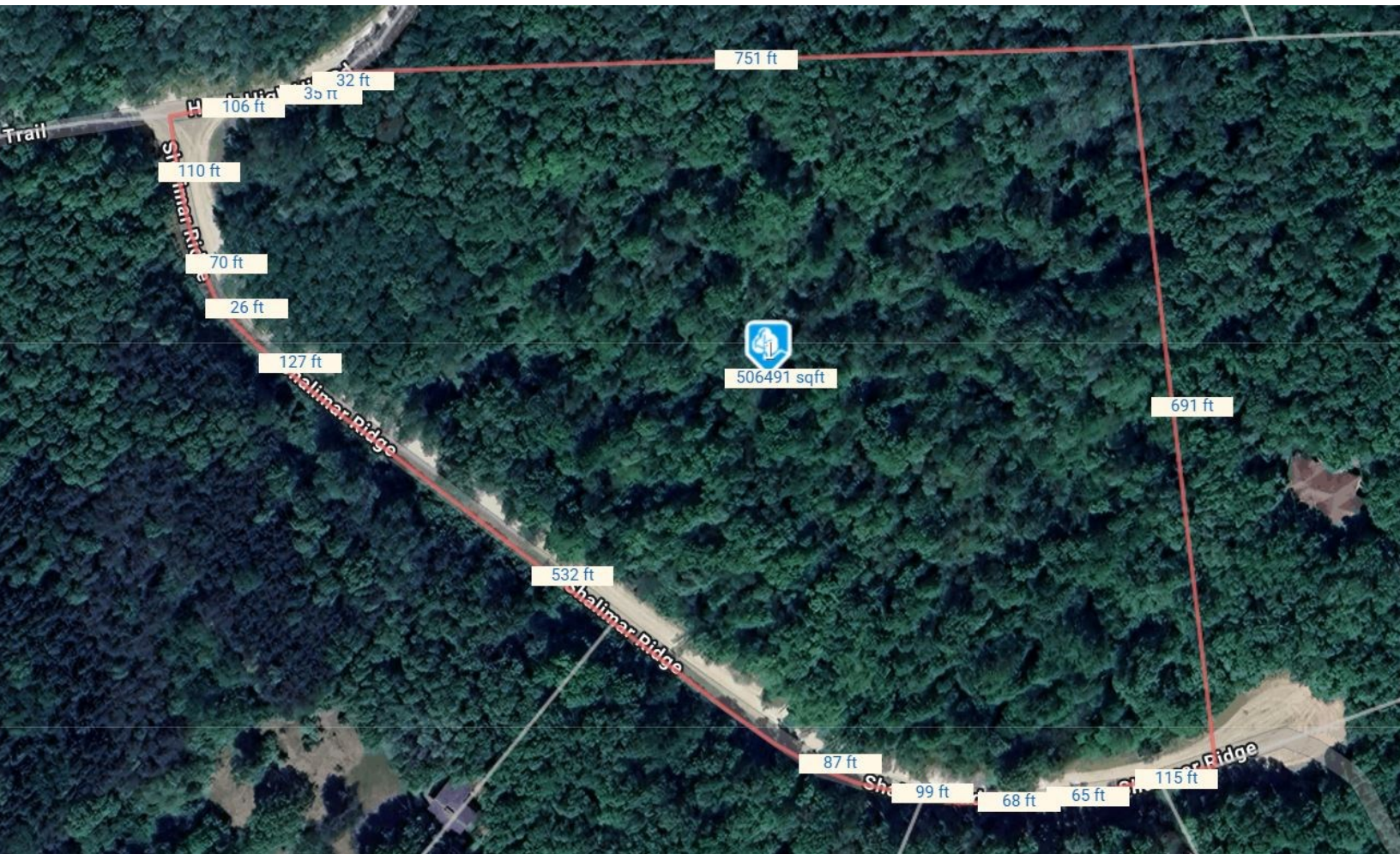


## Shalimar Ridge | Metamora, MI 48455



## Vacant Land

**FOR  
SALE**  
OFFERED AT  
**\$ 249,900**

- 10.03 Acres
- Residential
- Lot Size 1299 x 691 x 924
- Private
- Septic Needed
- City Water in Future
- Minutes from Shopping Centers & Restaurants

