

# Public Land Auction

Barry, Kalamazoo, Saint Joseph

*August 18th, 2021*

Barry, Kalamazoo, and Saint Joseph Counties



***Location:***

Online  
[www.tax-sale.info](http://www.tax-sale.info)

***Time:***

Auction: 10:00am to 07:00pm

*Printed information is subject to change up to the auction start time. Please check each lot listing closely for updates.*





**Facebook.com/TaxSaleInfo**

There are two ways to bid at our auctions this year:

**ONLINE VIA OUR WEBSITE**

**ABSENTEE BID**

(Absentee bids are for those who do not have computer access)

For **registered users**, our website features:

- **Photos** and detailed descriptions of properties (where available)
- **Faster check-in/out** with pre-registration online
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Earth links** to satellite images of the area, and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting in May, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

**CREATE YOUR ACCOUNT TODAY AT [TAX-SALE.INFO](https://tax-sale.info)**

## Visiting and viewing property BEFORE auction:

The auction list being furnished is of property that **MAY** be offered. *Many parcels on early lists do not actually proceed to the auction for a variety of reasons.* PLEASE FOLLOW PROPERTIES YOU ARE INTERESTED IN ON THE WEBSITE. They may be removed from the list, which is updated *daily* on the website if the status is changed. If you do not use the internet, please verify current status with the Treasurer's office regularly.

**You are NOT AUTHORIZED to enter any buildings**, even if they are unlocked or open to access. Entering into a tax auction property to "see it" is **breaking and entering. It is a criminal offense.** Please limit your review to looking through the windows and other external inspection. We will post exterior and interior photos, and provide other commentary as available.

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto these lands.

**Properties may be OCCUPIED or "being watched" by former owners or neighbors sympathetic with former owners.** Occupants are often UNKNOWN and could potentially be volatile, unstable or "anti- government" persons. Even vacant land presents potential for conflict.

Some properties still contain the **personal property** of former owners (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS office to be sure that what we are selling is what you think it is. ***We sell by the LEGAL DESCRIPTION ONLY.***
- **YOU SHOULD CONSIDER OBTAINING PROFESSIONAL ASSISTANCE** from land surveyors, property inspection companies or others if you have questions about property attributes.

**PLEASE REMEMBER that property lists can change up to the day-of-auction.**

## **PAYING FOR YOUR AUCTION PURCHASES**

- **The full purchase price must be paid in full within 5 business days of the sale.** No purchases can be made on a time-payment plan.
- **NO CASH or PERSONAL CHECKS** will be accepted.
- All payments must be made with a **Credit/Debit Card, Wire Transfer, or by CERTIFIED (cashier's) check.**
- Your sale is NOT final until we've received both your payment and your notarized receipt/buyer's affidavit paperwork. This is due 5 business days from the date of the sale.
- When mailing in your paperwork (especially with a certified check), please use a TRACKABLE service like priority mail or FedEx to ensure timely delivery.

## **Bidding Authorization**

- Online and absentee bidding requires a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.
  - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

## **Absentee bidding**

If you do not have internet access, **you can submit an absentee bid by e-mailing or calling us.** You will still need to pre-authorize a \$1000 deposit on a major credit card (or mail in a \$1000 certified check deposit). Contact us at 1-800-259-7470 for more information. *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

**2021 AUCTION SCHEDULE**  
**All Auctions are ONLINE ONLY**

<b>Benzie*, Grand Traverse, Manistee, Wexford</b>	<b>Eastern Upper Peninsula</b> (Alger, Chippewa*, Luce, Delta, Mackinac DNR*, Schoolcraft)	<b>Western Upper Peninsula</b> (Baraga, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)
8/2/2021	8/3/2021	8/4/2021
<b>Antrim, Charlevoix, Otsego</b>	<b>Crawford, Kalkaska*, Missaukee, Roscommon*</b>	<b>Alcona*, Alpena, Montmorency, Oscoda</b>
8/5/2021	8/6/2021	8/12/2021
<b>Cheboygan, Emmet, Presque Isle</b>	<b>Mason*, Muskegon, Oceana</b>	<b>Clare*, Lake*, Osceola, Newaygo DNR*</b>
8/13/2021	8/16/2021	8/17/2021
<b>Barry, Kalamazoo, Saint Joseph</b>	<b>Branch, Calhoun</b>	<b>Hillsdale, Jackson</b>
8/18/2021	8/19/2021	8/20/2021
<b>Monroe</b>	<b>Berrien*, Cass, Van Buren</b>	<b>Isabella, Mecosta*, Montcalm</b>
8/23/2021	8/24/2021	8/25/2021
<b>Allegan*, Ionia, Kent*, Ottawa</b>	<b>Bay, Gladwin, Midland DNR*</b>	<b>Clinton, Livingston, Shiawassee</b>
8/26/2021	8/27/2021	8/30/2021
<b>Lapeer, Saint Clair, Tuscola, Huron DNR*</b>	<b>Arenac, Iosco, Ogemaw</b>	<b>Saginaw*</b>
8/31/2021	9/1/2021	9/2/2021
<b>Genesee*</b>	<b>No Reserve Auction</b>	<b>* = Includes DNR Parcels</b>
9/3/2021	10/15/2021	

