

OWOSSO HISTORICAL COMMISSION

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

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





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®"





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/ Brøker/President (810)691-9566

		Lucy Ham	əd by:	Submitted by:	ırket	*DOM = Days On Market	*DOM = D				
				Seller							
						97.53%	% 010				
						102 \$351 000	DOM				Comments:
te Broker or Associate Broker, not a licensed	sociate Broke	Broker or Ass	a licensed Real Estate	alicense	0	\$359,900	List			ange	Recommended Price Range
This is a market analysis, not an appraisal and was prepared by	oraisal and wa	is, not an app	market analys	This is a I		:Se	Averages:		-		
Remarks		List Price	Terms	Sq Ftg	Style	Age	Garage	Baths	Bdrms	Rooms	Address(es)
				nding	Properties Pending	Prop					
200	\$377,000	\$399,900	Conv.	3,161	2 Story	1885	1.5	2.5	4	12	426 N. Washington
6	\$301,000	\$289,900	FHA	3,048	2 Story	1869	2.5	2.5	ω	თ	453 E. King
66	\$375,000	\$389,900	Conv.	3,172	1.5 Story	1942	2	2f, 2h	4	13	648 First
Days on Market	Sales Price	List Price	Terms	Sq Ftg	Style	Age	Garage	Baths	Bdrms	Rooms	Address(es)
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CITER BALL

Address 648 First Street Lucy W Ham Unit# / Building# Cell: 810-691-9566 Municipality Owosso lucy@lucyham.com 48867 Zip **Ham Group Realty Asking Price** \$389,900 Sold Price \$375,000 HDMOOSOMU Sale/Rent For Sale MLS # 50092099 Schedule a Showing Original MLS# 50092099 Type Single Family

Closed

Status

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 *I*library features original wormy maple built-ins, walts 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.

County	Shiawass	ee	MLS Are	a Owosso (78	018)	Lot S	ize 132	x 132	Property I	D 🕑 ⁵⁰⁶	7000200900
Cross Streets	Oliver Str	eet	/ King S			Acres	. 0.40)	Assessme		No
School Dist	Owosso I	Public School				Front	age 132		Principal		npt Ye
Subdivision	N/A					Body	of Water		Summer 7	'ax/ \$3	8,892.87 202
Directions									Winter Ta	k/Yr \$2	2,058.00 202
Legal	Lot 13 &	3 1/2 of Lot 1	2 & M 12 of Lot	16 BIk 2 HN & S	A Williams A	dd. incl 1/2	closed alley.		Village Ta	x/ Yr	
-									Total Tax/	Yr \$5	,950.87
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Bed Rooms	4		Garage	2.00	Struc	st Style 11	1/2 Story		Abv Grd S	iqFt	317
3ath Full / Half	21	2	Year Built	1942	Exter	r ior Ste	one, Wood		Below Gro	l SqFt	16:
Total Bath Full	/Half 4		Site Condo	No	Wate	r Pu	blic Water		Below Gro	l SqFt Fir	1
Manufactured	No		Basement	Yes	Sewe	er Pu	blic Sanitary		Price Per	SQFT	\$118.2
ROOM [MENSIO	NS LEVEL	FLOORING	ROOM	DIMENSIO	S LEVEL	FLOORING	ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	27 x 16	Upper	Wood	Living Rm	x			Laundry	x		
Bedroom 2	14 x 14	Upper	Wood	Dining Rm	16 x 13	Entry	Wood	Sun/Florid	15 x 11	Entry	Concrete
Bedroom 3	14 x 14	Upper	Wood	Kitchen	13 x 16	Entry	Ceramic	Full Bath 1	11 x 8	Upper	Ceramic
Bedroom 4	11 x 14	Upper	Wood	Brkfast Nk	х	•		Full Bath 2	10 x 8	Upper	Ceramic
Bedroom 5	x		.,	Family Rm	27 x 15	Entry	Wood	Full Bath 3	x	•••	•
Bedroom 6	x			Great Rm	x			Lav 1	7 x 4	Entry	Ceramic
Office	x			Libary/Den	14 x 14	Entry	Carpet	Lav 2	6 x 4	Upper	Laminate
	25201	Samantha C	C Rojas	List-Firm i Co-List	-0714	REM	IAX Tri County		L-Agt Ph # Co-List Ph #		989-277-07
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APPLIANCES		Pryer, Microw		FOUNDATIO				FINANCIAL TERMS	Cash, Convent	ional, Priz	1 , VA
EXTERIOR		oven, Reinge Stone, Wood	erator, Washer	HEATING SY			r	SITE/LOT	Sidewalks, City	Limits	
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ARCHITECTUR				INTERIOR	Cabl	e/Internet A	vail., Ceramic	SEWER	Public Sanitary		
STYLE				FEATURES			d Tub, Sump	/SEPTIC			

Address 453 E King Lucy W Ham Unit# / Building# Cell: 810-691-9566 Municipality Owosso lucy@lucyham.com Zip 48867 Ham Group Realty Asking Price \$289,900 Sold Price \$301,000 5 H D M O O 🛇 Q Q 📶 Sale/Rent For Sale MLS # 50105628 Schedule a Showing **Original MLS#** 50105628 Single Family Type 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 FHAVA/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 appl Please be sure your contact info including name, phone and brokerage name are in your emaili

Public Remarks Beautifully renovated, meticulously maintained and restored, this stately home, previously on the Owosso Historic Home Tour, is everything you could dream off 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 161

County	Shiawasse	e	MLS Are	a Owosso (78018) L	ot Size	99x127		Property I	р 🗐 ⁵⁰⁻	541-000-016-
Cross Streets	Elmwood		/ Hicko	•		cres	0.29		Assessme		No
School Dist		ublic School	•	•	F	rontage	99		Principal I	Res Exen	npt Ye
Subdivision	none				B	ody of Wat	er		Summer 1	"ax/ \$1	,658.00 202
Directions	•••	Elmwood an	d King			•			Winter Ta	x/ Yr	\$962.00 202
Legal	COM 660'	E OF NE CO	OR KING & HICI	KORY STS N 127' E	99' S 127' W T	D BEG SEC	18		Village Ta	x/ Yr	
									Total Tax/	Yr \$2	2,620.00
PROPERTY IN	FORMATIO	N					an an an		1 - 1 - N		e a tel com
Bed Rooms	3		Garage	2.50	Struct Style	2 Story			Aby Grd S	SqFt	304
Bath Full / Halt	f 2/1		Year Built	1869	Exterior	Vinyl Sidi	ng		Below Gro	d SqFt	158
Total Bath Full	l/Half 3		Site Condo	No	Water	Public Wa	ater		Below Gro	d SqFt Fir	n 47
Manufactured	No		Basement	Yes	Sewer	Public Sa	nitary		Price Per	SQFT	\$98.7
ROOM I	DIMENSION	S LEVEL	FLOORING	ROOM DIA	AENSIONS LE	VEL FLO	ORING	ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	20 x 20	Upper	Wood	Living Rm	x			Laundry	x		
Bedroom 2	12 x 13	Upper		Dining Rm	x			Sun/Florid	x		
Bedroom 3	12 x 10	Upper	ľ	Kitchen	x			Full Bath 1	12 x 9	Upper	
Bedroom 4	x			Brkfast Nk	x			Full Bath 2	8 x 7	Entry	
Bedroom 5	x			Family Rm	x			Full Bath 3	x	-	
Bedroom 6	x			Great Rm	x			Lav 1	3 x 3	Entry	
Office	x		r	Libary/Den	x			Lav 2	x		
.ist Date 4/	12/2023	Exp Date	e <u>n a</u> n an		Central Associa			ne se	L-Firm Ph #	Main:	989-720-42
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List Date 4/ List-Agt 12 Co-List Agt Showing Instru Subj Short Sal Full Serv Listir Signed Disc List Exception Ownership SOLD INFORM Sell-Agt Ko Pend Date 4/ FEATURES APPLIANCES	12/2023 25623 Le No ng Yes Yes No Private MATION ori Shook 18/2023 M R Vi DN	Kori Shook Co As As As Closed E Shwasher, C icrowave, Ri efrigerator, V	ssociation i ssoc Name ssoc Contact <u>ssoc Phone</u> Date 5/26/2023 Dryer, ange/Oven,	List-Firm F074 Co-List Exclusive Right to So No Sell-Firm K How Sold F FOUNDATION TY BASEMENT TYPE HEATING SYSTE HEAT/FUEL TYPE	16 ell Cori Shook & Ass HA E Partially F M Forced Ai E Natural G M Central A JRES Cable/Inte	Kori Shook Possessio Comp SA Comp BA Comp NA DOM ociates Co t finished r as	& Associate 60 Ye 3. Ye 3. No 0. <u>6 1 6</u> ncessions	00 Percent 00 Percent 00 See All F Sell No Cor FINANCIAL T SEWER/SEPT OUT BUILDIN WATER	L-Agt Ph # Co-List Ph # Helds Detail Re Firm Ph # Incession Amt ERMS Cash, C Rural Do FIC Public S IGS Shed	port for C Main: 989 Conventior evelopme Sanitary Vater	-720-4242 nal, FHA, VA,

Lucy W Ham Cell: 810-691-9566 Iucy@lucyham.com Ham Group Realty	Address Unit# / Building# Municipality Zip Asking Price Sold Price Sale/Rent	426 N Washington Owosso 48867 \$399,900 \$377,000 For Sale	
Schedule a Showing	Sale/Refit MLS # Original MLS# Type Status Activation Date	50082490 50082490 Single Family Closed	

