



KALAMAZOO COUNTY, MICHIGAN

Public Property Information & Homeowner Resource Guide

A public starting point for parcel identification, permit research, wells and septic systems, water testing, deeds, roads, radon, lakes, and environmental information.

PUBLIC EDITION

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START WITH THE PROPERTY

A mailing city does not necessarily identify the governing township, village, or city. Confirm the parcel and legal municipality before researching permits, zoning, utilities, or records.

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.

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Relationships First. Excellence Always.

1. Quick Start

- 1 Confirm the property address.
- 2 Identify the governing township, village, or city.
- 3 Obtain the parcel number using Kalamazoo County property tools.
- 4 Route the research by the question being answered.
- 5 Use the current official authority for that municipality or county program.
- 6 If a record is missing, change the search path instead of assuming it never existed.

[Kalamazoo County Parcel Search](#)

[Kalamazoo County Property Records and Taxes](#)

GIS LIMITATIONS

GIS parcel lines are not a legal survey. Owner information may lag a recent transfer, and map layers are screening and reference tools rather than final legal or regulatory determinations.

2. Local Government Structure

Cities: Kalamazoo, Portage, Galesburg, and Parchment.

Villages: Augusta, Climax, Richland, Schoolcraft, and Vicksburg.

Townships: Alamo, Brady, Charleston, Climax, Comstock, Cooper, Kalamazoo, Oshtemo, Pavilion, Prairie Ronde, Richland, Ross, Schoolcraft, Texas, and Wakeshma.

Municipal permit authority varies and may involve local departments or contracted agencies. Confirm the current zoning and construction-code routes directly with the legal municipality. This public guide intentionally does not publish the unresolved Augusta building and trade assignment.

3. Building, Permit & Zoning Research

Begin with the legal municipality, then determine the current zoning and construction-code authorities. Building, electrical, mechanical, and plumbing records may be administered or stored separately.

- 1 Confirm the parcel and legal municipality.
- 2 Identify zoning authority separately from construction-code authority.
- 3 Search building and trade permits separately when appropriate.
- 4 Request the complete municipal project file, including the application, documented scope, plans when retained, inspections, corrections, trade finals, and occupancy or completion records.
- 5 For older work, ask which agency held each authority when the project occurred.
- 6 When historical imagery shows a removed structure, also search demolition, raze, or removal records.

MISSING-RECORD RULE

No permit located through the records reviewed does not prove that work was performed without a required permit. Older records may be archived, paper-only, indexed differently, or held by a former agency.

PERMIT-FOUND RULE

An online permit entry is not necessarily the complete municipal project file, and an issued permit does not by itself establish final approval.

4. Wells, Septic Systems & Evaluations

Kalamazoo County Environmental Health handles private wells, septic systems, property files, condition evaluations, property upgrades, vacant-land evaluations, water testing, and related complaints.

Kalamazoo County Environmental Health
311 E. Alcott Street, Kalamazoo, MI
(269) 373-5210 | HCS main line: (269) 373-5200

[Kalamazoo County Environmental Health](#)

[Kalamazoo County Sewage Treatment](#)

[Environmental Health Applications and Current Fees](#)

HISTORICAL FILE REQUEST

Ask for the complete Environmental Health property file, not only the original septic permit. Historical records document what was reported or approved at that time; they do not establish present condition or current water quality.

5. Water Testing & Well Information

Kalamazoo County operates laboratory services for routine drinking-water testing, including bacteriological and nitrate analysis. Obtain the correct laboratory bottle and sampling instructions before collecting a sample.

[Michigan Private-Well Testing Guidance](#)

[Michigan Water Well Viewer](#)

[Michigan Wellogic](#)

UNDERSTANDING A WATER RESULT

A result applies to the submitted sample. It does not certify well construction or guarantee future water quality. Historical area data provides context but does not replace current property-specific testing.

6. Radon Information & Testing

Kalamazoo County offers radon test kits through Environmental Health. Confirm current price and availability before traveling.

[Michigan Indoor Radon Program](#)

[Find a Michigan Radon Test Kit](#)

RADON GUIDANCE

The only way to know the radon concentration in an individual home is to test that home. County, ZIP-code, neighborhood, and neighboring-home information does not replace individual testing.

7. Roads, Driveways & Addressing

The Road Commission of Kalamazoo County handles county-road driveway and right-of-way matters. It does not assign street addresses; address assignment belongs to the applicable municipality.

[Kalamazoo County Road Commission - Driveways](#)

ROAD JURISDICTION

County road: Road Commission. City or village street: municipality. State highway: MDOT when applicable. An existing driveway does not automatically mean no permit is required for new work.

8. Public Water, Sewer, Drains & Lake Resources

Utility research is property-specific. Ask whether water or sewer is physically available, whether the property is connected, who administers the connection, whether connection is mandatory, and whether fees or assessments apply.

UTILITY DISTINCTIONS

A nearby water main does not prove connection. A nearby sewer does not prove connection. A storm drain is not a sanitary sewer, and the utility provider is not always the first administrative contact.

Drainage responsibility may involve the Drain Commissioner, Road Commission, municipality, homeowners association, private party, or another owner. A drainage feature is not automatically a county drain.

Kalamazoo County Lake Levels

Separate lake questions carefully: lake-level administration, shoreline construction, water quality, fish-consumption guidance, and public-beach monitoring are different issues handled by different resources.

MAP LIMITATIONS

Wetland and floodplain maps are screening tools. Being outside a mapped flood-hazard area does not guarantee that flooding cannot occur, and lake-level administration is not shoreline permitting.

9. Deeds & Historical Land Records

Use the Register of Deeds for recorded legal-property documents and restrictions. Older research may require name, date, liber and page, document number, parcel number, legal description, or direct office assistance.

Kalamazoo County Register of Deeds

Kalamazoo County Document Searches

USE THE RIGHT SYSTEM

A Register of Deeds search is not a professional title examination. No modern index result does not mean that no historical record exists, and a map marker is not the recorded legal instrument.

10. Environmental & PFAS Research

Kalamazoo County has significant environmental history involving former industrial sites, landfills, paper-industry sites, leaking underground storage tanks, PFAS investigations, groundwater impacts, and Kalamazoo River and Portage Creek contamination history.

[Michigan EGLE RIDE Mapper](#)

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

ENVIRONMENTAL EVIDENCE RULE

A nearby environmental site or investigation area does not establish contamination at the subject property or an individual well. Review the underlying agency record, its relationship to the property, and obtain property-specific evaluation or testing when warranted.

11. Missing-Record Recovery Ladder

- 1 Search the current online system.
- 2 Search an alternate record type.
- 3 Try alternate identifiers: address, parcel, former owner, and legal description.
- 4 Use historical aerials to narrow the likely date.
- 5 Contact the current or original record custodian.
- 6 Ask about archived, paper, scanned, or microfilm records.
- 7 Submit a targeted public-record request when appropriate.
- 8 Use deeds, probate, and archives when the question has moved beyond permitting.
- 9 State precisely what was and was not located.

DO NOT OVERSTATE

'No record located through the records reviewed' and 'the record never existed' are not equivalent statements.

12. Gray's Evidence Standard

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

As a property gets older, change evidence sources rather than expecting modern databases to answer older questions. Sometimes the correct conclusion is that additional verification is necessary.

Official Resource Directory

[Kalamazoo County Parcel Search](#)

[Kalamazoo County Environmental Health](#)

[Kalamazoo County Register of Deeds](#)

[Kalamazoo County Document Searches](#)

[Road Commission Driveway Information](#)

[Kalamazoo County Lake Levels](#)

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