# Rules and Regulations

## 1. Registration

Registration for live on-site auctions will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

## 2. Properties Offered

### A. Overview

**"Foreclosing Governmental Unit" ("FGU")** is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU". The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/FGU.

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

### B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

### C. Reservations

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as Seller/FGU, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the State may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the State does not reserve mineral rights as described above, the State may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

### 3. Bidding

#### A. Overview

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the Auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The Auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

#### B. Starting Bid Price

The starting bid prices are shown on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

#### C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

Floor bidders **MUST** bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

#### D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

#### E. Absentee Bidding

Absentee bids will be accepted in increments up to the amount that you pre-approve. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470. An absentee bid form is also available on [www.tax-sale.info](http://www.tax-sale.info). Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

#### F. Online Bidding

On-line bidding will be available on the day of the auction at [www.tax-sale.info](http://www.tax-sale.info) unless otherwise indicated. An auction may be conducted entirely online as determined by the FGU.

#### G. Bids are Binding

An oral and/or live bid accepted at public auction or placed online through [www.tax-sale.info](http://www.tax-sale.info) is a legal and binding contract to purchase. The FGU reserves the right to reject any or all bids.

#### H. Limitations on Bidding

The FGU and Auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group or bidders for any reason.

## I. Attempts to Bypass These Rules and Regulations

The FGU and Auctioneer reserve the right to reject the bids of any bidder who appears to be acting on behalf of another person who is ineligible to bid on their own.

## 4. Terms of Sale

### A. Payment

- **Live On-Site Bidders**
  - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
  - **NO CASH** will be accepted.
  - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
  - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
    - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
    - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
  - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
  - **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
  - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. **Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.**

### B. Refund Checks

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

### C. Dishonored Payment

A buyer whose payment is dishonored for any reason will forfeit, as liquidated damages, any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A above.

**Furthermore, the FGU may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.**

Any buyer who fails to consummate a purchase will be banned from bidding at all future land auctions.

The buyer's premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

### D. Eligible Buyers

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the purchased property is located.



- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

At the time payment is tendered after the auction, the buyer will be required to execute an affidavit affirming, **under penalty of perjury**, that each party that the buyer desires to have listed on the deed to purchased property meets the above requirements.

The FGU **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the buyer will **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. If the buyer is an online or absentee purchaser and no payment has yet been tendered at the time noncompliance is discovered and the sale cancelled, the buyer will forfeit \$350 per cancelled parcel from the \$1000 authorization described in Section 4(A) above up to a maximum of \$1000 as liquidated damages for breach of contract by the buyer. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

#### E. Sale to Entities

In order to ensure that individuals do not utilize legal entities to circumvent the sale and ownership restrictions contained in MCL 211.78m(2), the FGU will only sell property to legal entities under certain circumstances. Any buyer desiring to deed a purchased property to a legal entity must disclose the name and address of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of that entity. However, such disclosure will not be required if one or more of the following exceptions are applicable:

- The Entity held a prior recorded interest in each purchased property.
- The Entity is a division, agency, or instrumentality of federal, state, or local government.
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over each purchased property.
- The Entity is a publicly traded company listed on a national securities exchange.
- The Entity is a nonprofit corporation and is qualified as tax exempt under IRC §501.

At the time payment is tendered after the auction, any buyer desiring to deed a purchased property to a legal entity will be required to execute an affidavit affirming, **under penalty of perjury**, that the entity is exempt from disclosure under one of the five exceptions listed above, or in the event that no exception is applicable, the names and addresses of all parties owning any portion of that legal entity.