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 lonic 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 INF	Shiawass		MISAR	a Owosso (78	018)	Lot S	70	132x12	2	Property I	D 2050-	470-006-0)01-
County Cross Streets	W. Oliver		/ W. Wil	-	1010	Acres		0.37	-	Assessme		No	
Cross Streets School Dist		St. Public Schools	•	marina ot.		Front		132		Principal I			N
Subdivision		of City Of Owd					of Water	,		Summer T	ave		202
Directions	Oliginal C	n ony of our	6330			,				Winter Ta	√Yr \$2	2,471.00	202
Legal	LOTS 18	4 BLK 6 OR	IGINAL PLAT							Village Ta	x/Yr	-	
Legai										Total Tax/		,546.00	202
PROPERTY IN	FORMATIC)N	- 411										
Bed Rooms	4		Garage	1.50	Str	uct Style 2 S	Story			Aby Grd S	qFt	:	316
Bath Full / Half		1	Year Built	1885	Ext	erior Bri	ick			Below Gro	l SqFt		75
Total Bath Full			Site Condo	No	Wa	ter Pu	blic Water			Below Gro	l SqFt Fil	1	
Manufactured	No		Basement	Yes	Sev	ver Pu	blic Sanitar	ry		Price Per	SOFT	\$11	19.2
F	DIMENSIO	NS LEVEL	FLOORING	ROOM	DIMENSI	ONS LEVEL	FLOOR	NG	ROOM	DIMENSIONS	LEVEL	FLOORI	ING
Bedroom 1	17 x 15	Upper	LOOKING	Living Rm	20 x 1		1 20010		Laundry	x			
Bedroom 2	13 x 12	Upper		Dining Rm	13 x 1				Sun/Florid	x			
Bedroom 3	13 x 12	Upper		Kitchen	22 x 1				Full Bath 1	x	Upper		
Bedroom 4	13 x 10	Upper		Brkfast Nk	x				Full Bath 2	x	Upper		
Bedroom 5	x	oppor		Family Rm	15 x 1	3 Main			Full Bath 3	x			
Bedroom 6	x			Great Rm	x				Lav 1	х	Main		
Office	x			Libary/Den	16 x 9	Main			Lav 2	x			
List-Agt 27 Co-List Agt	77052	MORGAN B	EILFUSS	List-Firm Co-List	STHEHOM	e the	HOME OF	FICE RI	EALTY LLC	L-Agt Ph # Co-List Ph #		989-725-	524
Showing Instru	uctions												
Subj Short Sal		Ċc	ontract l	Exclusive Right	to Sell	Pos	sessio ₃₀)					
Full Serv Listin				No		Com	npSA ^{Y∈}	ა.	00 Percent				
Signed Disc	No		ssoc Name			Com	р BA ^{Үе}	ა.	00 Percent				
List Exception	n No	A٩	ssoc Contact			Con	ip NA ^{Ye}	3.	00 Percent				
Ownership	Private	As	ssoc Phone			DON	20	0 / 20	0 See All F	ields Detail Re	oort for C	omplete i	Info
SOLD INFORM	ATION	an an an taon an Taonachta				1 - 1 - 2 - 2 - 2 - 2				and the second		· · · · ·	· .
Sell-Agt M	IORGAN BI	EILFUSS		Sell-Firm	THE HO	ME OFFICE	REALTY LI	-C	Sel	l-Firm Ph # 🛛 🤇	OFFICE: 9	989-725-5	246
Pend Date 2/ FEATURES	/1/2023	Closed E	Date 3/13/2023	<u>How Sold</u>	<u>Conven</u>	tional	Conce	ssions	No <u>Cor</u>	ncession Amt		at sa a	
APPLIANCES		Dishwasher, Microwave, F	• •	FOUNDATIO BASEMENT		Basement Full			FINANCIAL TERMS	Cash, Conve	ntional		
		Refrigerator,	-	HEATING SY	STEM	Forced Air			ROADS	City/County,		eet	
EXTERIOR		Brick		HEAT/FUEL		Natural Gas			SEWER	Public Sanita	ry		
	AN			COOLING SY	STEM	Central A/C			/SEPTIC				
CONSTRUCT		N.C. 4			ATHER	Mindow Troop	mont(e)		POOMS	Den/Study/Lit	h Enfry I	iving Roo	100
	RE STYLE		Sidowalke	INTERIOR FE		Window Treal Carport, Deta	• •		ROOMS	Den/Study/Li First Fir Lava	•	-	

Page 1 of 1 '







Quosso and Common Property recently sold by Ham Thoug/ Ham Commercial

Lucy W Ham Cell: 819-691-9566 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
Туре	Commercial/Industrial

Туре Status



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

Closed

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 IN	FORMATION			ji se te sa s					
County	Shlawassee	Property	ID 026-10	-012-002		S	hared Forms	1	
Frontage	78	MLS Area	a Corunr	na (78017)		Si	EV / Yr	98700.00	2022
Lot Size	78 x 140	Township	р			S	ummer Tax/ Yr	2349.00	2022
Acres	0.25	Body of V	Water			W	linter Tax/ Yr	2589.00	2021
Section		Subdivis	ion			Тс	otal Tax / Yr	4938.00	2022
Cross Streets	West of Brady St.		/ South of Cor	unna Rd.					
Directions	North of Corunna Ave., corner of M	lack St. & S	Shiawassee						
Legal	PART OF LOTS 2 AND 3 BLOCK	12 CITY OF	CORUNNA						
PROPERTY II	FORMATION	versionen et en soler Store fan en soler	enerri e :		an a		gen ko za niji je Visto označnost	· · · · · · · · · · · · · · · · · · ·	
Year Bulit	0	Style				S	quare Feet	4598	
License Avail	No	Water	Public	Water		C	ertified Inspect	No	
License Type		Sewer Se	aptic Public	Sanitary		R	ecognized Env (Cond No	
LISTING INFO	RMATION							n an	
List Date 7	1/1/2022 Exp Date 11/1/2023	M	I LS Ea	st Central Association	on of REALTORS		L-Firm Ph #	Main: 810	-659-6569
List-Agt	22522 Lucy W Ham	Li	ist-Firm F0	562 Ham Gr	oup Realty		L-Agt Ph #	Cell: 810	-691-9566
Co-List Agt		С	o-List Frm				Co-List Ph #	1	
Showing Inst	ructions								
Contract	Exclusive Right to Sell				Comp SA Yes	3.50 P	ercent		
Ownership	Private	Li	ist Exception	No	Comp BA Yes	3.50 P	ercent		
Short Sale	No	F	ull Serv Listin	g Yes	Comp NA Yes	3.50 P	ercent		
Lease Y/N	No	Li	isting Broker	Sign Yes	DOM 275	5 275			
Signed Disc		0	ther Sign on I	Prop No	No	Additional I	Required Feeds	Forms or A	idendums
SOLD INFOR	MATION							<u> 1921 - A</u> rth	
Sell-Agt i	Bruce Krol	S	ell-Firm L	acuna Group LLC			S-Firm Ph #	Offc: (616) 855-2662
Pend Date	3/3/2023 Closed Date 10/13	3/2023 H	low Sold C	ash	Concessio	ns No	Concession	Amt	
MORTGAGE	NFORMATION				2012년 2012년 2				
LC Down Pm	LC Interest	Rate	LC Ter	m (Months)	LC Incl Tax	dins	LC Monthly	Pmt	
FEATURES				en Neder I Re					
COMMERCIA	L Less than 16 Ft.	LOC	ATION C	orner Lot, Main Stre	et Bl	JSINESS TY	PE Bakeries, Fa	st Food, Food	1
CEILING HGT				ash, Commercial Lo				Cream, Resta	
COMMERCIA	•••	TER	MS C	Conventional		DADS		Paved Street	
FEATURES	Cable Internet Installed, Cable					DOFING EWER SEPTI	Asphalt, Shi C Public Sanita	-	
	TV Available, Cafe/Kitchen, Concrete Floor, Display Windo					DURCE OF S		ary	
	, Electric Available, Gas	~~			FT		Econocco Contractor		
	Available, Private Restrooms,					PE	1 to 4 Units		
	Restroom(s), Separate Meters				W.	ATER	Public Water	•	
COOLING SYSTEM	Central A/C, HVAC				ZC	DNING	Commercial		

315 Ardelean Drive Address Lucy W Ham Unit# / Building# Cell; 810-691-9566 Municipality Owosso Twp lucy@lucyham.com Zip 48867 **Ham Group Realty Asking Price** \$279,900 Sold Price \$279,000 5 H D M 🛛 🖉 🖉 🛆 📶 Sale/Rent MLS # For Sale 50072956 Ą, **Original MLS#** 50072956 Single Family Туре 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 Reaity 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 malure 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.

