLS	Greater Shiawassee Association of REALTORS	L-Firm Ph #	Main: 989-725-2188
List-Agt	650210427	MIKE SELLECK		List-Firm	SRICHARD	L-Agt Ph #	
Co-List Agt				Co-List Firm	RICHARD SELLECK AGENCY	Co-List Ph #	

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possession	0
Full Serv Listing	Yes	Association	No	Comp SA	Yes 3.00 Percent
Signed Disc	Yes	Assoc Name		Comp BA	Yes 3.00 Percent
List Exception	No	Assoc Contact		Comp NA	No
Ownership	Private	Assoc Phone		DOM	5 / 5

See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt	Mark Hetfield	Sell-Firm	Ham Group Realty	Sell-Firm Ph #	Main: 810-659-6569
-----------------	---------------	------------------	------------------	-----------------------	--------------------

Pend Date	5/17/2023	Closed Date	6/16/2023	How Sold	Conventional	Concessions	No	Concession Amt	
------------------	-----------	--------------------	-----------	-----------------	--------------	--------------------	----	-----------------------	--

FEATURES

EXTERIOR CONSTRUCTION	Vinyl Siding	FOUNDATION TYPE	Basement	FINANCIAL	Cash, Conventional, FHA, VA,
ARCHITECTURE STYLE	Traditional	BASEMENT TYPE	Poured	TERMS	Rural Development
		HEATING SYSTEM	Forced Air	SEWER/SEPTIC	Public Sanitary
		HEAT/FUEL TYPE	Natural Gas	WATER	Public Water
		COOLING SYSTEM	Central A/C		
		GARAGE TYPE	Carport		

12/21/2023

Page 1 of 1



City of Corunna Property

*Marketed by Ham Group /
Ham Commercial*

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
http://www.lucyham.com
Ham Group Realty
Main: 810-659-6569

Address 729 S Norton Street
Address 2
Municipality Corunna
State MI
Zip 48817
Asking Price \$749,900
Sold Price \$537,500
Sale/Rent For Sale
MLS # 31380883 31380883
Type Commercial/Industrial
Status Closed



Agent Remarks Earnest money deposit \$20,000. Please send all offers to Lucy@LucyHam.com. Then follow-up with a phone call to 810-659-6569 ext. 280. Thank you. Price adj. from \$850,000

Public Remarks Spacious brick 63,177 sq ft previous "Pleasantview Assisted Living" on 5.78 acres with mature trees. Renovated in 1980. Full finished lower level walkout. Some fenced areas with picnic gazebo, 24x60 office/storage building with 2 overhead garage doors and 39x30 pole barn with 2 overhead garage doors. Fully sprinkled. Excellent condition and up to date electric, plumbing, heating and central air. Zoned residential/medical with possible zoning flexibility. Personal property negotiable. Covered Portico entryway. 112 parking spaces.

LOCATION INFORMATION

County Shiawassee	Property ID 02650053000	Shared Forms 1
Frontage 474	MLS Area Corunna (78017)	SEV / Yr
Lot Size 474 x 582	Township	Summer Tax/ Yr 1091.00 2018
Acres 5.78	Body of Water	Winter Tax/ Yr 0.00 2018
Section 28	Subdivision	Total Tax / Yr 1091.00 2018
Cross Streets S of Corunna Ave.	/ W of Shiawassee St.	
Directions N of Lyons Rd.		

Legal PART OF SEC 28 T7N R3E

PROPERTY INFORMATION

Year Built 1952	Style	Square Feet 63177
License Avail No	Water Public Water	Certified Inspect
License Type	Sewer Septic Public Sanitary	Recognized Env Cond No

LISTING INFORMATION

List Date 5/21/2019	Exp Date 5/9/2020	MLS East Central Association of REALTORS	L-Firm Ph # Main: 810-659-6569
List-Agt 122522	Lucy W Ham	List-Firm F0562 Ham Group Realty	L-Agt Ph # Cell: 810-691-9566
Co-List Agt		Co-List Firm	Co-List Ph #

Showing Instructions Call Showing Time Appointment Center 855-746-9813

Contract Exclusive Right to Sell	Comp SA Yes 3.00 Percent
Ownership Government Owned	Comp BA Yes 3.00 Percent
Short Sale No	Comp NA Yes 3.00 Percent
Lease Y/N No	DOM 202 / 202
Signed Disc	No Additional Required Feeds, Forms or Addendums