#### F. Cancellation Policy

Prior to the issuance of a deed, the FGU has the right, in its sole discretion, to cancel any sale for any of the following reasons: transfer of the property at issue is stayed or enjoined by a court of competent jurisdiction; any of the reasons outlined in MCL 211.78m(9); the property at issue becomes the subject of litigation; a defect is discovered in the underlying foreclosure or sale procedures relating to the property at issue; any other reason authorized under these Rules and Regulations.

#### G. Property Transfer Affidavit

It is the responsibility of the buyer to file a **Property Transfer Affidavit** with the *assessor for the city or township* where the property is located **within 45 days of the transfer**. If it is not timely filed, a **penalty of \$5/day (maximum \$200) applies**. The information on this Property Transfer Affidavit is NOT CONFIDENTIAL.

### 5. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases upon payment. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

### 6. Title Being Conveyed

Quit-claim deeds will be issued conveying **only such title as received by the FGU through tax foreclosure**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The FGU makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the FGU**. The buyer may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

### 7. Special Assessments

Special assessment installments through the most recent prior tax year are included in the starting bids. Seller has attempted to identify those parcels subject to special assessments with a note on the parcel detail page. Parcels sold are subject to property taxes for the entire current tax year, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

## 8. Possession of Property

### A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted on the site other than:

#### ***I. Securing the Property***

Buyer should take steps to protect their equity in purchased property **by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property**. Buyer is responsible for contacting local units of government **to prevent possible demolition of structures situated on purchased property**.

#### ***II. Assessing Potential Contamination***

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at [http://www.michigan.gov/deq/0,4561,7-135-3311\\_4109\\_4212---,00.html](http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html)

### B. Occupied Property

**Buyers will be responsible for all procedures and legal requirements for conducting evictions.** Occupants of purchased property should be treated as tenants holding over under an expired lease. This means that legal eviction and/or possession proceedings will be necessary to effectuate control over such property if occupants will not otherwise leave voluntarily. You may wish to consult a licensed attorney for additional guidance. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the FGU.

## 9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents including the Auctioneer from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

A person who acquires property that is contaminated (a "facility" pursuant to Section 20201(1)(1) of Natural Resources and Environmental Act (NREPA), 1994 P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1) (c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have "due care" obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the Foreclosing Governmental Unit recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

## 10. Deeds

### A. Deed Execution and Delivery

All monies collected will initially be deposited in escrow. Once payment is cleared and verified, funds will be disbursed to the FGU and deeds will be executed and recorded as required by law. The FGU will deliver the deeds to the Register of Deeds for recording and remit them to the buyer after recording is complete. IT CAN TAKE 6 TO 8 WEEKS FOR DEEDS TO ARRIVE. PLEASE BE PATIENT.

### B. Restrictive Covenants

Some counties sell properties with deed covenants that will attach to the property. These parcels will be noted online, along with the terms being required. **Please carefully review the information for each specific parcel to make sure you understand the terms of sale.**

## 11. Property Taxes & Other Fees

All property taxes and associated fees that have accrued on or after April 1 in the year that a property is auctioned must be paid **at the time of checkout** after the auction along with the final bid price, buyer's premium, and deed recording fee.

Furthermore, please understand that the **buyer is responsible for all other fees and liens that accrue against a property on or after April 1 in the year that a property is auctioned**. These items are not prorated. They include, but are not limited to, municipal utility or ordinance fees, and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses **are not collected at the auction** and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

## 12. Other

### A. Personal Property

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the FGU, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. The FGU and Auctioneer make no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

**Mobile Homes may be titled separately and considered *personal property*.** It is the buyer's responsibility to determine the legal status of any mobile home located on purchased property. A useful first step could include determining whether an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i.

### B. Mineral Rights

You will receive any and all title that the FGU obtains via their tax foreclosure through a quit-claim deed. If the owner of the surface rights to the property also owned the mineral rights, those will become part of your title interest. However, this will be subject to the rights of any outstanding leaseholders of oil, gas, mineral or storage rights. You would be obligated to honor the balance of any remaining lease (with automatic renewals if so written). However, if the mineral rights have been severed (split from the surface rights) and are owned by a third party, they have not been foreclosed by the FGU and are not included in the mineral rights conveyed to you. In either instance, the leaseholder still has the right to explore for and/or extract minerals under the terms of any outstanding agreement.