Cross Streets School Dist Subdivision Directions Legal		lic School Country E ickory Rd.	/ Easte s Est		p (78009)	Lot Siz Acres Frontag Body o	0.60 3e 100	:244x220x158	Property I Assessme Principal I Summer T Winter Tax Village Tax Total Tax/	onts Res Exem Tax/ Yr S d Yr \$1 x/ Yr	06-50-059-000 No 19pt Yes \$780.85 2021 ,323.63 2021 ,104.48
PROPERTY INF Bed Rooms Bath Full / Half Total Bath Full/ Manufactured	3 F 2/1		Garage Year Built Site Condo Basement	2.00 1973 No Yes	Struct S Exterior Water Sewer	Priv	ing I Siding ate Well lic Sanitary	10 <u>217</u> 4514043	Abv Grd S Below Gro Below Gro Price Per	i SqFt i SqFt Fin	1836 1060 831 \$151.96
ROOM E		LEVEL	FLOORING	ROOM	DIMENSIONS	LEVEL	FLOORING	ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1 Bedroom 2 Bedroom 3 Bedroom 4	23 x 12 13 x 10 13 x 12 x	Entry Entry Entry	Carpet Carpet Carpet	Living Rm Dining Rm Kitchen Brkfast Nk	22 x 16 x 20 x 14 x	Entry Entry	Carpet Vinyl	Laundry Sun/Florida Full Bath 1 Full Bath 2	7 x 6 x 9 x 5 9 x 5	Entry Entry Entry	Vinyl Ceramic Vinyl
Bedroom 5 Bedroom 6	x x x x			Family Rm Great Rm Libary/Den	17 x 13 x x	Entry	Carpet	Full Bath 3 Lav 1 Lav 2	x 7 x 3 x	Entry	Vinyl
Office				Linui yibicii	~						
LISTING INFOR	RMATION	n Doto 1	4/2/2022			ociation of	REALTORS			Main	810-659-656
LISTING INFOR	RMATION 3/2022 Ex	p Date 1		MLS	East Central Ass				L-Firm Ph #		
LISTING INFOR List Date 5/3 List-Agt 12	RMATION 3/2022 Ex	p Date 1 cy W Ham		MLS			REALTORS Group Realty) - <u></u>		Cell:	
LISTING INFOR	RMATION 3/2022 Ex 22522 Lue	-		MLS I List-Firm I	East Central Ass				L-Firm Ph # L-Agt Ph #	Cell:	
LISTING INFOR List Date 5/3 List-Agt 12 Co-List Agt Showing Instru Subj Short Sale Full Serv Listin Signed Disc List Exception	RMATION 3/2022 Ex 22522 Lue uctions e No ng Yes Yes No	Co Co Co As As As	ontract ssociation ssoc Name ssoc Contact	MLS I List-Firm I	East Central Ass =0562	Ham C Posse Comp Comp Comp	Group Realty Ssion 60 Day SA Yes BA Yes NA Yes	3.00 Percent3.00 Percent3.00 Percent	L-Firm Ph # L-Agt Ph # Co-List Ph #	Cell:	810-691-9566
LISTING INFOR List Date 5/3 List-Agt 12 Co-List Agt Showing Instru Subj Short Sale Full Serv Listin Signed Disc List Exception Dwnership SOLD INFORM	RMATION 3/2022 Ex 22522 Lue uctions e No ng Yes Yes No Private	Co Co Co As As As	ontract ssociation ssoc Name	MLS i List-Firm i Co-List Frm Exclusive Right	East Central Ass =0562	Ham C Posse Comp Comp DOM	Broup Realty Ssion 60 Day SA Yes BA Yes NA Yes	3.00 Percent 3.00 Percent 3.00 Percent 20 See All F	L-Firm Ph # L-Agt Ph # Co-List Ph #	Cell:	810-659-6566 810-691-9566 complete Info -515-1503

315 N Dutcher Street Address Lucy W Ham Unit# / Building# Cell: 810-691-9566 Municipality Corunna lucy@lucyham.com 48817 Zip Ham Group Realty \$209,900 **Asking Price** Sold Price \$225,000 STIDM0000000 Sale/Rent For Sale MLS # 50086180 ð Original MLS# 50086180 Туре 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 cut de sac serene setting. 62x30 pole barn has floored loft, klichen, 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. Klichen is fully equipped with all appliances. Lower level rec room. Great setting. Oversized 30x24 attached garage.

Cross Streets North School Dist Corur Subdivision 0 Directions Shiaw	vassee of E. McNeil St. nna Public Schoo vassee St. to E or OF SEC 27 T7N	/ East of District McNeil, N on Di	a Corunna (780 f N. Shlawassee S utcher		Lot Siz Acres Fronta Body c	2.46	x 337	Property I Assessme Principal F Summer T Winter Tax Village Tax Total Tax/	nts Res Exem ax/ Yr \$1, // Yr`\$ // Yr	26-60-067-000 No pt Yes 186.70 2022 528.42 2021 715.12
Bath Full / Half Total Bath Full/Half	ATION 3 1 / 1 2 No	Garage Year Built Site Condo Basement	2.00 1965 No Yes	Struct S Exterior Water Sewer	Priv	ad-Level minum, Brick rate Well Ilic Sanitary	78479, Michael (1997), 17 19 - 70 (1992), 19	Abv Grd S Below Gro Below Gro Price Per S	qFt I SqFt I SqFt Fin	2320 300
ROOMDIMENSBedroom 114 xBedroom 213 xBedroom 312 xBedroom 4x	11 Upper 11 Upper 12 Upper	FLOORING Carpet Carpet Carpet	ROOM E Living Rm Dining Rm Kitchen Brkfast Nk	DIMENSIONS 21 x 12 x 19 x 11 x	LEVEL Entry Entry	FLOORING Carpet Carpet	ROOM Laundry Sun/Florida Full Bath 1 Full Bath 2	DIMENSIONS x x 8 x 5 x	LEVEL Upper	FLOORING Carpet
Bedroom 5 x Bedroom 6 x Office x			Family Rm Great Rm Libary/Den	23 x 15 x x	Entry	Carpet	Full Bath 3 Lav 1 Lav 2	x 7 x 4 x	Entry	Carpet
LISTING INFORMATIC List Date 8/9/2022 List-Agt 122522 Co-List Agt				ast Central Ass 1562		of REALTORS Group Realty		L-Firm Ph # L-Agt Ph # Co-List Ph #	Cell:	810-659-6569 810-691-9566
Showing Instructions Subj Short Sale No Full Serv Listing Yes Signed Disc Yes List Exception No	Co s As s As As		Exclusive Right to	Sell	Poss Com Com Com DOM	BA Yes	3.00Percent3.00Percent3.00Percent	Fields Detail Re	port for C	omplete Info
Ownership Priv SOLD INFORMATION	NU NAST		de la seconda de la composición de la c	بالمراجعة المراجع						
	ewman 2 Closed I Dryer, Rang Refrigerator	-	Sell-Firm 2 How Sold FOUNDATION BASEMENT TY HEATING SYS	(PE Block, l	ent Jnfinished	Concessic	FINANCIAL	ncession Amt TERMS Cash EATURES Irregu	, Conventi	

MLS #: 50086180

Page 1 of 1

Address Unit# / Building# 337 N Dutcher Street Lucy W Ham Cell: 810-691-9566 Municipality Corunna lucy@lucyham.com 48817 Zip Ham Group Realty Asking Price Sold Price Sale/Rent \$129,900 \$138,190 SHDN000066 For Sale MLS # 50086198 Û **Original MLS#** 50086198 Туре 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.

County Cross Streets	Shiawassee North of E. Mo	cNeil St.		a Corunna (78 f N. Shiawassee		Lot Siz Acres	ze	55 x 2 0,40	70	Property I Assessme	ALC: NO POINT	26-60-068-000 No
chool Dist	Corunna Publ	ic School	District			Fronta	ige	55		Principal F		
ubdivision	0					Body	of Water			Summer T		\$791.99 2022
Irections	Shiawassee S	St. to E or	n McNeil, N on D	utcher						Winter Tax	d Yr 🛛 🕄	\$851.16 2021
egal	PART OF SEC	C 27 T7N	R3E							Village Tax	x/Yr	
										Totai Tax/	Yr \$1	,643.15
ROPERTY IN	FORMATION	an a		n in spink tea State a						r de set de la companya de la compa En este de la companya		
led Rooms	3		Garage	2.00	Struct S	tyle 1S	tory			Abv Grd S	qFt	115
lath Full / Half	f 1/0		Year Built	1971	Exterior	Vin	yl Siding			Below Gro	l SqFt	•
otal Bath Full	l/Half 1		Site Condo	No	Water	Priv	vate Well			Below Gro	l SqFt Fir	
lanufactured	No		Basement	Yes	Sewer	Put	blic Sanita	ıry		Price Per	SQFT	\$119.9
ROOM I	DIMENSIONS	LEVEL	FLOORING	ROOM	DIMENSIONS	LEVEL	FLOOR	ING	ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	15 x 10	Entry	Carpet	Living Rm	х				Laundry	10 x 10	Entry	Wood
Bedroom 2	12 x 10	Entry	Carpet	Dining Rm	x				Sun/Florida	26 x 8	Entry	Carpet
Bedroom 3	12 x 10	Entry	Wood	Kitchen	16 x 12	Entry	Lamina	ate	Full Bath 1	10 x 5	Entry	Ceramic
Bedroom 4	x			Brkfast Nk	х	•			Full Bath 2	х		
Bedroom 5	x			Family Rm	x				Full Bath 3	x		
Bedroom 6	x			Great Rm	21 x 12	Entry	Woo	d	Lav 1	x		
Office					~				Lav 2	x		
STING INFO		Date 8	/25/2023	Libary/Den MLS I	X East Central Ass	ociation o	of REALT(ORS		L-Firm Ph #		
ISTING INFOI ist Date 8/	RMATION /9/2022 Exp	Date 8 by W Ham		MLS I	•		of REALT(Group Re			L-Firm Ph # L-Agt Ph #	Cell:	
ISTING INFOI ist Date 8/ ist-Agt 12	RMATION /9/2022 Exp			MLS I	East Central Ass					L-Firm Ph #	Cell:	
ISTING INFO ist Date 8/ ist-Agt 12 to-List Agt	RMATION /9/2022 Exp 22522 Luc			MLS i List-Firm i	East Central Ass					L-Firm Ph # L-Agt Ph #	Cell:	
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MLS #: 50086198

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



223 S Chestnut Street Address Unit# / Building# Municipality Owosso Zip 48867 **Asking Price** \$134,900 Sold Price \$118,000 Sale/Rent For Sale MLS # 50096074 **Original MLS#** 50096074 Single Family Туре 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 driver included.

County Cross Streets School Dist Subdivision Directions Legal	Shlawassee South of M-2' Owosso Publ 0 M-21/Main St PART OF SE	ic School	/ West	ea Owosso (78 of M-52	018)	Lot Si: Acres Fronta Body o	0.38	166	Assessme Principal I Summer T Winter Tay Village Tay	ents Res Exen 'ax/ Yr d Yr k/ Yr	\$461.03 2021 \$880.37 2022
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Address 615 Bradley Street Lucy W Ham Unit# / Building# Cell: 810-691-9566 Municipality Owosso lucy@lucyham.com 48867 Zip **Ham Group Realty** \$139,900 **Asking Price** Sold Price \$135,000 SHUM**DB**&SSM Sale/Rent For Sale MLS # 50084287 Ø, **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.

