

15-36-204-059

Commercial and Industrial Property Profile

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s) : RICHARD S CABALUM
Mailing Address : 647 WADE CT ROCHESTER HILLS MI 48307-5067

Location Information

Site Address : 2960 EASTERN AVE ROCHESTER HILLS MI 48307-5519
PIN : 15-36-204-059 Neighborhood Code : 00005
Municipality : City of Rochester Hills
School District : 220 ROCHESTER COMM SCHLS
Use : 201 BUS IMP (Commercial Business Imp.)
Water Indicator : N Sewer Indicator : N
Well Indicator : N Septic Indicator : N

Property Description

T3N, R11E, SEC 36 SUPERVISOR'S PLAT OF BROOKLANDS PARK NO 2 LOTS 23 TO 26 INCL 10/7/85 FR 009, 010 & 011

Split/Combination Information

Added Status : Added Parcel
Added Date : 10/23/1985 Added To : FROM 009, 010 & 011

Most Recent Sale Since 1994

Date : 11/15/1996
Amount : \$143,000 Liber : 16827:603
Grantor : CABALUM,PEDRO,S Grantee : CABALUM,RICHARD,S

Tax Information

Taxable Value : \$51,440 State Equalized Value : \$53,500
Current Assessed Value : \$53,500 Capped Value : \$51,440
Effective Date For Taxes : 12/01/2017 Principal Residence Exemption : 0.0000%

Taxes

Summer : Summer :
Winter : Winter :
Village : Village :

Lot Information

Description : Acres : 0

LIBER 168279603

DEC 11 96 299318

21

WARRANTY DEED

Statutory Form

KNOW ALL MEN BY THESE PRESENTS: That PEDRO S. CABALUM and ISABEL CABALUM, his wife,

WHOSE ADDRESS IS: 40233 Steele Drive, Sterling Heights, MI 48310

CONVEYS AND WARRANTS TO: RICHARD S. CABALUM, a single man.

WHOSE ADDRESS IS: 36667 Maplewood, Sterling Heights, MI 48310

The following described premises situated in the City of Rochester Hills, County of Oakland, and State of Michigan, to-wit:

Lots 23, 24, 25 and 26; SUPERVISOR'S PLAT OF BROOKLANDS PARK NO. 2, according to the plat thereof as recorded in Liber 50, Page 32 of Plats, Oakland County Records.

More commonly known as 1744 Auburn Road and 2960 Eastern Avenue **50032**

Parcel Identification No. 15-36-204-059

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

for the full consideration of One Hundred Forty Three Thousand and 00/100 (\$143,000.00) Dollars

subject to easements and building and use restrictions of record and further subject to acts or omissions of Grantee as Vendor under a certain Land Contract dated the 2nd day of January, 1990 pursuant to which this deed is passed. This transaction exempt from State Transfer Tax as the land contract was entered into prior to the effective date of the Act.

Dated: This 15th day of November, 1996

WITNESSES:

Thomas R. Walcott
Thomas R. Walcott
Charles Walcott
Charles Walcott

Pedro S. Cabalum
Pedro S. Cabalum
Isabel S. Cabalum
Isabel Cabalum, his wife

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15th day of November, 1996, by Pedro Cabalum and Isabel Cabalum, his wife.

My Commission Expires: 6/1/98

Thomas R. Walcott
Thomas R. Walcott
Notary Public Oakland County, Michigan
157.30
1.00
158.30
157.30

Instrument Thomas R. Walcott
Drafted By: Attorney at Law

Business 21916 John R
Address Hazel Park, MI 48030

Recording Fee _____
State Transfer Tax _____

When recorded return to: Grantee
Send subsequent tax bills to: Grantee

88-095.WD

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or
TITLES held by the State or any individual against the
within description, and all TAXES on same are paid for
five years previous to the date of this instrument, as
appears by the records in the office except as stated.
12 10 96
L. Hugh Johnson
L. Hugh Johnson, County Treasurer
Mich. Comp. Laws, Sec. 125, Act 206, 1969 as amended

\$ 7.00 DEED
\$ 2.00 RENOVATIONATION
\$ 157.30 TRANSFER TAX
11 DEC 96 7:17 A.M. RECEIPT SA
PAID RECORDED - OAKLAND COUNTY
LYNN D. ALLEN, CLERK/REGISTER OF DEEDS

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
OAKLAND 11 DEC 96 5A
\$ 157.30-10
\$ 0.00-ST
2100097497

O.K. MJ

DEC 09 1996

VALUATION STATEMENT

Updated 12-08-11

Property Owner(s): Richard S. Cabalum
647 Wade Ct.
Rochester Hills, MI 48307-5067

Address: 2960 Eastern Avenue
Rochester Hills, MI 48307

Area to be acquired:	<u>1,092.00</u>	square feet
Price per square foot	x \$ <u>6.25</u>	
Total	\$ <u> </u>	Fee (Permanent)
	x 50% \$ <u> </u>	Easement (Permanent)
	x 10% \$ <u>682.25</u>	Grading Permit (Temporary)
Just Compensation	\$ <u>682.25</u>	

ADDITIONAL INFORMATION:

Sidewalk and alley reconstruction and grading required for the project. Donation of temporary grading permit is requested.