### C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. In some cases, the Auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the Auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the Auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, Oral Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

These Rules and Regulations are subject to change and should be reviewed frequently.

**NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.**

## Barry

Lot #	Lot Information	Address	Min. Bid	Sold For
900	<b>Parcel ID:</b> 01-007-016-00; <b>Legal Description:</b> . ASSYRIA TWP ALL THAT PART NE 1/4 NE 1/4 SEC 7-1-7 LYING N OF HIGHWAY <b>Comments:</b> Small wooded lot with partially collapsed home in disrepair. <b>Summer Tax Due:</b> \$64.89	5959 LACEY RD BELLEVUE;	\$2100.00	
902	<b>Parcel ID:</b> 05-020-120-00; <b>Legal Description:</b> COM 70.7 FT W N&S 1/4 LI SEC 20-3-7 TH N 1080.2 FT TO POB TH W 602.25 FT TH S 79.62 FT TH W 503.01 FT TO NLY SH MEAD CHANNEL TH WLY AL & PAR WITH SD CHANNEL TO LK SH TH NLY AL SH TO PT 300 FT N OF SD CH TH ELY AL LI 300 FT N OF & PAR WITH SD CH TO PT 1175.96 FT W OF N&S 1/4 LI SD SEC 20 TH N 44 RDS M/L TO THORNAPPLE RIV TH ELY AL SD RIV TO PT 70.7 FT W OF N&S 1/4 LI TH S 67 RDS M/L POB. 28 ACRES <b>Comments:</b> Vacant wetland with no road frontage, but does have lake frontage to Thornapple Lake. <b>Summer Tax Due:</b> \$56.12	NO ROAD FRONTAGE;	\$1325.00	
904	<b>Parcel ID:</b> 07-031-016-50; <b>Legal Description:</b> E 1/2 OF THE FOLLOWING COMBINED DESCRIPTIONS: W 1/2 NW 1/4 SEC 31-T2N-R9W LYING S OF E-W HWY CROSSING SEC 31 & COM NE COR W 1/2 SW 1/4 SEC 31 FOR POB; TH S 95FT, TH N89*10'W 644FT, TH N11*45'E 97FT TO E&W 1/4 LI, TH N89*10'E 624FT TO POB. 1.44 ACRES <b>Comments:</b> mostly wetland some wooded <b>Summer Tax Due:</b> \$67.14	STEVENS RD DELTON;	\$1800.00	
905	<b>Parcel ID:</b> 08-002-008-01; <b>Legal Description:</b> COM NW CORNER SEC 2 T4N R9W, TH S0*W 1000.02FT FOR POB; TH N89*47'50"E 402FT, TH S0*W 20.85FT, TH S89*47'50"E 402FT, TH N 20.85FT TO POB. <b>Summer Tax Due:</b> \$2.29	108TH ST FREEPORT;	\$625.00	
906	<b>Parcel ID:</b> 08-012-335-00; <b>Legal Description:</b> N 70 ACRES OF W 110 ACRES OF SW 1/4 SEC 12 T4N R9W EX THE E 20 ACRES THEREOF. ALSO EX N 50 ACRES W 1/2 SW 1/4 SEC 12 T4N R9W. 1 ACRE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD <b>Comments:</b> Small strip located between a corn field and wooded tree line <b>Summer Tax Due:</b> \$12.80	HAMMOND RD HASTINGS;	\$800.00	
907	<b>Parcel ID:</b> 08-032-421-00; <b>Legal Description:</b> IRVING TOWNSHIP COM E 1/4 POST SEC 32 T4N R9W, TH N88*36'33"W 1614.9FT TO POB; TH N88*36'33"W 45.37FT TO E LINE W 100 AC, TH S PARALLEL TO N-S 1/4 LINE 432FT , TH SE'LY ON RIVER TO PT S0*50'37"W 479FT OF POB, TH N 0*50'37"W 479FT TO POB. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD (2018) <b>Summer Tax Due:</b> \$9.70	ALGEN DR MIDDLEVILLE;	\$725.00	
908	<b>Parcel ID:</b> 08-033-213-00; <b>Legal Description:</b> IRVING TOWNSHIP: COM NW CORNER SEC 33 T4N R9W, TH N89*27'58"E 1320FT, TH S0*18'22"E 678.59FT TO POB; TH S60*20'E 77.81FT, TH SW'LY 244.85FT ON 433 RADIUS LEFT CURVE CHORD S15*53'37"W 241.6FT, TH N0*18'22"W TO POB. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD (2018) <b>Summer Tax Due:</b> \$1.14	THORNBIRD DR MIDDLEVILLE;	\$600.00	
909	<b>Parcel ID:</b> 10-011-100-00; <b>Legal Description:</b> COM W 1/4 POST SEC 11 T2N R7W, TH S89*57'53"E 348.48FT TO POB; TH N0*16'17"W 250FT, TH N89*57'53"W 348.48FT, TH N0*16'17"W 415.47FT, TH S89*38'39"E 1696.84FT, TH S0*38'27"W 656FT, TH N89*57'53"W TO POB. 23.57 ACRES <b>Comments:</b> House on approximatley 23 acres with horse barns and pastures <b>Summer Tax Due:</b> \$530.45	5431 GUY RD NASHVILLE;	\$5650.00	
910	<b>Parcel ID:</b> 11-014-025-00; <b>Legal Description:</b> ORANGEVILLE TWP BEG AT A PT 874.8 FT E & 336.6 FT S OF N 1/4 POST SEC 14-2-10, TH S 3 DEG 33' W 100 FT, N 37 DEG 36' W 144.3 FT, N15 DEG 25' E 40 FT, S 56 DEG 37' E 99 FTTO BEG. <b>Comments:</b> Small cottage on with Stewart Lake frontage. House in disrepair, but the lot has lake frontage Mold; <b>Summer Tax Due:</b> \$362.18	6048 STEWART WOODS DR DELTON;	\$4375.00	
911	<b>Parcel ID:</b> 11-075-056-00; <b>Legal Description:</b> ORANGEVILLE TWP LOT 56 THE ELMS. EX ANY PORTION LYING WEST OF A LINE DESC AS: COM S42*E 32.2FT FROM SW COR OF LOT 8 FOR POB; TH S06*30'E TO WILDWOOD RD. Roads - Platted Or Easement Known, But Unimproved; Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> \$1.71	WILDWOOD RD SHELBYVILLE;	\$900.00	