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Page 1 of 1

Address Unit# / Building# 5618 N. Kerby Lucy W Ham Cell: 810-691-9566 Municipality New Haven Twp lucy@lucyham.com 48817 Zíp Ham Group Realty \$185,000 Asking Price Sold Price Sale/Rent \$196,000 SHIM COOSS For Sale MLS # 50077289 £, **Original MLS#** 50077289 Single Family Туре Status Closed Activation Date

Agent Remarks

Public Remarks Pack your bags, it's time to move to the countryl 5618 N. Kerby Rd is the Farmhouse you've been searching fort 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 INF County Cross Streets School Dist Subdivision Directions Legal	Shiawassee Riley	MLS Ar / m52 c School District	ea New Haven	Twp (78008)	Lot Size Acres Frontage Body of V	2.20 . 360	264 2 lots	Assessment Principal Re Summer Tax Winter Tax/ Village Tax/	s Exempt //Yr \$499.0 Yr \$778.0 Yr	Yes 00 2021 00 2022
PROPERTY IN Bed Rooms Bath Full / Half Total Bath Full Manufactured	3 1/0	Garage Year Built Site Condo Basement	2.00 1900 No No	Struct St Exterior Water Sewer	yle 2 Story Vinyt S Private Septic	iding	87.89.191.19	Total Tax/ Yr Abv Grd Sqi Below Grd S Below Grd S Price Per SC	ft Ft SqFt SqFt Fin	1514 416 \$129,46
ROOM E Bedroom 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom 5 Bedroom 6 Office	14 x 12 9 x 11	LEVEL FLOORING Main Second Second	ROOM Living Rm Dining Rm Kitchen Brkfast Nk Family Rm Great Rm Libary/Den	DIMENSIONS 16 x 15 20 x 12 19 x 11 x x x x x x	LEVEL FI Main Main Main	OORING	ROOM Laundry Sun/Florida Full Bath 1 Full Bath 2 Full Bath 3 Lav 1 Lav 2	DIMENSIONS L X X X X X X X X X	. EVEL FLO Main	ORING
LISTING INFOI List Date 6/ List-Agt Co-List Agt	6/2022 Exp	Date ie Bendall		East Central Ass F0746		EALTORS ok & Associ	ates	L-Firm Ph # L-Agt Ph # Co-List Ph #	Main: 989-7 cell: 989-2	
Showing Instru Subj Short Sal Full Serv Listin Signed Disc List Exception Ownership SOLD INFORM Sell-Agt Lu	e No ng Yes Yes No Private		Exclusive Right No Sell-Firm	to Sell Ham Group F	Comp S Comp B Comp N DOM	A Yes	3.00 Percent 3.00 Percent 0.00 32 See All F	ields Detail Repo	ort for Compl ain: 810-659-(
Pend Date 7/ FEATURES APPLIANCES EXTERIOR CONSTRUCTIO	8/2022 Dish Dish Rang Vinyi	Closed Date 8/4/2022 washer, Microwave, ge/Oven, Refrigerator Siding	How Sold	Conventional	-	Concessio	·····	ncession Amt FERMS Cash, Cor TIC Septic Private W		· · · - ·

MLS #: 50077289

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12/21/2023 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 Zip **Asking Price** Sold Price Sale/Rent MLS # **Original MLS#** Type Status **Activation Date**

Owosso 48867 \$99,900 \$128,000 For Sale 50122091 50122091 Single Family Closed



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.*

County Cross Streets	Shlawassee oute	MLS Area / stewart	Owosso (78018)		ot Size cres	7841 0.17		Property II Assessme	D 🔄 50-601- nts No	
School Dist	Owosso Public School	•			rontage	47			Res Exempt	Ye
Subdivision	na	•			ody of Wa	ter		=	ax/ Yr \$1,45	4.87 2023
Directions					•			Winter Tax	d Yr \$82	2.22 202:
Legal	DIST 50 CITY/MUNI/T		SSO SUBD STEWA	RT & COS AE	D E 47' O	F 165' OF L	.OT 17 M L	Village Tax	d Yr	
	STEWART & COS AD)						Total Tax/	Yr \$2,27	7.09
PROPERTY IN	FORMATION			<u>na an</u> ing sa sa	n na severa de Contra de la				e for en	
Bed Rooms	5	Garage	2.00	Struct Style	•			Aby Grd S	•	1543
Bath Full / Half	2/0	Year Built	1905	Exterior	Wood			Below Gro	-	52
Total Bath Full	/Half 2	Site Condo	No	Water	Public W			Below Gro	-	(• • • • • •
Manufactured	No	Basement	Yes	Sewer	Public Sa	anitary		Price Per	SQFT	\$82.74
ROOM D	DIMENSIONS LEVEL	FLOORING	ROOM DIME	ISIONS LEV	VEL FLC	ORING	ROOM I	DIMENSIONS	LEVEL FI	OORING
Bedroom 1	8 x 11		Living Rm	x			Laundry	x		
Bedroom 2	12 x 9		Dining Rm	x			Sun/Florida	x		
Bedroom 3	12 x 11		Kitchen	x			Full Bath 1	x	First	
Bedroom 4	10 x 11		Brkfast Nk	x			Full Bath 2	x	Second	
Bedroom 5	12 x 11		Family Rm	x			Full Bath 3	x		
Bedroom 6	x		Great Rm	х			Lav 1	x		
Office	x		Libary/Den	x			Lav 2	x		
LISTING INFOR	RMATION						· · · · · · · · · · · · · · · · · · ·			
List Date 9/	14/2023 Exp Date	n in	ALS East Ce	entral Associa	tion of RE/	ALTORS		L-Firm Ph #	Main: 98	9-720-424
List-Agt	Hollie Benda	li L	.ist-Firm F0746	ł	Kori Shook	& Associat	es	L-Agt Ph #	cell: 98	9-295-109
Co-List Agt		(Co-List Frm			•		Co-List Ph #		
-	0									
Showing Instru		ontract Ex	clusive Right to Sell	r	Doeeoeeic	n At Close				
Subj Short Sal		sociation No	JUSIVE RIGHT to Self		Comp SA		3.00 Percent			
Full Serv Listin Signed Disc	5	ssociation No			Comp BA		3.00 Percent			
List Exception		ssoc Contact			Comp NA	No	1010011			
Ownership		ssoc Phone					1 See All Fie	elds Detail Re	oort for Con	nplete Info
SOLD INFORM			and the second secon							
	ark Hetfield		Sell-Firm Han	n Group Realt	у		Sell-	Firm Ph #	Main: 810-65	9-6569
	15/2023 Closed I	Date 11/18/2023	How Sold Run	al Developme	nt C	oncessions	s Yes Cond	ession Amt	\$2,800.00	• .• .••
FEATURES	n an						·		· · · · _ · · · · · · ·	
	NSTRUCTION Wood		OUNDATION TYPE				FINANCIAL TE		onventional, evelopment	FRA, VA,
ARCHITECTUR	RE STYLE Farm H		HEATING SYSTEM	Forced Air Natural Gas	2		SEWER/SEPT		•	
			COOLING SYSTEM				WATER	Public V		

Address 3768 Allan Lucy W Ham Unit# / Building# Cell: 810-691-9566 Municipality New Haven Twp lucy@lucyham.com 48867 Zip Ham Group Realty Asking Price \$182,500 Sold Price \$199,700 5 H B M 9 0 & A A H Sale/Rent For Sale MLS # 50107989 ł, **Original MLS#** 50107989 Type Single Family Status Closed **Activation Date** Welcome

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

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!

A A	Shiawassee		MLS An	ea New Haven	Twp (78008)	Lot Si	ze 240)	<380	Property I	D 🔁 0	03-15-200-00
Cross Streets	State Rd		/ Cram	Rd	,	Acres	2,10		Assessme	nts	No
School Dist	Owosso Pub	lic Schools				Fronta	age 240		Principal f	Res Exem	ipt Ye
Subdivision	NA					Body	of Water		Summer T	ax/Yr	\$592.92 202
Directions	State Rd to A	lan Rd eas	st to home			•			Winter Ta	d Yr \$1	,028.23 202
Legal	SEC 15, T8N	I, R3E CON	I ON N SEC L	N W 1108 FT FF	OM NE COR O	F SEC, S	1*56'W 380FT,	W 240 FT TO E	Village Ta	d Yr	
	1/8 LN, N 1*8	56' E 380 F	I TO N SEC LI	N, E 240 FT TO	BEG				Total Tax/	Yr \$1	,621.15 202
PROPERTY IN	FORMATION										
Bed Rooms	4		Garage	2.00	Struct S	tyle Tri-	Level		Abv Grd S	qFt	147
Bath Full / Hali	f 1/1		Year Built	1975	Exterior	Alu	minum		Below Gro	l SqFt	
Total Bath Full	/Half 2		Site Condo	No	Water	Priv	vate Well		Below Gro	l SqFt Fir	1
Manufactured	No		Basement	No	Sewer	Sep	otic		Price Per	SQFT	\$135.6
ROOM I	DIMENSIONS	LEVEL	FLOORING	ROOM	DIMENSIONS	LEVEL	FLOORING	ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	12 x 11	Upper	Carpet	Living Rm	17 x 12	Entry	Carpet	Laundry	11 x 5	Lower	
Bedroom 2	12 x 10	Upper	Carpet	Dining Rm	x	Entry	•	Sun/Florida	x		
Bedroom 3	12 x 9	Upper	Carpet	Kitchen	17 x 12	Entry	Linoleum	Full Bath 1	x	Upper	Linoleum
Bedroom 4	12 x 10	Lower	Carpet	Brkfast Nk	x			Full Bath 2	x		
Bedroom 5	x		-	Family Rm	14 x 12	Lower	Carpet	Full Bath 3	x		
Bedroom 6	x			Great Rm	х			Lav 1	х	Entry	Linoleum
Office	x			Libary/Den	x			Lav 2	x		
List Date 5/	6/2023 Ex	p Date		MLS (Greater Shiawas	00071000			L-Firm Ph #		989-725-811
List-Agt 65	501141258 KIN	M OMER		List-Firm	SRE/MAX	RE/M	AX OF OWOS	so	L-Agt Ph #	CELL:	989-723-759
-	501141258 KIN	MOMER		List-Firm S Co-List Frm	SRE/MAX	RE/M	AX OF OWOS	SO	L-Agt Ph # Co-List Ph #		989-723-759
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Co-List Agt Showing Instru Subj Short Sal Full Serv Listir	uctions Goa e No ng Yes	nd show. Cor Ass	oclation	Co-List Frm		Poss Com	ession immed p SA Yes	llate 3.00 Percent	-		989-723-759
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MLS #: 50107989

Lucy W Ham Cell: 810-691-9566 / lucy@lucyham.com Ham Group Realty	Address Unit# / Building# Municipality Zip Asking Price	Corunna 48817 \$279,900	而之的
51150 00 00 <u>66</u> Ш <u>Ф</u>	Sold Price Sale/Rent MLS # Original MLS# Type Status Activation Date	\$279,900 For Sale 50119124 50119124 Single Family Closed	

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 appl Taxes are prorated as if paid in advance on due date basis.