For more information: **Wilhelm & Associates (248) 625-9500 | [www.wilhelmrealtors.com](http://www.wilhelmrealtors.com)**



## VacantLand Full w/Photos

### 00 Shalimar Ridge, Metamora Twp, Michigan 48455

MLS#: **20250026859**  
 P Type: **Land**  
 Status: **Active**

Area: **09171 - Metamora Twp**  
 DOM: **N/1/1**

Short Sale: **No**  
 Trans Type: **Sale**  
**ERTS/FS**

LP: **\$249,900**  
 OLP: **\$249,900**



#### Location Information

County: **Lapeer**  
 Township: **Metamora Twp**  
 Mailing City: **Metamora**  
 Side of Str:  
 School District: **Lapeer**  
 Location: **S of Woodside Trail / E of Stock Rd.**

#### Lot Information

Acreage: **10.03**  
 List \$/Acre: **\$24,915.25**  
 Min Lots/Acre:  
 Lot Dim: **1299x691x924**  
 Road Front Feet: **1,299**  
 Zoning: **Residential**

#### Contact Information

Name:  
 Phone:

#### Waterfront Information

Water Name:  
 Water Facilities:  
 Water Features:  
 WaterFront Feet:

#### Land Contract Information

Land DWP:  
 Land Int Rate: **%**  
 Land Payment:  
 Land Terms:



#### Additional Information

Internet Avail:  
 Mineral Rights:  
 Sqft Min Lot:  
 Survey:  
 Irrigation:  
 Perk:

Recent CH: **04/17/2025 : New : PS->ACTV**

#### Listing Information

Listing Date: <b>04/17/25</b>	Off Mkt Date:	Pending Date:	MLS Source: <b>REALCOMP</b>
Restrictions:	ABO Date:	Contingency Date:	BMK Date:
Directions: <b>Metamora Rd to Stock Rd turn Right to Woodside Trail, turn Right to Shalimar Ridge Property is on the Left</b>	Protect Period: <b>180</b>	Exclusions:	Originating MLS# <b>20250026859</b>
Terms Offered: <b>Cash, Conventional</b>		Short Sale: <b>No</b>	Possession: <b>At Close</b>

#### Features

Water Source: <b>Other, Water at Street</b>	Sewer: <b>Septic-Needed</b>	
<b>Legal/Tax/Financial</b>		
Property ID: <b>01501000100</b>	Restrictions:	Ownership: <b>Standard (Private)</b>
Tax Summer: <b>\$212</b>	Tax Winter: <b>\$704</b>	Oth/Spec Assmnt:
SEV: <b>22,100.00</b>	Taxable Value:	Existing Lease: <b>No</b>
Legal Desc: <b>SEC 10 T6N R10E PARCEL 'J' BEG S 88-33-20 E 53.01 FT &amp; S 02-35- 18 W 1210 FT &amp; S 48-07-21 E 309.58 FT &amp; N 81-10-00 E 379.92 FT &amp; N 84-57-22 E 276.11 FT FROM N 1/4 COR, TH S 01-15-15 E 77.73 FT, TH CURVE LEFT CHR D BEARING &amp; DIST S 25-32-38 E 164.54 FT (CEN ANG 48-34-45, RAD 200FT), TH S 49 -50-00 E 586.35 FT, TH CURVE LEFT CHR D BEARING &amp; DIST S 72-18-13 E 267.54 FT (CEN ANG 44-56-27, RAD 350 FT); TH N 85-13-33 E 121.43 FT; TH N 05-16-16 W 696.76 FT, TH S 88-44-45 W 832.80 FT TO POB. 10.03 A.</b>		

#### Agent/Office Information

List Office:  
 List Agent:  
 List Office Ph:  
 List Agent Ph:

#### Remarks

Public Remarks: **10+ Acres is located in the Beautiful Metamora, near Metamora Hunt Club! Wooded & Private! Peaceful Setting with Nature galore! City Water will be available in the near future & Septic will be needed.**

REALTOR® Remarks: **The water table has been contaminated and the village of Metamora is in negotiations for the City water to be brought to the property. They do not have an estimated when that will exactly be, but it is getting close!**

#### Notices and Disclaimers

1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.