SOLD INFORMATION

Sell-Agt Mark Hetfield	Sell-Firm Ham Group Realty	S-Firm Ph # Main: 810-659-6569
Pend Date 12/9/2019	Closed Date 1/24/2020	How Sold Land Contract
		Concessions No
		Concession Amt \$0.00

MORTGAGE INFORMATION

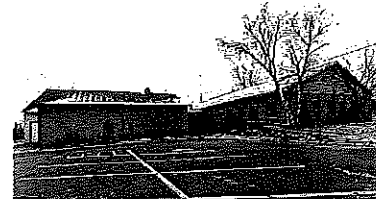
LC Down Pmt	LC Interest Rate	LC Term (Months)	LC Incl Tax/Ins	LC Monthly Pmt
--------------------	-------------------------	-------------------------	------------------------	-----------------------

FEATURES

COMMERCIAL FEATURES	Cable Internet Installed, Gas Available, Outbuilding(s), Overhead Doors	FINANCIAL TERMS Cash	BUSINESS TYPE	Medical/Dental
COOLING SYSTEM	Central A/C, Wall/Window A/C		SEWER SEPTIC	Public Sanitary
EXTERIOR CONSTRUCTION	Brick		SUB STRUCTURE TYPES	Pole Barn
FUEL TYPE	Natural Gas, Other		TYPE	Office
HEATING SYSTEM	Baseboard, Hot Water		WATER	Public Water
			ZONING	Mixed Use, Residential

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
http://www.lucyham.com
Ham Group Realty
Main: 810-659-6569

Address 701 S Norton Street
Address 2
Municipality Corunna
State MI
Zip 48817
Asking Price \$249,900
Sold Price \$245,000



Sale/Rent For Sale
MLS # 50001265 50001265
Type Commercial/Industrial
Status Closed

Agent Remarks Current owner is City of Corunna and no tax base. Zoned RM however "Adaptive Re-Use" can rezone to "office" with application by Buyer. Parcel is shared with 729 S. Norton and will receive new parcel # before closing. Lot size is estimated until survey is complete. New 30 year shingle to be installed July of 2020. Buyers/Agents to wear masks while viewing property. Seller requires signed MAR Showing Certification & Release be provided to Ham Group Realty prior to showing. Please send all offers to Lucy@LucyHam.com. Then follow-up with a phone call to 810-659-6569 ext. 280. Thank you.

Public Remarks 2 spacious office buildings on this parcel with plentiful parking front and rear. Formerly used by Shiawassee County and MSU Extension. South office building is 4,968 s.f. of offices with 4 bathrooms, 11 offices, 2 conference rooms, 2 reception areas and kitchen. North office building is 2,128 s.f. offices and 2,128 s.f. pole barn/warehouse with front and rear overhead doors. Brick/block and frame building with 1/2 bath, 2 offices and lunch room. Handicap accessible. Both buildings share the gas hot water furnace and also have central air. New 30 year shingle to be installed July of 2020. Survey and new legal provided by Seller.

LOCATION INFORMATION

County Shiawassee	Property ID 02650053000	Shared Forms 2
Frontage 200	MLS Area Corunna (78017)	SEV / Yr
Lot Size 200 x 560	Township	Summer Tax/ Yr 0.00 0
Acres 1.90	Body of Water	Winter Tax/ Yr 0.00 0
Section 28	Subdivision	Total Tax / Yr 0.00
Cross Streets South of Corunna Ave. / West of Shiawassee St.		
Directions Lyons Rd. to N on S. Norton St.		

Legal PART OF SEC 28 T7N R3E

PROPERTY INFORMATION

Year Built 1970	Style	Square Feet 9224
License Avail No	Water Public Water	Certified Inspect
License Type	Sewer Septic Public Sanitary	Recognized Env Cond No

LISTING INFORMATION

List Date 12/3/2019	Exp Date 12/3/2020	MLS East Central Association of REALTORS	L-Firm Ph # Main: 810-659-6569
List-Agt 122522	Lucy W Ham	List-Firm F0562 Ham Group Realty	L-Agt Ph # Cell: 810-691-9566
Co-List Agt		Co-List Frm	Co-List Ph #

Showing Instructions Call Listing Office, 810-659-6569 ext. 0, to coordinate virtual showing options.