Public Remarks OPEN HOUSE Sunday, August 20 from 2pm to 330pml Beautiful 4 bedroom, 2 bath home offering over 3000 sqftl All the farmhouse feels right in town, with hardwood floors, French doors, pocket door, wide trim, wainscoting, wood panel accents and morel 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 Meyeri This home is a gem and won't last!

County	Shiawassee		MLS Area	Corunna (780	17)	Lot Size	90x20	00	Property I	D 💽 02	26-14-020-00
Cross Streets	Hastings		/ Norton			Acres	0.40		Assessme		No
School Dist	Corunna Pub	lic School	District			Frontag	e 90		Principal I	Res Exem	pt Ye
Subdivision	C S Converse	ə Add				Body of	Water		Summer T	ax/ Yr \$2	,095.00 202
Directions	Between Has	tings and	Norton			-			Winter Ta	k/Yr \$	\$922.00 202
egal	C.S. CONVE	RSE ADD	CORUNNA CITY	LOT 20 ALSO F	PT OF LOT 19	DESC AS:	COM AT SE (COR OF LOT	Village Ta:	x/ Yr	
	19 N89*21'1'	1"W 12.42	FT, N00*24'20"E	200.72 F1 TO N	V LN OF SD LO	JI. S89°11	'65"E TI FI IV	O NE COR OF	Total Tax/	Yr \$3	,017.00
PROPERTY IN			() 11 () (1()) / ()								
Bed Rooms	4	- <i>.</i> '	Garage	6.00	Struct S	tyle 2 Sto	огу		Abv Grd S	SqFt	31:
Bath Full / Half			Year Built	1930	Exterior	Vinyl	Siding		Below Gro	d SqFt	14
otal Bath Full			Site Condo	No	Water	Publi	ic Water		Below Gro	d SqFt Fin	1
Manufactured	No		Basement	Yes	Sewer	Publi	ic Sanitary		Price Per	SQFT	\$89.2
		LEVEL	FLOORING		DIMENSIONS	1 EV/E1	FLOORING	ROOM	DIMENSIONS	LEVEL	FLOORING
••••	DIMENSIONS				15 x 15	Entry	Wood	Laundry	9 x 9	Entry	
Bedroom 1	16 x 11	Upper	Carpet	Living Rm	17 x 13	Entry	Wood	Sun/Florida		_////	
Bedroom 2	12 x 11	Upper	Carpet	Dining Rm Kitchen	12 x 10	Entry	44000	Full Bath 1	8x8	Entry	
Bedroom 3	15 x 13	Upper	Carpet	Brkfast Nk	12 X 10	Linu y	ļ	Full Bath 2	15 x 9	Upper	
Bedroom 4	15 x 12	Upper	Carpet		x 15 x 16	Entry	Carpet	Full Bath 3	x	oppo.	
Bedroom 5	x			Family Rm		Endy	Calper	Lav 1	x		
Bedroom 6 Office	x 11 x 11	Entry	Carpet	Great Rm Libary/Den	x 15 x 12	Entry		Lav 1	x		
ISTING INFO		p Date	· · · · · · · · · · · · · · · · · · ·	MLS Ea	ast Central Ass	sociation of	REALTORS		L-Firm Ph #		989-720-42
ISTING INFOI Ist Date 8/	/16/2023 Ex	p Date ri Shook			ast Central Ass 0746		REALTORS	ates	L-Firm Ph # L-Agt Ph #	Main:	989-720-42
ISTING INFO Ist Date 8/ Ist-Agt 12	/16/2023 Ex	-						ates	L-Firm Ph #	Main:	989-720-42
ISTING INFO List Date 8/ List-Agt 12 Co-List Agt	/16/2023 Ex 25623 Ko	-		List-Firm FC		Kori St	nook & Associa		L-Firm Ph # L-Agt Ph #	Main:	989-720-42
ISTING INFO List Date 8/ List-Agt 12 Co-List Agt Showing Instru	/16/2023 Ex 25623 Kol uctions	ri Shook		List-Firm FC)746	Kori Sh Posse	nook & Associa ssion Close F	Plus 30 Days	L-Firm Ph # L-Agt Ph #	Main:	989-720-42
ISTING INFOI	116/2023 Ex 25623 Kol uctions le No	- ri Shook Co		List-Firm F(Co-List Frm cclusive Right to)746	Kori St Posse Comp	nook & Associa ssion Close F SA Yes	Plus 30 Days 3.00 Percent	L-Firm Ph # L-Agt Ph #	Main:	989-720-42
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Lucy W Ham Cell: 810-691-9566 lucy@lucyham.com Ham Group Realty



Address112Unit# / Building#MunicipalityOwZip488Asking Price\$27Sold Price\$27Sale/RentForMLS #602Original MLS#202TypeSinStatusCloActivation Date6/1

1120 JACKSON Drive # Owosso 48867 1993 \$279,900 \$270,000 For Sale 60229585 20230048677 Single Family Closed 6/17/2023



Agent Remarks

Public Remarks This beautiful family home built in 2020 is a must seel 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

County Cross Streets School Dist Subdivision Directions Legal	Take Gould S	lic School KES RES St South of	1	ackson Dr. to ho	me.	•	0.17		Property I Assessme Principal I Summer T Winter Ta Village Ta Total Tax/	ents Res Exem ax/ Yr \$3 d Yr \$2 k/ Yr	•
PROPERTY IN Bed Rooms Bath Full / Half Total Bath Full Manufactured	4 1 2/1		Garage Year Built Site Condo Basement	2.00 2020 Yes	Struct S Exterior Water Sewer	Pub	tory yl Siding blic Water blic Sanitary		Abv Grd S Below Gro Below Gro Price Per	iqFt I SqFt I SqFt Fir	2009 1000
Bedroom 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom 5 Bedroom 6 Office		LEVEL Second Second Entry	FLOORING Carpet Carpet Carpet Carpet	Living Rm Dining Rm Kitchen Brkfast Nk Family Rm Great Rm Libary/Den	DIMENSIONS x 12 x 12 13 x 14 9 x 11 x 15 x 16 x	LEVEL Entry Entry Entry	FLOORING	ROOM Laundry Sun/Florida Full Bath 1 Full Bath 2 Full Bath 3 Lav 1 Lav 2	DIMENSIONS 6 x 5 x 6 x 8 x x 5 x 5 x L-Firm Ph #	Second Second Entry	FLOORING 810-733-2226
	501300637 Da				tealComp C358343 C358343		AcNamara Pro AcNamara Pro	•	L-Agt Ph # Co-List Ph #		810-874-430
Showing Instru Subj Short Sal Full Serv Listir Signed Disc List Exception Ownership SOLD INFORM	e No ng Yes Yes Private IATION	As As As	ssociation) ssoc Name ssoc Contact	Exclusive Right to /es 250,00 089-678-3381	Yeariy	Com Com Com DOM	SA Yes BA Yes		3% Fields Detail Re	 	
		nin nin nin Ngana		Sell-Firm How Sold FOUNDATION BASEMENT T HEATING SYS HEAT/FUEL T COOLING SYS GARAGE TYP	STEM Forced YPE Natural STEM Central	ent hed Air Gas	Concessio	ns No Co	ncession Amt ERMS Cash, C Paved	Conventior Street Sanitary	-659-6569 aal, FHA, VA

MLS #: 60229585

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



181 S Vernon Address Unit# / Building# Municipality Venice Twp Zip 48817 Asking Price Sold Price \$99,900 \$124,598 Sale/Rent MLS # For Sale 50103284 **Original MLS#** 50103284 Single Family Туре 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 lax 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 drocuments, 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.

