Chuck Cryderman & Associates L.L.C.
Luke Williams - Auctioneers
Auctioneers-Certified Appraisers-Realtors

PROPERTY INFORMATION PACKET

ONLINE PUBLIC AUCTION

Tuesday November 10, 2026



200 CURRIER STREET, ALMONT, MI 48003

OFFERED BY: CHUCK CRYDERMAN & ASSOCIATES LLC
15313 BRYCE RD., CAPAC, MI 48014
586-784-8890 586-634-1076
CRYDERMANAUCTIONS.COM

Chuck Cryderman & Associates, L.L.C.

15313 Bryce Rd.
Capac, MI 48014

586-784-8890

AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet (PIP) was derived from reliable sources and is believed to be correct but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

ONLINE PUBLIC REAL ESTATE AUCTION

TUESDAY NOVEMBER 10, 2026 4 PM SOFT CLOSE

200 CURRIER STREET, ALMONT, MI 48003





1,248 Sq. Ft.
Almont, Lapeer County
Almont School District
Zoning: Residential
Attached 3 season enclosed sun room
Forced Heating and Cooling
City water/ sewer, Natural Gas

Parcel ID#: 041-522-035-00

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200 CURRIER

ALMONT, MI 48003
Parcel #041-522-035-00
Property Owner: CRYDERMAN JEAN A

Owner and Taxpayer Information

Owner	CRYDERMAN JEAN A 200 CURRIER ST ALMONT, MI 48003-8607
Taxpayer	SEE OWNER INFORMATION

General Information for Tax Year 2026

Property Class	401 RESIDENTIAL-IMPROVED
School District	ALMONT COMMUNITY SCHOOLS
Map Number	*No Data to Display*
User Number Index	0
User Alpha 1	*Not Available*
User Alpha 3	*Not Available*
Historical District	*Not Available*
User Alpha 2	*Not Available*

Unit	041 VILLAGE OF ALMONT
Assessed Value	$132,400
Taxable Value	$64,234
State Equalized Value	$132,400
Date of Last Name Change	06/05/2018
Notes	*Not Available*
Census Block Group	*Not Available*
Exemption	*No Data to Display*

Principal Residence Exemption Information

Effective Date	*No Data to Display*

Principal Residence Exemption	June 1st	Fina
2025	100.0000%	100.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxabl
2025	$122,600	$122,600	$62,54
2024	$111,800	$111,800	$60,66
2023	$101,500	$101,500	$57,77

Land Information

Zoning Code	R1
Land Value	$26,991
Renaissance Zone	No
ECF Neighborhood	*Not Available*
Lot Dimensions/Comments	*Not Available*

Total Acres	0.376
Land Improvements	$1,186
Renaissance Zone Expiration Date	*No Data to Display*
Mortgage Code	*No Data to Display*
Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Dept
Lot 1	125.00 ft	131.00
	Total Frontage: 125.00 ft	Average Depth: 131.00

Legal Description

01 66 101 000 00 SEC 22 T6N R12E VILLAGE OF ALMONT COM N 85 DEG 49' E 738.38 FT FROM SW COR OF SEC 22, TH N 33.03 FT, TH N 01 DEG 37' 07" W 204.78 FT T(
PT OF BEG, TH TH N 01 DEG 37' 07" W 125 FT, THN 85 DEG 40' 52" E 132.64 FT TH S 00 DEG 30' 00" E 125 FT, TH S 85 DEG 35'14" W 130.20 FT TO BEG. .38 A.

Land Division Act Information

Date of Last Split/Combine	*No Data to Display*
Date Form Filed	*No Data to Display*
Date Created	*No Data to Display*
Acreage of Parent	0.00
Split Number	0
Parent Parcel	*No Data to Display*

Number of Splits Left	0
Unallocated Div.s of Parent	0
Unallocated Div.s Transferred	0
Rights Were Transferred	*Not Available*
Courtesy Split	*Not Available*

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

Building Information - 1248 sq ft RANCH (Residential)

