

Property Address: 850 W. Bear River Road, Petoskey MICHIGAN
 Street City, Village or Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitution for any inspections or warranties the Buyer may wish to obtain.

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

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

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>				Lawn sprinkler system	<input checked="" type="checkbox"/>			
Dishwasher	<input checked="" type="checkbox"/>				Water heater	<input checked="" type="checkbox"/>			
Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			Plumbing system	<input checked="" type="checkbox"/>			
Hood/fan	<input checked="" type="checkbox"/> * Not 46 in lower level				Water softener/conditioner	<input checked="" type="checkbox"/>			
Disposal	<input checked="" type="checkbox"/>				Well & pump				
TV antenna, TV rotor & controls				<input checked="" type="checkbox"/>	Septic tank & drain field	<input checked="" type="checkbox"/>			
Electric System	<input checked="" type="checkbox"/>				Sump pump				<input checked="" type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>				City water system				<input checked="" type="checkbox"/>
Alarm system	<input checked="" type="checkbox"/>				City sewer system				<input checked="" type="checkbox"/>
Intercom				<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>			
Central vacuum				<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>			
Attic fan				<input checked="" type="checkbox"/>	Wall furnace	<input checked="" type="checkbox"/>			
Pool heater, wall liner & equipment				<input checked="" type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>			
Microwave	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	Electronic air filter	<input checked="" type="checkbox"/>			
Trash compactor				<input checked="" type="checkbox"/>	Solar heating system				<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>				Fireplace & chimney	<input checked="" type="checkbox"/>			
Sauna/hot tub	<input checked="" type="checkbox"/>				Wood burning system	<input checked="" type="checkbox"/>			
Washer	<input checked="" type="checkbox"/>				Dryer	<input checked="" type="checkbox"/>			

Explanations (attach additional sheets, if necessary):

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

Property conditions, improvements & additional information:

- Basement/Crawlspace: Has there been evidence of water? yes no
 If yes, please explain: Repaired by Ballard's plumbing
- Insulation: Describe, if known: Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown yes no
- Roof: Leaks? yes no
 Approximate age, if known: _____
- Well: Type of well (depth/diameter, age and repair history, if known): New 2017
 Has the water been tested? yes no
 If yes, date of last report/results: yes

BUYER'S INITIALS _____

SELLER'S INITIALS D.H.

Seller's Disclosure Statement

Property Address: 850 W. Bear River Road, Petoskey MICHIGAN

- 5. Septic tanks/drain fields: Condition, if known: Yes, New 2017. Cleaned - Pumped - 2025 Dec.
6. Heating system: Type/approximate age: HVAC + Geo 2017
7. Plumbing system: Type: copper [checked] galvanized other
8. Electrical system: Any known problems? No
9. History of infestation, if any: (termites, carpenter ants, etc.) No
10. Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.
11. Flood insurance: Do you have flood insurance on the property?
12. Mineral Rights: Do you own the mineral rights?

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

- 1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property?
2. Any encroachments, easements, zoning violations or nonconforming uses?
3. Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), or a homeowners' association that has any authority over the property?
4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors?
5. Settling, flooding, drainage, structural or grading problems?
6. Major damage to the property from fire, wind, floods, or landslides?
7. Any underground storage tanks?
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?
10. Any outstanding municipal assessments or fees?
11. Any pending litigation that could affect the property or the Seller's right to convey the property?

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

The Seller has lived in the residence on the property from Jan 2018 (date) to Present (date).
The Seller has owned the property since 2015 (date).
The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

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

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller David Underwood, TTE Date: 1-21-26

Seller Date:

Buyer has read and acknowledges receipt of this statement.

Buyer Date: Time:

Buyer Date: Time:

Disclaimer: This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.



Property Address: 850 W. Bear River Road
Street
Petoskey
City, Village Township, MICHIGAN

LANGUAGE FOR SELLER'S ACKNOWLEDGEMENT

LEAD-BASED PAINT

Seller represents and warrants that the listed property was built in 1978 or later, and that therefore, the federally-mandated lead-based paint disclosure regulations do not apply to this property.

Signature of Seller(s): *David Underwood*, TTE

Date: 1-21-26

850 W BEAR RIVER RD PETOSKEY, MI 49770 (Property Address)

Parcel Number: 01-19-31-476-006

Property Owner: UNDERWOOD DAVID W TRUST

Summary Information

> Assessed Value: \$5,814,500 | Taxable Value: \$3,145,383

> Property Tax information found

Owner and Taxpayer Information

Owner	UNDERWOOD DAVID W TRUST 850 W BEAR RIVER ROAD PETOSKEY, MI 49770	Taxpayer	SEE OWNER INFORMATION
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Legal Description