Contract Exclusive Right to Sell	List Exception No	Comp SA Yes 3.00 Percent
Ownership Private	Full Serv Listing Yes	Comp BA Yes 3.00 Percent
Short Sale No	Listing Broker Sign Yes	Comp NA Yes 3.00 Percent
Lease Y/N No	Other Sign on Prop No	DOM 156 / 156
Signed Disc	No Additional Required Feeds, Forms or Addendums	

SOLD INFORMATION

Sell-Agt James R Nichols	Sell-Firm Burrell Real Estate	S-Firm Ph # Main: 989-725-9467
Pend Date 8/21/2020	Closed Date 9/3/2020	How Sold Land Contract
Concessions Yes	Concession Amt \$6,125.00	

MORTGAGE INFORMATION

LC Down Pmt	LC Interest Rate	LC Term (Months)	LC Incl Tax/Ins	LC Monthly Pmt
--------------------	-------------------------	-------------------------	------------------------	-----------------------

FEATURES

COMMERCIAL FEATURES Cable TV Available	FINANCIAL TERMS Cash	BUSINESS TYPE Medical/Dental, Office
COOLING SYSTEM Central A/C		ROOFING Other-See Remarks
EXTERIOR CONSTRUCTION Brick		SEWER SEPTIC Public Sanitary
FUEL TYPE Other		SUB STRUCTURE TYPES Pole Barn
HEATING SYSTEM Hot Water		TYPE Office
WATER HEATER Gas, Tankless Hot Water		WATER Public Water
		ZONING Mixed Use

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
Ham Group Realty

Address 606 S Shiawassee Street
Unit# / Building#
Municipality Corunna
Zip 48817
Asking Price \$134,900
Sold Price \$131,000
Sale/Rent For Sale
MLS # 31383512
Original MLS# 31383512
Type Single Family
Status Closed
Activation Date



Agent Remarks Please send all offers to Lucy@LucyHam.com. Then follow-up with a phone call to 810-659-6569 ext. 280. Thank you. Price adj. from \$149,900
Public Remarks Charming brick older home with custom features and quality. Some hardwood floors. 2 main floor bedrooms and bathroom. Over 1/2 acre with mature shade trees and circle drive. Walkout finished lower level with rec room and egress windows. Island kitchen includes appliances. Windows galore. Super convenient location at the edge of town with city sewer and water. Private serene sun room opens by french doors off the great room. Some decorating needed. Owned by City of Corunna and currently tax exempt. Taxes are currently non-homestead.

LOCATION INFORMATION

County	Shiawassee	MLS Area	Corunna (78017)	Lot Size	153 x 192	Property ID	02650048000
Cross Streets	South of McNeil		/ West of M-71	Acres	0.67	Assessments	No
School Dist	Corunna Public School District			Frontage	153	Principal Res Exempt	No
Subdivision	0			Body of Water		Summer Tax/ Yr	\$45.45 2018
Directions	Corunna Rd. to S on Shiawassee St.					Winter Tax/ Yr	\$0.00 2018
Legal	PART OF SEC 28 T7N R3E					Village Tax/ Yr	
						Total Tax/ Yr	\$45.45

PROPERTY INFORMATION

Bed Rooms	4	Garage	0.00	Struct Style	1 1/2 Story	Abv Grd SqFt	2278
Bath Full / Half	2 / 0	Year Built	1902	Exterior	Brick, Vinyl Siding, Wood	Below Grd SqFt	1300
Total Bath Full/Half	2	Site Condo	No	Water	Public Water	Below Grd SqFt Fin	1106
Manufactured	No	Basement	Yes	Sewer	Public Sanitary	Price Per SQFT	\$57.51

ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	14 x 12	Entry	Carpet
Bedroom 2	12 x 10	Entry	Carpet
Bedroom 3	16 x 10	Upper	Wood
Bedroom 4	15 x 13	Upper	Carpet
Bedroom 5	x		
Bedroom 6	x		
Office	26 x 11	Lower	Other

ROOM	DIMENSIONS	LEVEL	FLOORING
Living Rm	22 x 13	Entry	Carpet
Dining Rm	13 x 11	Entry	Wood
Kitchen	14 x 11	Entry	Carpet
Brkfast Nk	x		
Family Rm	x		
Great Rm	x		
Library/Den	18 x 13	Lower	Other