2. Broker commissions are not set by law and are fully negotiable.

3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.

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# Lapeer County Public Records - Full Detail Report

## Location & Ownership

Property Address: City/State/Zip:	<b>Shalimar Rdg Metamora, Michigan, 48455</b>	Property ID:	<b>01501000100</b>
Owner Name: Taxpayer Address: City/State/Zip:	<b>Gerardo Sanchez/Pulido Juan 1339 Forest Bay Drive Waterford, Michigan, 48328-4293</b>	Lat/Long: Census Tract: Block Group:	<b>42.952310 / -83.268626 3415</b>
City/Village/Town: Subdivision: MLS Area: Legal Description:	<b>Metamora Twp 09171 - Metamora Twp SEC 10 T6N R10E PARCEL 'J' BEG S 88-33-20 E 53.01 FT &amp; S 02-35- 18 W 1210 FT &amp; S 48-07-21 E 309.58 FT &amp; N 81-10-00 E 379.92 FT &amp; N 84-57-22 E 276.11 FT FROM N 1/4 COR, TH S 01-15-15 E 77.73 FT, TH CURVE LEFT CHRD BEARING &amp; DIST S 25-32-38 E 164.54 FT (CEN ANG 48-34-45, RAD 200FT), TH S 49 -50-00 E 586.35 FT, TH CURVE LEFT CHRD BEARING &amp; DIST S 72-18-13 E 267.54 FT (CEN ANG 44-56-27, RAD 350 FT); TH N 85-13-33 E 121.43 FT; TH N 05-16-16 W 696.76 FT, TH S 88-44-45 W 832.80 FT TO POB. 10.03 A.</b>	School District: Property Category: Land Use:	<b>Lapeer Residential 402 - RESIDENTIAL</b>

## Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Asmnt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
2024	S	\$212.09	\$2.12	\$0.00	\$0.00	\$214.21
2023	W	\$704.03	\$7.04	\$0.00	\$0.00	\$711.07
2023	S	\$212.73	\$2.12	\$0.00	\$0.00	\$214.85
2022	W	\$830.76	\$8.30	\$0.00	\$0.00	\$839.06
2022	S	\$252.19	\$2.52	\$0.00	\$0.00	\$254.71
2021	W	\$740.92	\$7.40	\$0.00	\$0.00	\$748.32
2021	S	\$234.98	\$2.34	\$0.00	\$0.00	\$237.32
2020	W	\$732.60	\$7.32	\$0.00	\$0.00	\$739.92
2020	S	\$232.53	\$2.32	\$0.00	\$0.00	\$234.85

## Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2024	\$22,100	\$22,100	0	\$214.21
2023	\$22,100	\$22,100	0	\$925.92
2022	\$26,200	\$26,200	0	\$1,093.77
2021	\$24,312	\$24,800	0	\$985.64
2020	\$23,977	\$25,500	0	\$974.77

## Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Liber/Page</u>
MATALAVY MICHAEL	FIRST NATIONAL BANK OF /	11/23/2021	11/17/2021		QCD	03255/0502
MATALAVY MICHAEL	SANCHEZ GERARDO	03/19/2021	03/19/2021		CS	03183/0787
MERSINO RODNEY A	MATALAVY MICHAEL	12/28/2020	11/25/2020	\$100,000	WAR/DEED	03160/0052
LOVELAND EARL	MERSINO RODNEY	03/17/2000	03/17/2000	\$150,000	WAR/DEED	01259/0367
BARTOLD DANIEL	LOVELAND EARL	08/10/1995	08/10/1995	\$59,900	DEED	00917/0703

## Other Recordings

<u>Obligee</u>	<u>Obligor</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Liber/Page</u>
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## Characteristics

Architecture Level:	<b>1 Story</b>	Garage Year Built:	
#1 Porch/Dimensions:	/	Storm Sewer:	
Topography:		Land Sqft:	<b>436907</b>
Irregular:		Acres:	<b>10.03</b>

## Search for MLS Listings