County	Shlawassee	MLS Area	Venice Twp	(78014)	Lot	Size	253x	307x253x307	Property I	000 🔄 008	3-20-100-00
Cross Streets	S Vernon	/ EM 21			Acre	98	1.80		Assessme	nts N	io
School Dist	Corunna Public	School District			Fro	ntage	253		Principal F	Res Exemp	t Ye
Subdivision	n/a				Bod	y of Wat	er		Summer T		96.00 202
Directions									Winter Tax	/Yr \$1,1	55.00 202
Legal	SEC 20, T7N, R4 FT, N89*52'10''W	4E COM ON W SEC LN / 330 FT, N00*23'E 245	765 FT S OF -T TO BEG 1	NW COR OF .8 ACRES L90	SEC, S89 2-425)*52'10"E	E 330 FT,	S00*23'W 245	Village Tax Total Tax/		26.00 202
PROPERTY IN	FORMATION					n					
Bed Rooms	3	Garage	4.00	Struct	Style 1	Story			Abv Grd S	qFt	160
Bath Full / Half	2/0	Year Built	1970	Exteri	or E	Brick, Vin	yl Siding		Below Grd	SqFt	160
Total Bath Full	Half 2	Site Condo	No	Water	F	Private W	/ell		Below Grd	SqFt Fin	
Manufactured	No	Basement	Yes	Sewer	· 5	Septic			Price Per S	SQFT	\$77.4
ROOM I	MENSIONS LE	VEL FLOORING	ROOM	DIMENSION	S LEVE	L FLO	ORING	ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	10 x 12		Living Rm	x				Laundry	x		
Bedroom 2	10 x 12		Dining Rm	x				Sun/Florida	x		
Bedroom 3	10 x 10		Kitchen	x				Fuli Bath 1	x	Main	
Bedroom 4	х		Brkfast Nk	х				Full Bath 2	x	Main	
Bedroom 5	x		Family Rm	x				Full Bath 3	х		
Bedroom 6	х		Great Rm	x				Lav 1	x		
Office	x		Libary/Den	x				Lav 2	х		
LISTING INFOR	MATION										
List Date 3/	14/2023 Exp D	ate	MLS	East Central A	ssociatio	n of REA	LTORS		L-Firm Ph #	Main: 8	10-230-910
List-Agt 12	4414 Charle	s J Braniff	List-Firm	F0586	Мс	Guirk Re	alty Inc.		L-Agt Ph #	Cell: 8	10-730-211
Co-List Agt		1	Co-List Frm						Co-List Ph #		
Showing Instru	ictions										
Subj Short Sale	e No	Contract Ex	clusive Right	to Sell	Po	ssessio	n At Clos	e			
Full Serv Listin	q Yes	Association No	, -		Co	mp SA	No				
Signed Disc	Yes	Assoc Name			Co	mp BA	Yes	2.50 Percent			
List Exception	No	Assoc Contact			Co	mp NA	No				
Ownership	Bank Owned	Assoc Phone			DC	M	22 /	22 See All F	ields Detail Rep	port for Co	mplete Info
SOLD INFORM				nti kuttur en		· · · · · ·				<u></u>	
	ark Hetfield		Sell-Firm	Ham Group	Realty			Sel	I-Firm Ph #	vlain: 810-6	59-6569
Pend Date 4/	5/2023 Clo	sed Date 6/9/2023	How Sold	Cash		Co	ncessio	ns No Coi	icession Amt		
FEATURES			n gern nord. Sin Sin					6.7.2.5			
EXTERIOR CO	NSTRUCTION B	ick, Vinyl Siding	FOUNDATIO	N TYPE Base	ment			FINANCIAL 1	ERMS Cash		
ARCHITECTUR			HEATING SY					SEWER/SEP	•		
			HEAT/FUEL		ropane G			ROOMS		rida Room	
			GARAGE TY	PE Attac	hed Gara	ide Deta	ched	WATER	Private V	Vell	

MLS #: 50103284

Address Unit# / Building# 1705 W STEWART Street Lucy W Ham Cell: 810-691-9566 Municipality Owosso lucy@lucyham.com 48867 4074 \$39,000 Zip Ham Group Realty Asking Price Sold Price Sale/Rent \$30,000 SHUM**OO**&SSIII For Sale MLS # 60222251 20230040538 **Original MLS#** Type Status Single Family 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 propertyl Three bedroom ranch home on a large lot. Home sold as is.

County Cross Streets	ORMATION Shiawassee Krouse Rd &	S Chinma		a Owosso (7	8018)	Lot Si Acres		72x132 0.23	2	Property I Assessme	ABOXH.	30200600200 es \$300.00
School Dist	Owosso Pub	•	-			Fronta		72		Principal F		•
Subdivision	M L STEWA						•ye of Wate	• –		Summer T	•	705.00
Directions				on W. Stewart	, home is on the	-	or wate	F		Winter Tax		167.00
		•			1/2 CLSD ALLEY					Village Tax	, . ,	101.00
Legal		W C 0721	# a cr c c c c z i	0,000	172 OLOO / LELE					Total Tax/		372.00
PROPERTY INI	ORMATION							1.5				
Bed Rooms	3		Garage	1.00	Struct S	ityle 1 S	story			Abv Grd S	qFt	1060
Bath Full / Half	1/0		Year Built	1940	Exterior	· Vin	yl Sidin	g		Below Grd	l SqFt	
Total Bath Full/	Half 1		Site Condo		Water	Pui	blic Wat	er at Stre	et	Below Grd	l SqFt Fin	
Manufactured	No		Basement	No	Sewer	Pul	blic At S	treet		Price Per \$	SQFT	\$28.30
ROOM D	MENSIONS	LEVEL	FLOORING	ROOM	DIMENSIONS	LEVEL	FLOO	RING	ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1	10 x 11	Entry		Living Rm	16 x 15	Entry			Laundry	x		
Bedroom 2	10 x 11	Entry		Dining Rm	13 x 12	Entry			Sun/Florida	x		
Bedroom 3	10 x 12	Entry		Kitchen	12 x 11	Entry			Full Bath 1	x	Entry	
Bedroom 4	x			Brkfast Nk	x				Full Bath 2	x		
Bedroom 5	x		ĺ	Family Rm	x				Full Bath 3	x		
Bedroom 6	x			Great Rm	x			1	Lav 1	x		
Office	x			Libary/Den	x			1	Lav 2	x		
LISTING INFOR	RMATION											
List Date 5/2	23/2023 Ex	p Date		MLS	RealComp					L-Firm Ph #	Main: {	586-573-2400
List-Agt 65	01435421 Sa	mantha Sr	nith	List-Firm	RC396959	5 Sta	r Investi	ments & F	Realty LLC	L-Agt Ph #	Cell: (586-573-2400
Co-List Agt				Co-List Frm						Co-List Ph #		
Showing Instru	ctions											
Subj Short Sale	e No	Co	ntract U	Inbundled Ser	vices			At Close				
Full Serv Listin	g Yes	As	sociation N	lo		Com						
Signed Disc	Yes	As	soc Name			Com	р ВА	Yes	Percent 3	3%		
List Exception		As	soc Contact			Com	p NA					
Ownership	Private	As	soc Phone			DOM		10 / 1	0 See All F	ields Detail Rej	port for Co	mplete Info
SOLD INFORM. Sell-Agt Ma	ATION ark Hetfield			Sell-Firm	Ham Group f	Realty			Sell	-Firm Ph # 1	Main: 810-6	359-6569
Pend Date 6/2	2/2023	Closed D	ate 6/16/2023	How Sold	I Cash		Cor	ncessions	s No Con	cession Amt		· . · · ·
FEATURES		L Minul Mal	Ind	FOUNDATIO		•	· · · ·	i -	FINANCIAL T	EDMS Coch		
EXTERIOR CON		Ranch	ing	HEATING SY	N TYPE Crawl STEM Forced	Air			ROADS	Paved S	Street	
EXTERIOR FEA		Deck		HEAT/FUEL					SEWER/SEP1			
		2000										

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



Address 609 N Pine Unit# / Building# Municipality Owosso 48867 Zip Asking Price Sold Price Sale/Rent \$122,900 \$125,500 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 POSSESSIONIII

County Cross Streets School Dist Subdivision Directions Legal	Shlawassee King Owosso Public Schoo n/a North of Oliver S 55' of Lot 20 and E of 35 Village of Owose	/ Oliver Is 6" of N 62' of Lot 9 (Owosso (78018) Out lot 1 Louisa A Goulds :	Lot Size Acres Frontage Body of Wa Sub of out lot 1 ar			Property II Assessme Principal F Summer T Winter Tax Village Tax Total Tax/	nts I Res Exem ax/ Yr \$ d Yr \$	50-000-026-00 No pt Yes 1864.00 2022 1502.00 2022 366.00 2022
PROPERTY IN Bed Rooms Bath Full / Half Total Bath Full Manufactured	3 f 1/1	Garage Year Built Site Condo Basement	1.00Struct1890ExtentNoWateYesSewet	r Public V	Vater	<u>, 1</u> 9. (.).	Abv Grd S Below Grd Below Grd Price Per S	l SqFt I SqFt Fin	1195 796 (\$105.02
ROOM E Bedroom 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom 5 Bedroom 6 Office	DIMENSIONS LEVEL 10 x 9 Main 15 x 14 Upper 15 x 12 Upper x x x x x x	FLOORING Wood Wood Wood	ROOMDIMENSIONLiving Rm16 x 14Dining Rm15 x 15Kitchen15 x 14Brkfast NkxFamily RmxGreat RmxLibary/Denx	Main Main	OORING Wood Wood Vinyl	ROOM Laundry Sun/Florida Full Bath 1 Full Bath 2 Full Bath 3 Lav 1 Lav 2	DIMENSIONS X 7 x 10 x x x x x x x	LEVEL Main Main Upper Main	FLOORING
	12/2023 Exp Date 50210427 MIKE SELL	ECK I	MLS Greater Shia List-Firm SRICHARD Co-List Frm	wassee Associatio RICHARD	on of REALT		L-Firm Ph # L-Agt Ph # Co-List Ph #		989-725-218
Showing Instru Subj Short Sal Full Serv Listir Signed Disc List Exception Ownership SOLD INFORM Sell-Agt M	e No Congy Yes A Yes A No A Private A	Contract Ex Issociation No Issoc Name Issoc Contact Issoc Phone	clusive Right to Sell Sell-Firm Ham Gro	Possessi Comp SA Comp BA Comp NA DOM	Yes Yes No		ields Detail Re I-Firm Ph #	oort for C Main: 810-	
Pend Date 5/ FEATURES EXTERIOR CO ARCHITECTUR	INSTRUCTION Vinyl S	onal I I	HEATING SYSTEM For HEAT/FUEL TYPE Nat COOLING SYSTEM Cer		Concession	s No Cor FINANCIAL TERMS SEWER/SEP WATER	Rural Dev	velopment nitary	, FHA, VA,







City of Corunna Property

Marketed by Ham Group / Han 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/RentFor SaleMLS #3138088331380883TypeCommercial/IndustrialStatusClosed