ROOM	DIMENSIONS	LEVEL	FLOORING
Laundry	x		
Sun/Florida	12 x 10	Entry	Ceramic
Full Bath 1	9 x 8	Entry	Carpet
Full Bath 2	10 x 6	Upper	Carpet
Full Bath 3	x		
Lav 1	x		
Lav 2	x		

LISTING INFORMATION

List Date	6/11/2019	Exp Date	1/24/2020	MLS	East Central Association of REALTORS	L-Firm Ph #	Main: 810-659-6569
List-Agt	122522	Lucy W Ham		List-Firm	F0562	Ham Group Realty	L-Agt Ph # Cell: 810-691-9566
Co-List Agt				Co-List Frm			Co-List Ph #

Showing Instructions

Subj Short Sale	No	Contract	Exclusive Right to Sell	Possession	0
Full Serv Listing	Yes	Association	No	Comp SA	Yes 3.00 Percent
Signed Disc	Yes	Assoc Name		Comp BA	Yes 3.00 Percent
List Exception	No	Assoc Contact		Comp NA	Yes 3.00 Percent
Ownership	Government Owned	Assoc Phone		DOM	112 / 112

See All Fields Detail Report for Complete Info

SOLD INFORMATION

Sell-Agt	NON MEMBER	Sell-Firm	NON MEMBER	Sell-Firm Ph #	
Pend Date	10/1/2019	Closed Date	12/4/2019	How Sold	FHA
Concessions	Yes	Concession Amt	\$6,000.00		

FEATURES

APPLIANCES	Dishwasher, Range/Oven, Refrigerator	FOUNDATION TYPE	Basement	FINANCIAL	Cash, Conventional
EXTERIOR	Brick, Vinyl Siding, Wood	BASEMENT TYPE	Block, Egress/Daylight Windows, Finished, Walk Out	TERMS	
CONSTRUCTION		HEATING SYSTEM	Baseboard	ROADS	Paved Street
ARCHITECTURE STYLE	Farm House	HEAT/FUEL TYPE	Natural Gas	SEWER	Public Sanitary
EXTERIOR FEATURES	Patio	COOLING SYSTEM	Ceiling Fan(s)	/SEPTIC	
FIREPLACE FEATURES	LivRoom Fireplace,			ROOMS	Den/Study/Lib, First Floor Bedroom, First Flr Primary Bedroom, Living

12/21/2023

Lucy W Ham
Cell: 810-691-9566
lucy@lucyham.com
http://www.lucyham.com
Ham Group Realty
Main: 810-659-6569



Address 314 N Woodworth Street
Address 2
Municipality Corunna
Zip 48817
Asking Price \$110,000
Sold Price \$105,000
Sale/Rent For Sale
MLS # 50056452
Original MLS# 50056452
Type Multi-Family
Status Closed



Agent Remarks Lot size will be 50x120 (not 50x140 per public records). Seller is making that change. Property is zoned RO (office) or RA (2 family). Assessor zoning description in listing office. Seller requires Buyers/Agents to wear masks while viewing property. Seller requires signed MAR Showing Certification & Release be provided to Ham Group Realty prior to showing. Please send all offers to LUCY@LUCYHAM.COM, then follow-up with a phone call to 810-659-6569 x280. Thank you!

Public Remarks This 2 unit in Corunna City is zoned RO and can be a 2 unit, 1 unit, or office. Currently 2 unit has a 3 bedroom 1st floor apartment with fireplace, fenced yard and fireplace and a 2nd floor 1 bedroom apartment. Surrounded by mature trees plus a covered front porch and a 15x41 carport. Walking distance to schools, parks and shopping. Units have separate electrical and a shared furnace. Newer furnace (2017) and water heater (2017). Stove and refrigerator is included for each apartment.

