



# CALHOUN COUNTY, MICHIGAN

## Public Property Information & Homeowner Resource Guide

A homeowner-friendly starting point for identifying the correct jurisdiction and locating official permit, well, septic, water, deed, radon, and environmental resources.

**PUBLIC EDITION**

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### START WITH THE PARCEL

Do not route permit or zoning research from the postal city alone. A Marshall, Battle Creek, Albion, Homer, or other mailing address may fall outside the city or village carrying that postal name.

### PURPOSE AND LIMITATION

This guide is educational and navigational. It is not a title examination, legal opinion, boundary survey, environmental site assessment, code-compliance certification, or substitute for property-specific inspection or testing. Government records and online systems can be incomplete or change over time.

### Gray's Real Estate Inspections LLC

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**Relationships First. Excellence Always.**

## 1. Start With Your Address

Before searching permits, zoning, septic records, environmental information, or other local records, identify the parcel number and actual governmental jurisdiction.

### [Open Calhoun County FETCH GIS](#)

FETCH GIS is Calhoun County's tax-parcel and geographic-information starting point. Record the parcel number and municipality shown for the property before continuing.

#### **JURISDICTION REMINDER**

The city shown in a mailing address does not necessarily identify the governmental jurisdiction responsible for the property. Establish the municipality from parcel information first.

- 1** Open FETCH GIS and search the property address.
- 2** Confirm the parcel number and actual city, village, charter township, or township.
- 3** Write down the municipality before opening permit and zoning resources.
- 4** Determine whether the property uses municipal water and sewer or a private well and septic system.
- 5** Choose the resource section that matches the question being researched.

## 2. Permits, Additions & Remodeling

Use this process for additions, finished areas, decks, garages, structural alterations, electrical or plumbing work, HVAC replacement, conversions, demolition, and other improvements.

- 1** Identify the municipality through FETCH GIS.
- 2** Identify the current zoning authority.
- 3** Identify the construction-code authority separately; it may be a city or township department, SCMCCI, SAFEbuilt, or another contracted agency.
- 4** Determine whether building, electrical, mechanical, and plumbing records are maintained separately.
- 5** For older work, ask which agency enforced each permit discipline when the work occurred.
- 6** Request the complete available record: zoning approval, building permit, trade permits, site or plot plan, inspection history, final approval, and occupancy documentation when applicable.

### **MISSING-RECORD RULE**

No permit record located in the records searched does not establish that work was performed without a required permit. Older records may be archived, paper-only, indexed differently, incomplete, or maintained by a previous enforcement agency.

### **PERMIT-FOUND RULE**

Finding a permit does not establish that every improvement visible today was included in its scope or received final approval. Review the documented scope and available inspection and final records.

Because municipal assignments and contracted agencies can change, confirm the current route with the legal municipality before filing or relying on the result. This public guide intentionally omits unresolved working-table assignments.

#### [SCMCCI Municipalities](#)

#### [City of Marshall Building and Trade Permits](#)

#### [Marshall Township Permits and Inspections](#)

#### [Emmett Township Building, Planning and Zoning](#)

### 3. Well & Septic Records

For properties using a private well or onsite sewage system, separate historical records from present condition. Calhoun County Environmental Public Health handles well and septic permitting, site evaluations, and related services.

#### Calhoun County Well and Septic Resources

##### **SEPTIC RECORD WARNING**

A historical septic permit or drawing may help identify the documented system location and design. It does not establish present condition, remaining service life, or performance.

##### **WELL RECORD WARNING**

A historical well record documents information about the well as constructed or reported. It does not establish current drinking-water quality.

### 4. Water Testing & Well Information

Michigan well records may include construction, depth, location, pump, plugging, and geologic information. Records should be treated as historical documentation rather than proof of present water quality.

#### Michigan Wellogic

#### Michigan Water Well Viewer

##### **SAMPLING RULE**

Do not use an improvised household container or assume every analysis uses the same procedure. Obtain the required laboratory bottle and sampling instructions before collection.

## 5. Deeds & Recorded Property Documents

Use the Register of Deeds when the question involves recorded legal documents affecting real property. GIS does not substitute for recorded land records.

Calhoun County Clerk and Register of Deeds  
315 W. Green Street, Marshall, MI 49068  
(269) 781-0718 | [clerk-rod@calhouncountymi.gov](mailto:clerk-rod@calhouncountymi.gov)

### Calhoun County Clerk and Register of Deeds

#### USE THE RIGHT SYSTEM

FETCH GIS is the parcel and jurisdiction starting point. The Register of Deeds is the route for recorded legal-property documents. They answer different questions, and neither replaces a survey, title examination, or legal opinion.

## 6. Radon Information & Testing

Area radon information provides context, but it cannot determine the radon concentration of an individual home. Testing the individual building is necessary.

Michigan currently lists the Calhoun County Health Department, 190 E. Michigan Ave., Suite A100, Battle Creek, (269) 969-6370, as a local radon-kit resource. Confirm availability and price before traveling.

### Michigan Radon Testing Guidance

#### Find a Michigan Radon Test Kit

#### RADON GUIDANCE

County, ZIP-code, neighborhood, and mapped radon results do not determine the radon level of an individual home and do not replace property-specific testing.

## 7. Environmental & PFAS Information

Use environmental mapping as a screening and research tool. A mapped site near a property does not establish contamination of the subject property, its soil, groundwater, or drinking water.

[Michigan EGLE RIDE Mapper](#)

[Michigan PFAS Sites and Areas of Interest](#)

[Michigan PFAS - Verona Well Field](#)

### ENVIRONMENTAL EVIDENCE RULE

A map identifies information worthy of investigation. It does not establish an environmental condition at an individual property. Review the underlying government record and obtain property-specific evaluation or testing when appropriate.

## 8. Homeowner Help & Assistance

When an official assistance program is available, review current information directly with the administering agency. Eligibility, funding, and application windows may change, and inclusion in this guide does not establish eligibility.

## 9. When You Cannot Find the Record

- 1** Confirm the property address and parcel number.
- 2** Confirm the actual municipality in FETCH GIS.
- 3** Confirm the current zoning and construction-code agencies.
- 4** For older work, ask which agency enforced the relevant code at the approximate time of construction.
- 5** Ask whether older records are archived, paper-only, or indexed by parcel number, owner name, permit number, or address.
- 6** Ask whether plans, inspection history, and final approvals are stored separately.
- 7** Document exactly what was searched and what was or was not located.

### DO NOT OVERSTATE

'No record located in the records reviewed' and 'no permit existed' are not equivalent statements.

## 10. Gray's Evidence Standard

|                        |                                                                                      |
|------------------------|--------------------------------------------------------------------------------------|
| <b>OBSERVED</b>        | Directly seen at the property or shown in a record.                                  |
| <b>VERIFIED</b>        | Supported by an authoritative record or appropriate property-specific testing.       |
| <b>INDICATED</b>       | Available information suggests a possibility but does not establish it conclusively. |
| <b>NOT ESTABLISHED</b> | Available information is insufficient to determine the answer.                       |

Good property research is not about filling every blank with an answer. Sometimes the correct conclusion is that additional verification is necessary.

## Official Resource Directory

[Calhoun County FETCH GIS](#)

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