General

Floor Area	1,248 sq ft
Garage Area	480 sq ft
Foundation Size	1,248 sq ft

Estimated TCV	$236,618
Basement Area	0 sq ft
Year Built	1987
Occupancy	Single Family
Effective Age	22 yrs
Percent Complete	100%
AC w/Separate Ducts	No

Year Remodeled	*No Data to Display*
Class	C
Tri-Level	No
Heat	Forced Air w/ Ducts
Wood Stove Add-on	No
Basement Rooms	0
1st Floor Rooms	0
2nd Floor Rooms	0
Bedrooms	0

Water	*Not Available*
Sewer	*Not Available*
Style	RANCH

Area Detail - Basic Building Area

Height	Foundation	Exterior	Area Heated
1 Story	Crawl Space	Siding	1,248 sq ft 1 Story

Basement Finish

Recreation	0 sq ft
Living Area	0 sq ft
Walk Out Doors	0

Recreation % Good	0%
Living Area % Good	0%
No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1

2 Fixture Bath	1

Garage Information

Area	480 sq ft
Foundation	42 Inch
Year Built	*No Data to Display*
Auto Doors	0

Exterior	Siding
Common Wall	1/2 Wall
Finished	No
Mech Doors	1

Porch Information

CPP	24 sq ft
WSEP (1 Story)	214 sq ft
WSEP (1 Story)	152 sq ft
WGEP (1 Story)	338 sq ft

Foundation	Standard
Foundation	Standard
Foundation	Shallow
Foundation	Standard

CHUCK CRYDERMAN & ASSOCIATES L.L.C.

LUKE WILLIAMS

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TERMS and CONDITIONS

Auction Sale on Tuesday, November 10, 2026 at 8 A.M. with a soft close

beginning at 4 P.M. pre-bidding will be available.

200 Currier Street, Almont, MI 48003

OPEN HOUSES

Sunday November 1, 2026 2 PM to 5 PM

Wednesday November 5, 2026 2 PM to 5 PM

Friday November 8, 2026 2 PM to 5 PM

TERMS OF SALE: See the AGREEMENT TO BID for all the detailed Terms and Conditions. There can be no contingencies of sale for this property. Buyer must be satisfied with the condition of the property and that financing, if necessary, is in place to close thirty (30) days following the Seller's acceptance. There is a 7% Buyer Fee applicable to this purchase.

CHUCK CRYDERMAN & ASSOCIATES L.L.C.
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BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 7% added to the high bid. The total of the high bid plus the 7% Buyer's Premium shall constitute the Contract Sales Price.

Example:

Bid Price:	$ 100,000.00
Add &% Buyer's Premium:	$ 7,000.00
Contract Sales Price:	$ 107,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the PURCHASE AGREEMENT.

AGREEMENT TO BID
AUCTION SALE REAL ESTATE November 10, 2026
200 CURRIER STREET, ALMONT, MI 48003

Bidding is open to the public without regard to race, color, sex or national origin.

AGENCY DISCLOSURE: AUCTIONEERS, CHUCK CRYDERMAN & ASSOCIATES LLC ACT AS EXCLUSIVE AGENTS FOR THE SELLERS. The duties that a Seller's Agent owes to the Seller include: promoting the best interests of the Seller, fully disclosing to the Seller all facts that might affect or influence the Seller's decision to accept an offer to purchase; keeping confidential the Seller's motivations for selling; presenting all offers to the Seller; disclosing the identities of all Buyers and all information about the willingness of those Buyers to complete the sale or to offer a higher price.

The property is being sold "AS IS/WHERE IS" with no warranties express or implied as to the condition of the building or land, including any environmental concerns and lead-based paint concerns, which Purchaser agrees to waive any and all inspection. The Auctioneers, Realtors and Sellers will assume that the Buyer is relying on his or her own judgment and information regarding this property. At the conclusion of bidding, the successful Bidder must sign a Purchase Agreement stating the bid price and terms of the sale. Taxes, as applicable, will be prorated to the day of closing as if paid in advance.