PT OF GOVT LOT 3, SECTION 31; COM AT MEA COR ON S SIDE OF SEC, TH S88°30'E 7 FT, TH N06°40'E 33.1 FT, TH S88°30'E 216.2 FT, TH N11°25'E 80.33 FT, TH N88°30'W 223 FT, TH S06°40'W 79.55 FT TO POB. INC COM AT MEA COR ON S SIDE OF SEC, TH S88°30'E 7 FT, TH N06°40'E 112.65 FT TO POB, TH S88°30'E 223 FT, TH N11°25'E 75.99 FT, TH N88°30'W 229 FT, TH S09°40'W 75.15 FT TO POB. INC COM S88°30'E 220 FT & N11°25'E 33.4 FT FROM MEA COR ON S SIDE OF SEC, TH S88°30'E 83 FT ON N SIDE OF HWY TO W LN OF PRIVATE RD, TH N06°E 92.1 FT ALG SD PRIVATE RD, TH N88°30'W 74.8 FT PAR WITH HWY, TH S11°25'W 93.3 FT TO POC. INC COM AT MEA COR ON S SIDE OF SEC, TH S88°30'E 7 FT, TH N06°40'E 33.1 FT, TH S88°30'E 216.2 FT, TH N11°25'E 158.54 FT TO POB, TH S88°30'E 68.9 FT TO WLY LN OF RD, TH S06°W 64.7 FT M/L ALG WLY LN OF SD RD, TH N88°30'W 74.5 FT M/L, TH N11°25'E 65.24 FT M/L TO POB. ALSO INC S 33 FT OF W 205.5 FT OF GOV'T LOT 3 & ADD'L LAND W THEREOF TO WATER'S EDGE. EXC COM AT MEA POST ON S LN OF SEC 31 & E SHR OF WALLOON LAKE, TH S88°30'E 7.0 FT ALG S LN OF SD SEC, TH N06°40'E 33.10 FT, TH S88°30'E 216.20 FT, TH N11°25'E 156.32 FT, TH N88°30'W 69.0 FT TO POB, TH CONT N88°30'W 56.0 FT, TH S1°30'W 37.0 FT, TH S88°30'E 56.0 FT, TH N1°30'E 37.0 FT TO POB. ALSO EXC COM AT REMON COR AT MEA COR OF SD SEC, TH ALG S LN OF SD SEC N88°30'00"W 26.78 FT TO HISTORICAL MEA COR AT SW COR OF GOV'T LOT 3, TH ALG S LN S88°30'00"E 7 FT, TH N06°40'00"E 33.20 FT TO N LN OF CTY RD, TH ALG SD N LN S88°31'32"E 215.79 FT, TH N11°08'30"E 93.22 FT FOR POB, TH N88°31'32"W 154.32 FT, TH N01°27'51"E 62.36 FT, TH S88°28'35"E 40 FT, TH S01°27'51"W 36.98 FT, TH S88°28'35"E 56.01 FT, TH N01°27'51"E 36.98 FT, TH S88°28'35"E 68.92 FT, TH N89°56'23"E 69.13 FT TO W LN OF GREENWOOD LN, TH ALG W LN OF SD RD, S06°05'25"W 64.28 FT, TH N88°31'32"W 74.53 FT TO POB. SUBJ TO EASE(S) OF RECORD. SECTION 31, T34N, R5W.

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

1/18/2026

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2024	Winter	\$41,948.65	\$41,948.65	02/12/2025	
2024	Summer	\$33,432.26	\$33,432.26	09/12/2024	
2023	Winter	\$39,448.14	\$39,448.14	02/14/2024	
2023	Summer	\$32,177.74	\$32,177.74	09/12/2023	
2022	Winter	\$37,569.64	\$37,569.64	02/09/2023	
2022	Summer	\$31,152.46	\$31,152.46	09/13/2022	
2021	Winter	\$36,310.48	\$36,310.48	02/10/2022	
2021	Summer	\$30,169.17	\$30,169.17	09/10/2021	

Load More Years

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Viewing Parcel Number: 010-006-002-00

Parcel Details

Assessing City/Township: Melrose Township

Property Address: BEAR RIVER RD
PETOSKEY, MI 49770

Owner Information: UNDERWOOD DAVID W TRUST
850 W BEAR RIVER RD
PETOSKEY, MI 49770

Property Class: 402 - Residential - Vacant

Taxable Status: TAXABLE

School District: 24070 - Petoskey

P.R.E. Percentage: 100%

P.R.E. Filing Date: 42941

Current SEV: \$231,800

Current Taxable Value: \$121,443

Prior Year SEV: \$153,600

Prior Year Taxable Value: \$117,792

Sales Information

Date	Document Type	Liber/Page	Sales Price
12/21/2020	QC	1284/283	\$0
04/25/2014	WD	1061/814	Confidential
03/17/2014	QC	1060/713	\$0
01/06/2011	WD	950/166	\$0
11/15/2005	QC	717/190	\$0