LOCATION INFORMATION

County Shiawassee	MLS Area Corunna (78017)	Principal Res Exempt No
Subdivision 0	Property ID 02610011006	Shared Forms 3
Frontage	School Dist Corunna Public School District	SEV / Yr
Lot / Acres 50 x 120 / 0.11	Net Operating Income	Summer Tax/ Yr 979.00 2021
Cross Streets South of Mach / West of Shiawassee St.		Winter Tax/ Yr 1072.00 2020
Directions Corunna Ave. to N on Woodworth St.		Total Tax / Yr 2051.00
Legal LOT 6 BLOCK 11 EXCEPT THE EAST 20' ORIGINAL PLAT		

PROPERTY INFORMATION

Total Units 2	Garage 0.00	Style	Separate Heat No	Separate Electric Yes
Bedrooms 4	Sq Ft 1848	Sewer Public Sanitary	Separate Gas No	Separate Water No
Bath Full/Half 2 / 0	Yr Built 1932	Water Public Water	Built On Basement	

Unit 1 Information			Unit 2 Information			Unit 3 Information			Unit 4 Information		
Room	Dimensions	Level	Room	Dimensions	Level	Room	Dimensions	Level	Room	Dimensions	Level
Bedroom 1	x		Bedroom 1	x		Bedroom 1	x		Bedroom 1	x	
Bedroom 2	x		Bedroom 2	x		Bedroom 2	x		Bedroom 2	x	
Bedroom 3	x		Bedroom 3	x		Bedroom 3	x		Bedroom 3	x	
Living Rm	x		Living Rm	x		Living Rm	x		Living Rm	x	
Kitchen	x		Kitchen	x		Kitchen	x		Kitchen	x	
Dining Rm	x		Dining Rm	x		Dining Rm	x		Dining Rm	x	
Rent Amount	1000.00		Rent Amount			Rent Amount			Rent Amount		
Unit Occupied	Yes		Unit Occupied	No		Unit Occupied			Unit Occupied		

LISTING INFORMATION

List Date 9/28/2021	Exp Date 3/28/2022	MLS East Central Association of REALTORS	L-Frm Ph # Main: 810-659-6569
List-Agt 122522 Lucy W Ham	List-Firm F0562 Ham Group Realty	L-Agt Ph # Cell: 810-691-9566	
Co-List Agt	Co-List Firm	Co-List Ph #	

Showing Instructions

Contract Exclusive Right to Sell/VR	Addl Docs No
Ownership Government Owned	Comp SA Yes 3.00 Percent
Possession Subject To Tenant Rights	Comp BA Yes 3.00 Percent
Occup Rate/Day	Comp NA Yes 3.00 Percent
Full Serv Listing Yes	DOM 24 / 24
Signed Disc Yes	

SOLD INFORMATION

Sell-Agt Amber Rivera	Sell-Firm Keller Williams First	Sell-Firm Ph # Main: 810-515-1503
Co-Sell Agt	Co-Sell Firm	Co-Sell Firm Ph #

Pend Date 10/22/2021	Closed Date 12/14/2021	How Sold FHA	Concessions No	Concession Amt
-----------------------------	-------------------------------	---------------------	-----------------------	-----------------------

FEATURES

BASEMENT TYPE Block	EXTERIOR CONSTRUCTION Aluminum, Wood, Asphalt	HEATING SYSTEM Forced Air
COOLING SYSTEM Ceiling Fan(s), Central A/C	FOUNDATION FEATURES Porch	FUEL TYPE Natural Gas
	FOUNDATION TYPE Basement	WATER HEATER Gas
	GARAGE TYPE Attached Garage, Carport	INTERIOR FEATURES Cable/Internet Avail., Sump Pump
	TYPE 1 to 4 Units	LOT DESCRIPTION Wooded
		FINANCIAL TERMS Cash, Conventional

CASH SUMMARY BY FUND FOR CITY OF OWOSSO
FROM 07/01/2023 TO 01/05/2024
FUND: 297
CASH AND INVESTMENT ACCOUNTS

Fund	Description	Beginning Balance 07/01/2023	Total Debits	Total Credits	Ending Balance 01/05/2024
297	HISTORICAL FUND	67,010.61	40,189.30	36,653.91	70,546.00

01/05/2024 01:21 PM
User: AKFuller
DB: Owosso

REVENUE AND EXPENDITURE REPORT FOR CITY OF OWOSSO
PERIOD ENDING 12/31/2023
% Fiscal Year Completed: 50.27

