

# Village of Pinckney

## LAND DIVISION APPLICATION

1.

PHIL PRYSTASH  
Applicant Name

405 S. THIRD ST  
Address

BRIGHTON, MI 48116  
City, State, Zip

Phone/Fax (work) \_\_\_\_\_

Phone/Fax (home) \_\_\_\_\_

Interest in property (circle one):  Owner  Tenant  Other

2. Property Owner Information: (If different than applicant)

Name \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

3. Parent Parcel Information

Address 306 MILL STREET

Parent Tax Code Number 4714-23-303-032

Legal description of parent parcel SBC 23 T1N R4E VILLAGE OF PINCKNEY ORIGINAL PLAT B 2 R5 LOTS 1-2

Size of parcel \_\_\_\_\_

Zoning of Parent Parcel R-3

4. Affidavit by Applicant

The Applicant agrees that the statements made in this document are true and if found not to be true, the application and any approval will be void. Further, the Applicant agrees to comply with the conditions and regulations provided under the State Land Division Act and the Village of Pinckney Land Division Ordinance.

I further understand that the approval of the land division is not a determination that the resulting parcels comply with the Village of Pinckney Zoning Ordinance or general ordinances, and that the resulting parcels must comply with the Village of Pinckney Zoning Ordinance and all applicable general ordinances before any land use permit, special use permit, or other permits will be issued by the Village to utilize said property.

Dated 5/23/24 Property Owner's Signature [Signature]  
Fee \$500<sup>00</sup> Received by [Signature] Date 5/23/24

5. For office use only

<u>Parcel #</u>	<u>Road Frontage</u>	<u>Size</u>	<u>Bldg meet Setbacks</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

The Village of Pinckney approves the division(s) as proposed by the Applicant  
Yes \_\_\_\_\_ No \_\_\_\_\_

Reason(s) for denial

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Approved/Denied by \_\_\_\_\_ Date \_\_\_\_\_

Zoning Administrator  
Village of Pinckney



## Livingston County, Michigan Property Search

To VIEW or PAY delinquent taxes... you must purchase a tax history from the navigation section below.  
[Instructions for Delinquent Tax Payments >>](#)

### Navigation

- [Property Summary](#) [Search Results](#) [Tax History](#) \$
- [Sales History](#) [Refine Search](#) [GIS Parcel Map](#)
- [Split History](#) [New Search](#) [Print](#)
- [Tax Description](#) [Logout](#)

## Property Summary

Our records are updated May, August and January, each year. If you feel any of this information is incorrect, please contact the [local unit of government](#).

### Parcel Identification

Parcel Number: 4714-23-303-032  
 Property Address: 306 MILL  
 Property Status: ACTIVE  
 Government Unit: 4714 - PUTNAM TOWNSHIP  
 Taxing Unit: 4714 - PUTNAM TOWNSHIP  
 Classification: 401 - RESIDENTIAL  
 School District: 47080 - PINCKNEY  
 GIS Calculated Acres: 0.45  
 Active Date: NOT AVAILABLE  
 Most Current Liber/Page: [Sales History](#)

### Owner Identification 4714-23-303-032

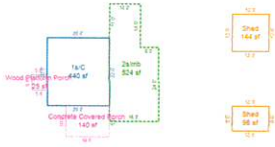
Owner Name 1: PEP ENTERPRISES  
 Owner Name 2:  
 Mailing Address: 405 3RD ST  
 Mailing City, State, Zip: BRIGHTON, MI, 48116

### Tax Payer Identification 4714-23-303-032

Tax Payer Name 1: Tax Payer information same as owner  
 Tax Payer Name 2:  
 Mailing Address:  
 Mailing City, State, Zip: ,  
 Last Update From Local Unit: 07/06/2021

**306 S MILL** PINCKNEY, MI 48169 (Property Address)

Parcel Number: 4714-23-303-032

**Property Owner: PEP ENTERPRISES****Summary Information**

- > Residential Building Summary
  - Year Built: 1886
  - Full Baths: 1
  - Sq. Feet: 1,488
  - Bedrooms: 2
  - Half Baths: 0
  - Acres: 0.400

- > Assessed Value: \$87,824 | Taxable Value: \$87,824
- > Property Tax information found