PROJECT 0190-17-0020	PARCEL 15-36-204-059 (P22)	NAME Richard S. Cabalum
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Project: **E. Auburn Road** Project No.: **JN-** Parcel No: 22
HRC Project No.: **20180131**

Commonly known as: **2960 Eastern**
(Part of) Tax Parcel No.: **15-36-204-059**

To: **Richard S. Cabalum**
647 Wade Ct.
Rochester Hills, Michigan 48307-5067

The **City of Rochester Hills** intends to *reconstruct E. Auburn Road from Culbertson Ave. to west of Dequindre Road in the City of Rochester Hills*. As part of this project, the it has been found necessary to acquire a Permit to Grade over your property at the 2960 Eastern. The estimated just compensation for the Permit to Grade is \$682.25. This amount is based on ia valuation statement provided by the City of Rochester Hills and constitutes the estimated fair market value of the property interest. A copy of this analysis will be provided to you.

A summary of the acquisition and just compensation is as follows:

(a) Interests to be acquired:

SEE ATTACHED Driveway Grading License and Permit to Grade

(b) Improvements, including fixtures, to be acquired:

NONE

(c) Damages to Tree and Landscaping

NONE

(d) Summary of fair market value:

(1) Real Estate Interest	\$ <u>682.25</u>
(2) Plus Additional Damages	\$ <u>0.00</u>
(3) Total	\$ <u>682.25</u>

Pursuant to 1980 PA 87, as amended, being MCL 213.51 through 213.77, the Council reserves its rights to bring federal and/or state recovery actions against the present owner(s) of the property arising out of a release of hazardous substances at the property.

If you have any questions, please contact:

Jeffrey L. Jones at **248-454-6837**, email at jjones@hrc-engr.com or

Or by mail at **Hubbell, Roth & Clark, Inc., 555 Hulet Drive, PO Box 824, Bloomfield Hills, MI 48303.**

This document constitutes a written offer pursuant to 49 CFR 24.102(d), and **shall not become effective until the City of Rochester Hills approves the proposed compensation by resolution.**

OWNER: Richard S. Cabalum
647 Wade Ct.
Rochester Hills, MI 48307-5067

PERMIT TO GRADE
City of Rochester Hills

The undersigned grants to the City of Rochester Hills, its Agents and Representatives permission to enter upon Richard S. Cabalum property at 2960 Eastern Avenue, City of Rochester Hills, Michigan 48307 for the purposes of transitioning the alley pavement in the side of the property, as per plan.

The activities will be conducted so as to minimize inconvenience with the owners and occupants of the property and upon completion of the reconstruction, the property will be restored.

This Permit expires July 31, 2020

Tax ID No.: 15-36-204-059
Commonly known as: 2960 Eastern Ave.

Grading Permit Description: See Attachment "A"

Signed this 18th day of JULY, 2018

OWNERS



Richard S. Cabalum

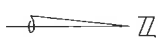
Paul Davis, PE, City Engineer,
City of Rochester Hills

- LEGEND**
- REBAR
 - ASPHALT
 - CONCRETE



AUBURN ROAD
(100' R.O.W.)

EASTERN AVENUE
(60' R.O.W.)



<p>OHM OHM CONSULTANTS, INC. 2000 Riverchase Blvd Birmingham, AL 35244 205.988.8800 OHMAL00000001.CDW</p>	<p>DATE: 04/10/2014 10:00 AM SCALE: 1/8" = 1'-0"</p>
	<p>CITY OF ROCHESTER HILLS AUBURN ROAD RECONSTRUCTION 2960 EASTERN - CABALUM</p>

E. Auburn Road
HRC Project No. 20180131

Parcel 22
Richard Cabalum
647 Wade Ct.
Rochester Hills, MI 48307-5067

Contact: Richard

7/16/18 emailed for meeting on property
7/18/18 met with owner at property, signed documents, no donation
8/13/18 emailed W-9 form to be signed
8/23/18 rec'd signed W-9

SIGNED