Page: 1/2

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	AVAILABLE	% BDGT USED
		AMENDED BUDGET	NORMAL (ABNORMAL)	12/31/2023 NORMAL (ABNORMAL)	
Fund 297 - HISTORICAL FUND					
Revenues					
Dept 000 - REVENUE					
297-000-540.000	STATE SOURCES	0.00	335.00	(335.00)	100.00
297-000-643.000	SALES	2,500.00	2,753.00	(253.00)	110.12
297-000-665.000	INTEREST INCOME	500.00	1,614.39	(1,114.39)	322.88
297-000-665.100	ENDOWMENT SPENDABLE FUNDS	1,010.00	1,066.00	(56.00)	105.54
297-000-667.100	RENTAL INCOME	14,000.00	7,750.00	6,250.00	55.36
297-000-673.000	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00
297-000-674.100	PRIVATE DONATIONS	13,000.00	12,575.73	424.27	96.74
297-000-674.200	DONATIONS	1,000.00	1,650.86	(650.86)	165.09
297-000-675.000	MISCELLANEOUS	0.00	0.00	0.00	0.00
297-000-699.101	TRANFERS FROM GENERAL FUND	20,000.00	10,000.00	10,000.00	50.00
Total Dept 000 - REVENUE		52,010.00	37,744.98	14,265.02	72.57
TOTAL REVENUES		52,010.00	37,744.98	14,265.02	72.57
Expenditures					
Dept 797 - HISTORICAL COMMISSION					
297-797-702.200	WAGES	16,451.00	7,146.81	9,304.19	43.44
297-797-702.400	WAGES - SEASONAL	2,783.00	1,068.35	1,714.65	38.39
297-797-715.000	SOCIAL SECURITY (FICA)	1,472.00	628.45	843.55	42.69
297-797-716.100	HEALTH INSURANCE	0.00	0.00	0.00	0.00
297-797-717.000	UNEMPLOYMENT INSURANCE	0.00	2.79	(2.79)	100.00
297-797-719.000	WORKERS' COMPENSATION	52.00	25.62	26.38	49.27
297-797-728.000	OPERATING SUPPLIES	300.00	1,016.00	(716.00)	338.67
297-797-729.000	FINANCIAL INSTITUTION FEES	600.00	558.89	41.11	93.15
297-797-801.000	PROFESSIONAL SERVICES: ADMINIST	200.00	1,150.00	(950.00)	575.00
297-797-810.000	INSURANCE & BONDS	3,000.00	2,906.50	93.50	96.88
297-797-818.500	AUDIT	600.00	658.00	(58.00)	109.67
297-797-930.000	BUILDING MAINTENANCE	0.00	0.00	0.00	0.00
297-797-961.000	MISCELLANEOUS	500.00	500.00	0.00	100.00
297-797-974.000	SYSTEM IMPROVEMENTS	0.00	0.00	0.00	0.00
Total Dept 797 - HISTORICAL COMMISSION		25,958.00	15,661.41	10,296.59	60.33
Dept 798 - CASTLE					
297-798-702.200	WAGES	0.00	0.00	0.00	0.00
297-798-702.400	WAGES - SEASONAL	0.00	0.00	0.00	0.00
297-798-715.000	SOCIAL SECURITY (FICA)	0.00	0.00	0.00	0.00
297-798-717.000	UNEMPLOYMENT INSURANCE	12.00	2.38	9.62	19.83
297-798-718.200	SOCIAL SECURITY (FICA)	0.00	0.00	0.00	0.00
297-798-719.000	WORKERS' COMPENSATION	0.00	0.00	0.00	0.00
297-798-728.000	OPERATING SUPPLIES	1,500.00	1,367.20	132.80	91.15
297-798-810.000	INSURANCE & BONDS	0.00	0.00	0.00	0.00
297-798-920.000	UTILITIES	4,858.00	1,654.90	3,203.10	34.07
297-798-930.000	BUILDING MAINTENANCE	9,750.00	6,801.58	2,948.42	69.76
297-798-940.000	EQUIPMENT RENTAL - BUILDING MAI	0.00	629.86	(629.86)	100.00
297-798-961.000	MISCELLANEOUS	300.00	2.47	297.53	0.82
Total Dept 798 - CASTLE		16,420.00	10,458.39	5,961.61	63.69
Dept 799 - GOULD HOUSE					
297-799-702.300	OVERTIME	0.00	67.54	(67.54)	100.00
297-799-715.000	SOCIAL SECURITY (FICA)	0.00	5.15	(5.15)	100.00
297-799-716.100	HEALTH INSURANCE	0.00	0.15	(0.15)	100.00
297-799-716.400	LIFE INSURANCE	0.00	0.90	(0.90)	100.00
297-799-716.500	DISABILITY INSURANCE	0.00	0.53	(0.53)	100.00
297-799-718.200	DEFINED CONTRIBUTION	0.00	1.55	(1.55)	100.00
297-799-810.000	INSURANCE & BONDS	0.00	0.00	0.00	0.00
297-799-920.000	UTILITIES	3,717.00	1,201.12	2,515.88	32.31
297-799-930.000	BUILDING MAINTENANCE	5,000.00	3,511.36	1,488.64	70.23
297-799-930.200	BLDG MAINTENANCE	0.00	440.00	(440.00)	100.00
297-799-940.000	EQUIPMENT RENTAL	0.00	437.90	(437.90)	100.00
297-799-961.000	MISCELLANEOUS	100.00	1,211.50	(1,111.50)	1,211.50
Total Dept 799 - GOULD HOUSE		8,817.00	6,877.70	1,939.30	78.00
Dept 800 - COMSTOCK/WOODARD					
297-800-930.000	BUILDING MAINTENANCE	500.00	227.33	272.67	45.47
Total Dept 800 - COMSTOCK/WOODARD		500.00	227.33	272.67	45.47