Item 1 of 1 0 Images / 1 Sketch

**Owner and Taxpayer Information**

**Owner** PEP ENTERPRISES  
405 3RD ST  
BRIGHTON, MI 48116

**Taxpayer** SEE OWNER INFORMATION

**General Information for Tax Year 2023**

<b>Property Class</b>	401 RESIDENTIAL-IMPROVED	<b>Unit</b>	4720 PINCKNEY
<b>School District</b>	PINCKNEY COMMUNITY SCHOOLS	<b>Assessed Value</b>	\$87,824
<b>Map Number</b>	No Data to Display	<b>Taxable Value</b>	\$87,824
<b>User Number Index</b>	0	<b>State Equalized Value</b>	\$87,824
<b>User Alpha 1</b>	Not Available	<b>Date of Last Name Change</b>	07/06/2021
<b>User Alpha 3</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>User Alpha 2</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information****Homestead Date** 06/09/2020

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$97,598	\$97,598	\$97,598
2021	\$75,620	\$75,620	\$54,130
2020	\$68,690	\$68,690	\$53,390

**Land Information**

<b>Zoning Code</b>	VR-3	<b>Total Acres</b>	0.400
<b>Land Value</b>	\$75,768	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	Not Available	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	Not Available	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	132.00 ft	132.00 ft
<b>Total Frontage: 132.00 ft</b>		<b>Average Depth: 132.00 ft</b>

**Legal Description**

14-23-303-032 SEC 23 T1N R4E VILLAGE OF PINCKNEY ORIGINAL PLAT B 2 R5 LOTS 1 AND 2

**Land Division Act Information**

**306 S MILL PINCKNEY, MI 48169** (Property Address)

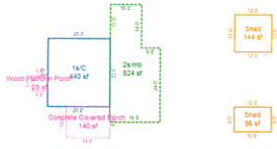
Parcel Number: 4714-23-303-032

**Property Owner: PEP ENTERPRISES**

**Summary Information**

- > Residential Building Summary
  - Year Built: 1886
  - Full Baths: 1
  - Sq. Feet: 1,488
  - Bedrooms: 2
  - Half Baths: 0
  - Acres: 0.400

- > Assessed Value: \$87,824 | Taxable Value: \$87,824
- > Property Tax information found



Item 1 of 1      0 Images / 1 Sketch

**Owner and Taxpayer Information**

<b>Owner</b>	PEP ENTERPRISES 405 3RD ST BRIGHTON, MI 48116	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

**Legal Description**

14-23-303-032 SEC 23 T1N R4E VILLAGE OF PINCKNEY ORIGINAL PLAT B 2 R5 LOTS 1 AND 2

**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

5/23/2024

Recalculate

**Tax History**

**\*\*Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

The total due shown for prior year taxes is as of the annual settlement date with the County for that particular tax year and does not reflect any payments, fees, or interest accrual that may have occurred after the settlement date. For updated tax information, please check with the local County.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$3,061.79	\$3,061.79	01/08/2024	\$0.00
2023	Summer	\$1,886.13	\$1,886.13	08/28/2023	\$0.00
2022	Winter	\$3,374.21	\$3,374.21	12/30/2022	\$0.00
2022	Summer	\$2,096.05	\$2,096.05	09/12/2022	\$0.00
2021	Winter	\$903.89	\$0.00		<b>\$903.89</b> <b>** Read Note(s) Above</b>
2021	Summer	\$1,170.57	\$1,170.57	08/30/2021	\$0.00
2020	Winter	\$885.63	\$885.63	02/11/2021	\$0.00
2020	Summer	\$500.22	\$500.22	09/10/2020	\$0.00
2019	Winter	\$871.73	\$871.73	01/09/2020	\$0.00
2019	Summer	\$492.57	\$492.57	08/28/2019	\$0.00
2018	Winter	\$852.36	\$852.36	02/13/2019	\$0.00
2018	Summer	\$482.19	\$482.19	08/09/2018	\$0.00
2017	Winter	\$837.52	\$837.52	02/08/2018	\$0.00
2017	Summer	\$473.31	\$473.31	08/10/2017	\$0.00
2016	Winter	\$808.07	\$808.07	02/07/2017	\$0.00