The successful Bidder must deposit with the Auctioneers 10% of their Contract Price in the form of personal check, cashiers check or cash on the day of the sale. This is a NON-REFUNDABLE deposit and will be forfeited by the Purchaser should the Purchaser choose not to proceed with the closing after acceptance of the Seller of the bid price and terms. The deposit will be applied to the purchase price at the time of closing. All bids are subject to the approval of the Sellers within forty-eight (48) hours.

The Sellers will supply an Owner's Policy of Title Insurance with standard exceptions, to the successful Purchaser, Warranty Deed will be provided. The closing will take place within thirty (30) days of the Auction Date or as soon as possible with the understanding that "Time is of the Essence." Closing packages should be available approximately two (2) days prior to closing for review by the Purchaser and/or their Attorney. Closings will take place at the offices of Chuck Cryderman & Associates L.L.C. or another designated location. Closings held for the Purchasers at Title Company office are at the expense of the Purchaser. Immediate Possession will be available after the Closings.

The Sellers reserve the right to review any and all bids, to compare offers submitted with appraisals and/or market evaluation, waive irregularities and/or informalities and accept, reject or counter any or all bids as deemed in the best interest of the Sellers at their sole discretion.

NOTICE: THERE IS A 7% BUYER'S FEE TO BE ADDED TO THE BID PRICE FOR THIS PROPERTY. IMPORTANT NOTICE: THIS SALE IS NOT SUBJECT TO THE PURCHASER OBTAINING A MORTGAGE. ALL FINANCES MUST BE IN ORDER AND PURCHASER PREPARED TO CLOSE THIRTY (30) DAYS FOLLOWING THE DATE OF THE AUCTION. AUCTIONEERS AND REALTORS ACT AS EXCLUSIVE AGENTS FOR THE SELLERS.

BY REGISTERING FOR THIS SALE THE BUYER AGREES TO THE ABOVE TERMS AND CONDITIONS FOR THE PURCHASE OF THIS PROPERTY.

PURCHASE AGREEMENT

1. AGREEMENT TO SELL: The undersigned Purchaser hereby agrees to purchase and the Seller agrees to sell the following land situated in: Oakland County, Michigan, described as follows:

Property ID#: 041-522-035-00

Commonly known as:

200 CURRIER STREET, ALMONT, MI 48003

together with all improvement and appurtenances, if any, now on the premises and to pay therefore the sum of _____xx/100** ($ _____)---- Dollars, subject to existing building and use restriction, easements and zoning ordinance upon the following conditions:

   a) **CASH SALE:** Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check.
   b) **EARNEST MONEY DEPOSIT:** _____Dollars & 00/100** ($_____) dollars which shall be held by Chuck Cryderman and Associates L.L.C. or its designated agent (including, if applicable the title company) and held under P.A. 299 of 1980, as amended and applied to the Purchase Price when the sale is consummated.
   c) The total Contract Purchase Price set forth above is by agreement and as disclosed prior to commencement of the Auction seven per cent (7%) higher than the amount Bid by the Purchase to reflect a "Buyers's Premium" for the property. Purchaser acknowledges that the payment of the "Buyer's Premium does no constitute Chuck Cryderman & Associates L.L.C. or any other affiliates as agent for the Purchaser.
   d) Purchases and Seller Acknowledge and agree that this Agreement is **NOT CONTINGENT** upon Purchaser's ability to obtain financing and is **NOT CONTINGENT** on post-auction inspections.

2. CONDITION OF PROPERTY: Purchases acknowledges that he is purchasing this property in "AS-IS" condition. Purchases acknowledges he has had the opportunity to inspect the property; had the opportunity to have additional inspections of the property (FHA, VA, Inspection Service or municipal inspections); that neither Seller, Chuck Cryderman & Associates L.L.C. or any other affiliates nor their sales people have made any representations or warranties of any kind concerning the Property, upon which the Purchaser has relied, except as set forth in this Agreement. Purchaser acknowledges that the information of descriptions contained in any advertising medium is not warranted or guaranteed and that Purchaser has not relied on any of this information or description in making this agreement.
3. SELLER'S DISCLOSURES: Purchaser acknowledges that he received from Seller a "Seller's Disclosure Statement" if required and if the Property is residential housing built before 1978, a "Lead-Based Paint Disclosure" prior to signing this agreement. Purchaser acknowledges that the information provided in any disclosure is based upon Seller's knowledge and not a warranty of any kind by the Seller, Chuck Cryderman and Associates L.L.C., or any affiliate, selling Broker or their salespeople, is a disclosure only.
4. POSSESSION: The Seller shall deliver and the Purchaser shall accept possession of said property on the date of closing.