GL NUMBER	DESCRIPTION	2023-24		YTD BALANCE		AVAILABLE		% BDGT
		AMENDED	BUDGET NORMAL	12/31/2023	(ABNORMAL)	NORMAL	(ABNORMAL)	
Fund 297 - HISTORICAL FUND								
Expenditures								
TOTAL EXPENDITURES		51,695.00		33,224.83		18,470.17		64.27
Fund 297 - HISTORICAL FUND:								
TOTAL REVENUES		52,010.00		37,744.98		14,265.02		72.57
TOTAL EXPENDITURES		51,695.00		33,224.83		18,470.17		64.27
NET OF REVENUES & EXPENDITURES		315.00		4,520.15		(4,205.15)		1,434.97

Curwood Castle December Monthly Comparisons 2015 - 2022

	Admits	Admissions	Gift shop	Donations	Totals
2015	108	\$392.00	\$111.00	\$275.00	\$778.00
2016	117	\$417.00	\$88.00	\$103.00	\$608.00
2017	98	\$414.00	\$284.00	\$15.00	\$713.00
2018	836	\$796.00	\$532.00	\$55.00	\$1,383.00
2019	90	\$515.00	\$93.00	\$24.00	\$632.00
2021	109	\$493.00	\$240.00	\$76.00	\$809.00
2022	197	\$1,225.00	\$345.00	\$1,153.00	\$2,723.00
2023	195	\$912.00	\$192.00	\$309.00	\$1,413.00
2024					

December 2023 Curwood Castle Gift Shop Report

Item	Price	Number Sold	Square	Cash
Blueprint T-Shirt child S	\$10.00			
Blueprint T-shirt child M	\$10.00			
Blueprint T-shirt Child L	\$10.00			
Blueprint T-shirt Child XL	\$10.00			
New T-Shirt - Adult S	\$10.00			
New T-Shirt - Adult M	\$10.00			
New T-Shirt - Adult Large	\$10.00			
New T-Shirt - Adult X Large	\$10.00			
New T-shirt Adult 2XL	\$12.00			
New T-Shirt - Adult 3XL	\$12.00			
Book- Bear - reprint	\$10.00			
Books -Vintage	\$12-\$20	11	\$120.00	\$36.00
Book -My Adventure to Curwood Castle	\$10.00			
Coaster - Castle Great Room	\$4.00			
Coaster - Curwood statue	\$5.00			
Coaster - Curwood Statue	\$4.00			
Coaster - Winter	\$4.00			
Souvenir Book - Gray	\$5.00	6		\$30.00
Souvenir Book- Yellow	\$5.00			
Glasses - Comstock Cabin	\$5.00			
Glasses - Curwood Home	\$5.00			
Glasses - Gould House	\$5.00			
Glasses - Curwood Castle	\$5.00			
DVD - The Bear	\$20.00			
Hats- Curwood Castle Black	\$15.00			
Postcards	\$1 / \$5	7		\$6.00
Curwood Castle Teddy Bear	\$10.00			
Magnets - small	\$3.00			
Magnets - Large	\$5.00			
Mary Anderson Drawings	\$10.00			
Castle ornament	\$10.00			
TOTALS			\$120.00	\$72.00