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 **Shared Forms** Shiawassee **Property ID** 02650053000 County SEV / Yr Corunna (78017) 474 MLS Area Frontage 1091.00 2018 Summer Tax/ Yr Lot Size 474 x 582 Township 2018 Body of Water Winter Tax/ Yr 0.00 Acres 5.78 1091.00 2018 Subdivision Total Tax / Yr Section 28 Cross Streets S of Corunna Ave. / W of Shiawassee St. Directions N of Lyons Rd. PART OF SEC 28 T7N R3E Legal PROPERTY INFORMATION Square Feet 63177 Year Built 1952 Style **Certified Inspect** Water Public Water License Avail No Sewer Septic Public Sanitary Recognized Env Cond No License Type LISTING INFORMATION L-Firm Ph # Main: 810-659-6569 MLS East Central Association of REALTORS List Date 5/21/2019 Exp Date 5/9/2020 List-Firm F0562 Ham Group Realty L-Agt Ph # Cell: 810-691-9566 List-Aat 122522 Lucy W Ham **Co-List Agt Co-List Frm** Co-List Ph # Showing Instructions Call Showing Time Appointment Center 855-746-9813 Contract Exclusive Right to Sell Comp SA Yes 3.00 Percent Government Owned Ownership List Exception No Comp BA Yes 3.00 Percent Full Serv Listing Yes Comp NA Yes 3.00 Percent Short Sale No Lease Y/N No **Listing Broker Sign** Yes DOM 202 / 202 Signed Disc Other Sign on Prop Yes 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 Land Contract Concessions No Concession Amt \$0.00 Closed Date 1/24/2020 How Sold MORTGAGE INFORMATION LC Monthly Pmt LC Incl Tax/Ins LC Interest Rate LC Term (Months) LC Down Pmt FEATURES **BUSINESS TYPE** Medical/Dental Cable Internet Installed, Gas FINANCIAL TERMS Cash COMMERCIAL **FEATURES** Available, Outbuilding(s), SEWER SEPTIC **Public Sanitary** SUB STRUCTURE TYPES Pole Barn **Overhead Doors** COOLING SYSTEM Central A/C, Wall/Window A/C TYPE Office WATER Public Water EXTERIOR Brick Mixed Use, Residential CONSTRUCTION ZONING Natural Gas, Other FUEL TYPE HEATING SYSTEM Baseboard, Hot Water

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Address701 S Norton StreetAddress 2CorunnaMunicipalityCorunnaStateMIZip48817Asking Price\$249,900Sold Price\$245,000Sale/RentFor 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. offices and 2,128 s.f. offices and 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.

	FORMATION	z otrata (t. e		a generated		agragos pa		u si turt.	en al contra de la contra		
County	FORMATION Shiawassee		Property ID	0265005300	17 1 8 m. 8 11 - 8 . N	n de la compañía	i a de	ti . 21.	Shared Forms	2	·
Frontage	200		MLS Area	Corunna (78					SEV / Yr		
Lot Size	200 x 560		Township		,				Summer Tax/ Yr	0.00	0
Acres	1.90		Body of Wate	r					Winter Tax/ Yr	0.00	0
Section	28		Subdivision						Total Tax / Yr	0.00	
Cross Streets	s South of Coru	nna Ave.	/ We	st of Shiawasse	ee St.						
Directions	Lyons Rd. to N	I on S. Norton St.									
Legal	PART OF SEC	28 T7N R3E									
PROPERTY II	NFORMATION		·· ··· ·								51 A 117 A A
Year Built	1970		Style						Square Feet	9224	
License Avail			Water	Public Water					Certified Inspect		
License Type			Sewer Septic	Public Sanita	iry				Recognized Env		
LISTING INFO	e en l'element d'al de la composition d	p Date 12/3/2020	MLS	Fast Ce	ntral Associatio	n of REALTOR	35		L-Firm Ph #	Main:	810-659-6569
		cy W Ham	List-Fi			oup Realty			L-Agt Ph #	Cell:	810-691-9566
	122022 Luc		Co-Lis			Sup Houry			Co-List Ph	#	
Co-List Agt									00-215111	**	
-		isting Office, 810-659.)-6569 ext. 0, to	o coordinate viri	ual showing op		v	0.00	Demonst		
	Exclusive Right	to Sell			N1-	Comp SA		3.00 3.00	Percent Percent		
•	Private			cception erv Listing	No Yes	Comp BA Comp NA		3.00	Percent		
	No			g Broker Sign	Yes	DOM	156 /		Forcent		
Lease Y/N Signed Disc	No			Sign on Prop	No	DOW			al Required Feed	s. Forms o	Addendums
SOLD INFOR	MATION		Oute	Sign on trop		ارد به میرست. ۲۰۱۰ میراند					
An amount of the second se	James R Nichols		Sell-F	rm Burrell	Real Estate	· · · · · ·	'* *		S-Firm Ph	# Main:	989-725-9467
Pend Date 8	8/21/2020	Closed Date 9/3/20	20 How S	old Land C	ontract	Conce	ssions	Yes	s Concessio	n Amt \$6,1	25.00
MORTGAGE	INFORMATION										
LC Down Pm	t	LC Interest R	ate	LC Term (M	onths)	LC Inc	:l Tax/In	IS	LC Monthly	/ Pmt	
FEATURES			1		an agus sa			5	<u>010</u> 577 M		
	L FEATURES	Cable TV Available	FINANCI	L TERMS Ca	sh		BUS	NESS	TYPE	Medical/De	ntal, Office
COOLING SY	STEM	Central A/C					R00			Other-See	
	ONSTRUCTION							ER SE		Public Sani Pole Barn	tary
FUEL TYPE	OTCH	Other					TYPE			Office	
HEATING SYS		Hot Water Gas, Tankless Hot					WAT			Public Wate	эr
		Water					ZON	ing		Mixed Use	

Lucy W Ham Cell: 810-691-9566 Iucy@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
Туре	Single Family
Status	Closed
Activation Date	



Agent Remarks Please send all offers to Lucy@LucyHam.com. Then foilow-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 INF County Cross Streets School Dist Subdivision Directions	Shiawass South of I Corunna I O Corunna I	ee McNeil Public Schoo	/ West District hiawassee St,	ea Corunna (7) of M-71	8017)	Lot Si Acres Fronta Body	0.6		Property I Assessmo Principal Summer 1 Winter Ta:	ents Res Exerr 'ax/ Yr k/ Yr	02650048000 No pt No \$45.45 2018 \$0.00 2018
Legal	PARTOP	SEC 20 17N	ROE						Village Ta Total Tax/		\$45,45
PROPERTY IN Bed Rooms Bath Full / Half Total Bath Full Manufactured	4 f 2/		Garage Year Built Site Condo Basement	0.00 1902 No Yes	Struc Exter Wate Sewe	r Pul	/2 Story ck, Vinyl Sidir blic Water blic Sanitary	ng, Wood	Abv Grd S Below Grd Below Grd Price Per	sqFt 1 SqFt 1 SqFt Fir	2278 1300
ROOM E	DIMENSIO	S LEVEL	FLOORING	ROOM	DIMENSION	IS LEVEL	FLOORING	ROOM	DIMENSIONS	LEVEL	FLOORING
Bedroom 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom 5 Bedroom 6 Office	14 x 12 12 x 10 16 x 10 15 x 13 x x 26 x 11	Entry Entry Upper Upper	Carpet Carpet Wood Carpet Other	Living Rm Dining Rm Kitchen Brkfast Nk Family Rm Great Rm Libary/Den	22 x 13 13 x 11 14 x 11 x x x 18 x 13	Entry Entry Entry Lower	Carpet Wood Carpet Other	Laundry Sun/Florida Full Bath 1 Full Bath 2 Full Bath 3 Lav 1 Lav 2	x	Entry Entry Upper	Ceramic Carpet Carpet
LISTING INFOR		Exp Date 1	/24/2020	MLS I	East Central /	Association	of REALTORS	3	L-Firm Ph #	 Main:	810-659-656
		Lucy W Ham			F0562		Group Realty		L-Agt Ph #		810-691-956
Co-List Agt		200) 11 1101	•	Co-List Frm					Co-List Ph #		
Showing Instru Subj Short Sale Full Serv Listin Signed Disc List Exception Ownership	e No ng Yes Yes No Govern	As As	ssociation ssoc Name ssoc Contact	Exclusive Right	to Sell	Com Com	pession 0 pSA Yes pBA Yes pNA Yes 112	3.00 Percent 3.00 Percent 3.00 Percent 112 See All J	- Fields Detail Re	port for C	complete Info
SOLD INFORM Sell-Agt NO	I ATION ON MEMBE	R		Seil-Firm		ABER		Se	I-Firm Ph #	1 1.4 1	· · ·
-)/1/2019		Date 12/4/2019	How Sold	FHA	<u></u>	Concess	ions Yes Co	ncession Amt	\$6,000.00	·
APPLIANCES EXTERIOR CONSTRUCTIO		Refrigerator	Range/Oven, Siding, Wood	FOUNDATION BASEMENT	TYPE BI	asement ock, Egress/ indows, Fini ut		FINANCIAL TERMS ROADS SEWER	Cash, Conve Paved Street Public Sanita		
ARCHITECTUR EXTERIOR FEA FIREPLACE FE	ATURES	Patio		HEATING SY HEAT/FUEL 1 COOLING SY	TYPE N	aseboard atural Gas eiling Fan(s)		/SEPTIC ROOMS	Den/Study/Li First Fir Prim		oor Bedroom, om, Living 12/21/202

MLS #: 31383512

Page 1 of 1

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Address	314
Address 2	
Municipality	Coru
Zip	4883
Asking Price	\$11(
Sold Price	\$10
Sale/Rent	For
MLS #	5005
Original MLS#	5005
Type	Mult
Status	Clos