912	<b>Parcel ID:</b> 13-020-004-20; <b>Legal Description:</b> RUTLAND TWP PART OF W 1/2 NE 1/4 SEC 20-3-9 DESCRIBED AS COM INTERSECTION GLASS CREEK AND GUN LAKE RD TH SWLY ALONG GUNLAKE RD 408 FT TH S 55 DEG 00' E 333 FT TH N 41 DEG 30' E 360 FT TH NWLY CONTINUING IN CEN GLASS CREEK TO POB <b>Comments:</b> House looks recently under renovation and still needs a lot of work. Big metal pole barn behind house. <b>Summer Tax Due:</b> \$226.45	5401 W GUN LAKE RD;	\$3525.00	
913	<b>Parcel ID:</b> 13-230-081-00; <b>Legal Description:</b> RUTLAND TOWNSHIP OUTLOT B SMITH'S LAKEVIEW ESTATES <b>Comments:</b> Vacant lot <b>Summer Tax Due:</b> \$97.92	NORWAY AVE;	\$1850.00	
914	<b>Parcel ID:</b> 13-230-082-00; <b>Legal Description:</b> RUTLAND TOWNSHIP OUTLOT C SMITH'S LAKEVIEW ESTATES <b>Comments:</b> Vacant lot near newer homes <b>Summer Tax Due:</b> \$97.92	NORWAY AVE;	\$1850.00	
915	<b>Parcel ID:</b> 15-080-003-00; <b>Legal Description:</b> LOT 4 INNOVATION SUBD. SEC 3 T4N R7W. <b>Comments:</b> Small occupied house on small lot Occupied; <b>Summer Tax Due:</b> \$212.64	7729 N WOODLAND RD LAKE ODESSA;	\$2800.00	
916	<b>Parcel ID:</b> 51-110-110-00; <b>Legal Description:</b> COMM 1716FT N OF SE COR SEC 16 T4N R7W, TH W 330FT, TH N 100 FT, TH E 330FT, TH S 100 FT TO POB. EX E 33FT FOR STREET. EX ANY CLAIM IN THE PUBLIC INTEREST IN THE ALLEY BETWEEN BLOCKS 15 & 16 VILLAGE OF WOODLND IF THE ALLEY HAS NOT BEEN VACATED. <b>Comments:</b> Nice two story home that is still occupied Occupied; <b>Summer Tax Due:</b> \$731.70	307 N MAIN ST WOODLAND;	\$4800.00	
917	<b>Parcel ID:</b> 55-001-097-00; <b>Legal Description:</b> ORIGINAL PLAT S 1/2 LOTS 231 & 232. <b>Comments:</b> Vacant lot due to building burned. Garage underneath. <b>Summer Tax Due:</b> \$596.13	321 N MICHIGAN AVE HASTINGS;	\$5350.00	
918	<b>Parcel ID:</b> 11-008-337-00; <b>Legal Description:</b> ORANGEVILLE TWP THE S 66FT OF W 1/2 SE 1/4 SEC 8 T2N R10W <b>Comments:</b> Vacant strip of land that follows powerlines and poles. <b>Summer Tax Due:</b> TBA	MARSH RD SHELBYVILLE;	\$925.00	