5. TITLE INSURANCE/DEFAULT: As evidence of title, Seller agrees to furnish Purchaser as soon as possible a commitment for Title Insurance in an amount not less than the purchase price and guaranteeing the title in the condition required for performance of this order. In the event of default by the Purchaser hereunder, the Seller may, at his option, elect to enforce the terms hereof or declare a forfeiture hereunder and retain the deposit as liquidated damages. If this offer is accepted by Seller and if title can be conveyed in the condition required hereunder, the Purchaser agrees to complete the sale on/or before the date agreed. In the event of default by the Seller hereunder, the Purchaser may, at his option, elect to enforce the terms hereof or demand, and be entitled to, an immediate refund of his entire deposit in full termination of this agreement. If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 days from the date he is notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above, or (3) to refund deposit in full termination of this agreement if unable to remedy the title or obtain title insurance. If the Seller remedies the title or shall obtain title policy within the time specified, the Purchaser agrees to complete the sale within the period as agreed. If the Seller is unable to remedy the title or obtain title insurance within the time specified the deposit shall be refunded forthwith in full termination of this agreement.
6. TAXES/ASSESSMENTS: All taxes and assessments which have become a lien upon the land and are due and payable whether recorded or not recorded, at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with DUE DATE basis of the municipality or taxing unit in which the property is located. For purposes of the agreement all real property taxes are to be considered paid in advance.
7. AGENCY: It is understood by the parties to this agreement that Chuck Cryderman & Associates L.L.C. and any affiliates are acting as Seller's Agent in accordance with the licensing laws of the State of Michigan.
8. CLOSING: The closing of this sale shall take place at the office of Chuck Cryderman and Associates L.L.C., title agency or at a place designated by Chuck Cryderman and Associates L.L.C. The closing shall take place on/or before TBD.
9. PROPERTY MAINTENANCE: Until keys are surrendered, Seller shall continue the operation of all electric, gas, water and other utility services, if applicable, maintain any and all buildings, land or other property in the same condition as of the date on which Seller accepts this agreement.
10. GENERAL PROVISIONS:
    a) It is understood that no promises have been made other than those that are in writing and signed by all parties involved (no verbal agreements will be binding.) The covenants and conditions herein shall bind and inure to the benefits of the executors, administrators, successors and assigns of the respective parties. If the parties herein be more than one or if they be of the feminine sex or a corporation or other business entity, such word and pronouns and other relative words shall be read as if written in the plural, feminine, and neuter, respectively.
    b) Seller and Purchaser acknowledge they have bene advised to retain an attorney to pass upon the marketability of the title to the property and to ascertain whether or not the provisions of this agreement have been strictly adhered to.

    Purchaser and Seller acknowledge that Chuck Cryderman & Associates L.L.C., any affiliate and Selling Broker may accept a fee other consideration for the placement of title insurance, mortgage, hazard or other casualty insurance and/or home warranty

arising from this transaction and expressly consent thereto as such fees are allowed by law.

c) The parties acknowledge and agree that facsimile signatures are legally enforceable and binding.

11. We hereby acknowledge that this offer constitutes the entire agreement between the parties.

Dated: November _____, 2026

PURCHASER:

_____ _____

BROKER'S ACKNOWLEDGEMENT OF DEPOSIT

Received from the above named Purchaser the deposit money as mentioned above to be applied as mentioned above.

CHUCK CRYDERMAN AND ASSOCIATES L.L.C., BROKER

BY: _____

The foregoing offer is accepted by Seller in accordance with the terms as stated above and by execution of this agreement Seller acknowledges receipt of a copy of this agreement.

Dated: November _____, 2026

SELLER:

_____ _____

The undersign Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Agreement to Purchase.

Dated: November_____, 2026

PURCHASER:

_____ _____