314 N Woodworth Street Corunna 48817 \$110,000 \$105,000 For Sale 50056452 \$ 50056452 Multi-Family 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 youl **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 IN	FORMATION			anto all'ida		<u>an booksin viete</u>	ki katala di	이 가슴 집 - 아파 날리		철전 것으로 소리하는
County	Shlawassee			MLS	Area	Corunna (78017)			ipal Res Exem	pt No
Subdivision	0			Prop	erty ID	02610011006			ed Forms 3	
Frontage						Corunna Public School E	District	SEV		
Lot / Acres	50 x 120	/ 0.11		Net C	perating	Income				9.00 2021
Cross Streets	South of Mach			/ West of Shia	wassee \$	St.				72.00 2020
Directions	Corunna Ave.							Total	Tax / Yr 20	51.00
Legal	LOT 6 BLOCK	11 EXCEP	T THE EAST 2)' ORIGINAL PL	AT					
PROPERTY IN	FORMATION	la <u>n in</u> th	lifart tow		ani Sel	e stiltigen		1		
Total Units	2	Garage	0.00	Style			Separa		Separate El	
Bedrooms	4	Sq Ft	1848		Public Sa	•	Separa		Separate W	ater No
Bath Full/Half	2 / 0	Yr Built	1932	Water	Public Wa	aler	Bullt O	n Bas	ement	
Unit	1 Information		1	2 Information		Unit 3 Info]	Unit 4 Informat	
Room	Dimensions	Level	Room	Dimensions	Level		ensions Leve		Dimensio	ns Level
Bedroom 1	х		Bedroom 1	x		Bedroom 1	x	Bedroon		
Bedroom 2	x		Bedroom 2	x		Bedroom 2	x	Bedroon		
Bedroom 3	x		Bedroom 3	x		Bedroom 3	x	Bedroon		
Living Rm	×		Living Rm	x		Living Rm	x	Living R		
Kitchen	х		Kitchen	x		Kitchen	x	Kitchen	x	
Dining Rm	x		Dining Rm	x		Dining Rm	x	Dining R		
Rent Amount		1000.00	Rent Amoun			Rent Amount		Rent Am		
Unit Occupied	1	Yes	Unit Occupie	d N	10	Unit Occupied		Unit Occ	upied	
LISTING INFO	RMATION									
List Date 9	/28/2021 Ex	p Date 3/2	8/2022	MLS	East Ce	ntral Association of REA	LTORS	L-Frm	Ph# Main:	810-659-6569
List-Agt 1	22522 Luc	cy W Ham		List-Firm	F0562	Ham Group Realt	у	L-Agt	Ph# Cell:	810-691-9560
Co-List Agt				Co-List Frm	1			Co-Li	st Ph #	
Showing Instr	uctions									
Contract	Exclusive I	Right to Sell	/VR			Addtl Docs	lo			
Ownership	Governme	nt Owned		List Except	ion No	Comp SA	/es 3.00 Per	cent		
Possession	Subject To	Tenant Rigl	hts	Lease	No	Comp BA	les 3.00 Per	cent		
Occup Rate/D	ay			Short Sale	No	Comp NA	res 3.00 Per	cent		
Full Serv Listi	ng Yes			Signed Dise	c Yes	DOM 2	24 / 24			
SOLD INFORM	ATION						e to tel		len na Stan an Stan ann. Seannacht an Stationacht	
Sell-Agt A	mber Rivera			Sell-Firm	Keller	Villiams First		Sell-Firm P	h# Main:8	10-515-1503
Co-Sell Agt				Co-Sell Firr	ท			Co-Sell Fir	m Ph #	
Pend Date 1			te 12/14/2021	How Sold	FHA	Conce	essions No	Concessio	n Amt	
FEATURES										
BASEMENT T	YPE Block			EXTERIOR		Aluminum, Wood,		IG SYSTEM	Forced Air	
COOLING SY	STEM Ceiling I	Fan(s), Cen	tral A/C	CONSTRUCT		Asphalt	FUEL 1		Natural Gas	
				EXTERIOR FE					Gas Coble/Internet	Avoil Cuma
				FOUNDATION GARAGE TYP		Basement Atlached Garage,	IN LERI	OR FEATURES	Cable/Internet Pump	. Avan., Sump
				INTERCOLOGY IN T		Allacheu Gallaue.			i wiip	
				ORIGICE III	-	Carport	LOT DI	ESCRIPTION	Wooded	

This information is deemed reliable, but not guaranteed.

01/05/2024 01:20 PM User: AKFuller DB: Owosso	CASH SUMMARY BY FUND FOR C FROM 07/01/2023 TO 01, FUND: 297 CASH AND INVESTMENT A	/05/2024	Pag	ge: 1/1
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 REVENUE AND EXPENDITURE REPORT FOR CITY OF OWOSSO Page: 1/2 PERIOD ENDING 12/31/2023

010	Fiscal	Year	Completed:	50.27	

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGETNORMAI	YTD BALANCE 12/31/2023 (ABNORMAL)NORMAL	AVAILABLE BALANCE (ABNORMAL)	% BDGT USED
Fund 297 - HISTORICAL FUN	D				
Revenues					
Dept 000 - REVENUE					
297-000-540.000	STATE SOURCES	0.00	335.00	(335.00)	
297-000-643.000 297-000-665.000	SALES INTEREST INCOME	2,500.00 500.00	2,753.00 1,614.39	(253.00) (1,114.39)	110.12 322.88
297-000-665.100	ENDOWMENT SPENDABLE FUNDS	1,010.00	1,066.00	(1,114.39) (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
297-000-675.000 297-000-699.101	MISCELLANEOUS TRANFERS FROM GENERAL FUND	0.00 20,000.00	0.00 10,000.00	0.00 10,000.00	0.00 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
		52,010.00	57,711.50	11,200.02	12.51
Expenditures Dept 797 - HISTORICAL COM	MISSION				
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
297-797-716.100 297-797-717.000	HEALTH INSURANCE UNEMPLOYMENT INSURANCE	0.00 0.00	0.00 2.79	0.00 (2.79)	0.00 100.00
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
297-797-818.500 297-797-930.000	AUDIT BUILDING MAINTENANCE	600.00 0.00	658.00 0.00	(58.00) 0.00	109.67 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 - HISTORIC	AL 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
297-798-715.000 297-798-717.000	SOCIAL SECURITY (FICA) UNEMPLOYMENT INSURANCE	0.00 12.00	0.00 2.38	0.00 9.62	0.00 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
297-798-940.000 297-798-961.000	EQUIPMENT RENTAL - BUILDING MAII MISCELLANEOUS	0.00 300.00	629.86 2.47	(629.86) 297.53	100.00 0.82
237 730 302 0000					
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
297-799-716.100 297-799-716.400	HEALTH INSURANCE LIFE INSURANCE	0.00 0.00	0.15 0.90	(0.15) (0.90)	100.00 100.00
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
297-799-930.000 297-799-930.200	BUILDING MAINTENANCE BLDG MAINTENANCE	5,000.00 0.00	3,511.36 440.00	1,488.64 (440.00)	70.23 100.00
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)	
Total Dept 799 - GOULD HO	USE	8,817.00	6,877.70	1,939.30	78.00
Dept 800 - COMSTOCK/WOODA 297-800-930.000	RD BUILDING MAINTENANCE	500.00	227.33	272.67	45.47
	-				
Total Dept 800 - COMSTOCK	/WOODARD	500.00	227.33	272.67	45.47

01/05/2024 01:21 PM User: AKFuller DB: Owosso	REVENUE	REPORT FOR CITY NG 12/31/2023 Completed: 50.2		Page:	2/2
GL NUMBER	DESCRIPTION	2023-24 Amended budget	YTD BALANCE 12/31/2023 NORMAL (ABNORMAL)N	AVAILABLE BALANCE ORMAL (ABNORMAL)	% BDGT USED
Fund 297 - HISTORICAL FUND Expenditures					
TOTAL EXPENDITURES		51,695.00	33,224.83	18,470.17	64.27
Fund 297 - HISTORICAL FUND TOTAL REVENUES TOTAL EXPENDITURES	:	52,010.00 51,695.00	37,744.98 33,224.83	14,265.02 18,470.17	72.57 64.27
NET OF REVENUES & EXPENDIT	URES	315.00	4,520.15	(4,205.15)	1,434.97

	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						

Curwood Castle December Monthly Comparisons 2015 - 2022

			Squ	iare		Ca	sh			
Date	Adults	Kids	Admits	Gift Shop	Events	Admits	Gift Shop	Events	Donations	Deposits
12/1/2023	1					\$5.00				
12/2/2023	9	3	\$10.00			\$41.00				
12/3/2023	5	1				\$27.00	\$17.00			
12/4/2023										
12/5/2023										
12/6/2023										
12/7/2023	4					\$20.00				
12/8/2023	2					\$10.00				
12/9/2023	27	8			\$20.00	\$172.00	\$1.00	\$60.00	\$139.00	\$372.00
12/10/2023	4	2	\$14.00			\$24.00		\$40.00		
12/11/2023										
12/12/2023	5		\$20.00			\$5.00				
12/13/2023	3					\$15.00	\$10.00			
12/14/2023										
12/15/2023	1					\$5.00	\$5.00			
12/16/2023	14		\$10.00	\$12.00		\$60.00				
12/17/2023	13	2	\$7.00			\$62.00	\$5.00			
12/18/2023										
12/19/2023	6	2				\$32.00				
12/20/2023	1					\$5.00				
12/21/2023	2					\$10.00	\$5.00			
12/22/2023	5					\$25.00				
12/23/2023	9	5	\$33.00	\$48.00		\$22.00				
12/24/2023										
12/25/2023										
12/26/2023	7	1	\$10.00	\$60.00		\$27.00				
12/27/2023	5					\$25.00	\$5.00			
12/28/2023	6	2	\$19.00			\$15.00				
12/29/2023	16	5				\$90.00	\$24.00			
12/30/2023	16	1	\$10.00			\$72.00				
12/31/2023	2					\$10.00			\$50.00	
Cash						\$779.00	\$72.00	\$100.00	\$189.00	\$1,140.00
Credit			\$133.00	\$120.00	\$20.00					\$273.00
Totals	163	32								\$1,413.00

December 2023 Curwood Castle Financial Report

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