## Kalamazoo

Lot #	Lot Information	Address	Min. Bid	Sold For
3000	<b>Parcel ID:</b> 02-35-326-180; <b>Legal Description:</b> KEYES PARK LOT 173 <b>Comments:</b> This vacant lot is approximately 0.22 acres of land. There was a house previously on this property but it has since been demoed and removed. The SEV may not accurately reflect the property's current value. Do your research on this one. Partial gravel driveway remains. Handful of large old trees. Mix of chain link and 6' privacy fence along adjacent properties. Could be a nice spot to build or for a neighbor looking to increase their property boundaries Sev Not Accurate; <b>Summer Tax Due:</b> \$16.30	5295 COLLINGWOOD AVE KALAMAZOO;	\$16964.96	
3002	<b>Parcel ID:</b> 04-34-410-050; <b>Legal Description:</b> VILLAGE OF AUGUSTA ALL OF BLK 7 EXC LOT 69 ALSO EXC W 4.5 FT LOTS 66 & 70. <b>Comments:</b> Vacant lot that is approximately 1.49 acres of land. Quiet area. Grassy with a few trees near the road but as you enter further into the property it begins to turn into a forested wet land. Young and old trees throughout the property. There are a few piles of wood logs. You could possibly fit a small home on the dry portion. Nice large looking property. Wetland Indicators; <b>Summer Tax Due:</b> \$362.70	JEFFERSON ST AUGUSTA;	\$3544.72	
3004	<b>Parcel ID:</b> 06-02-110-232; <b>Legal Description:</b> PARCHMENT ADDITION N1/2 LOT 2 BLK 3. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. This lot looks as though it was pieced out from a larger property at some point. It shares the address of the adjacent church. The SEV may not accurately reflect the property's current value. Do your research on this one. The back portion of the property has an enclosed chain link fence. The fenced portion is connected to the adjacent house/old church. No driveway entrance. Would be a good purchase for adjacent neighbors looking to increase their property size. Sev Not Accurate; Encroachments; Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$567.24	615 N RIVERVIEW DR (N OF) PARCHMENT;	\$15070.30	
3005	<b>Parcel ID:</b> 06-08-455-511; <b>Legal Description:</b> BRUEN PARK E 1/2 LOT 51 <b>Comments:</b> This house sits on approximately 0.38 acres of land. Two bedroom, one bathroom. Dirt/gravel driveway runs along the side of house and leads into a grassy back yard. There is a small shed in the back as well as some large older trees and a fenced in garden area. The shed is a combination of two structures one made of cinder blocks the other wood. They are in fair condition. Electric has been run to the block portion. There is debris and some personal property inside. Gas and electric meter still hooked up. The front yard is grassy and also home to a few large trees a that offer some nice shade. The roof looks to be in fair condition. No major damage seen. The metal siding is in good shape as well. Overall this house looks to be in pretty good shape. There is some debris/personal items that have been left behind but for the most part the house is clears out. Solid wood floors throughout. Basement felt damp but there was no mold visible or damaged pipes. I believe its from the bucket of water left over after the previous residents left. Sump pump inside bucket. Furnace and water heater are still present and don't look damaged. 100 amp breaker box looks clean. The block foundation looks solid. The second floor attic area is accessible by some very steep stairs in the kitchen. The chimney is crooked but it looks as if it was built in the manor. This house would be a great purchase for someone looking for a small fixer upper home. A bit of TLC would go a long way with this one. Lots of potential here. Nice Neighborhood. Ample space. Don't miss your chance with this one. <b>Summer Tax Due:</b> \$320.69	2104 ALAMO AVE KALAMAZOO;	\$7861.96	

3006	<p><b>Parcel ID:</b> 06-09-255-081; <b>Legal Description:</b> CELERY PLAT THE N 42.86 FT OF LOT 7, ALL OF LOT 8 AND THE S 11.8 FT OF LOT 9 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 7 OF PLATS, PAGE 36, KALAMAZOO COUNTY RECORDS. <b>Comments:</b> This house sits on approximately 1.29 acres of land. Unfortunately the home has suffered from a fire which is a real shame because the property itself is really nice. At the end of the road so there will be little to no traffic. Condemnation notice was posted on the home. Grassy front and back yard with many large trees. Very large back yard runs all the way to Home Run Lane. Across the street from a multiple baseball diamonds. The back yard is mostly fenced in with chain link. There is a small shed in the back but it is in poor condition. Piles of debris can be found in certain areas of the yard. Mix of gravel and cement driveway leads to a small shed. Vinyl siding on home looks good considering there was a fire here at some point. Most of the windows and doors have been boarded shut. Shingled roof is in poor shape. There is a tarp on top of one side of the home. Block foundation on the house looks good and solid. Electric meter has been removed but the gas meter still remains. This house will no doubt need some major work but would be worth it considering the property. After cleaning out all the debris and starting over this could be a really nice spot. Condemned; Boarded; Roof Issues; Fire Damage;</p> <p><b>Summer Tax Due:</b> \$1,111.44</p>	2225 WOODWARD AVE KALAMAZOO;	\$8390.87	
3007	<p><b>Parcel ID:</b> 06-10-316-044; <b>Legal Description:</b> ASSESSORS SMIT PLAT LOT 44. <b>Comments:</b> This house sits on approximately 0.132 acres of land. Large grassy front lawn with a few older trees. Dirt/gravel driveway leads all the way to the home. The house was in the middle of being renovated. There were tools and personal property still inside the home. There is debris throughout the property including a pile of bike and car tires behind the home. Fire pit outside the front of the home. Block foundation looks solid. Shingled roof looks older but there is no major damage seen. Gas meter still present. The electric meter has been removed. Water heat and furnace still inside home although the furnace may need repairs. This house will no doubt need some work but there is potential here. Would be a nice purchase for a handy man looking for a small home project. Incomplete Construction;</p> <p><b>Summer Tax Due:</b> \$174.69</p>	1701 N PARK KALAMAZOO;	\$2436.98	
3008	<p><b>Parcel ID:</b> 06-14-110-021; <b>Legal Description:</b> ASSESSORS PLAT OF THOMAS ADDITION S 40FT OF W 100FT OF LOT 21. <b>Comments:</b> This vacant lot is approximately 0.092 acres of land. Located behind the Monro Auto Service and Tire Center. Mostly grassy with some small trees/vegetation on the back portion. Runs along a dirt road that connects Ampersee Ave to a parking lot. Could be a spot for a small business or a new home. Vul - Vacant Urban Lot;</p> <p><b>Summer Tax Due:</b> \$81.62</p>	1004 AMPERSEE AVE KALAMAZOO;	\$1251.13	
3009	<p><b>Parcel ID:</b> 06-14-415-005; <b>Legal Description:</b> PHELPS ADDITION S 50FT M-OR-L OF W 100FT OF LOT 32. <b>Comments:</b> This vacant lot is approximately 0.115 acres of land. It looks like this lot used to be combined with the adjacent house property. There is a sidewalk that leads to the the neighboring house and shed. The aerial map looks like half of the shed is on the property. There is an old cement two track driveway. Large boulder on the front of the property. There is a car parked on the back of the property. Do your research on this one. Personal Property; Encroachments;</p> <p><b>Summer Tax Due:</b> \$73.80</p>	216 PHELPS AVE KALAMAZOO;	\$1080.58	
3010	<p><b>Parcel ID:</b> 06-15-108-113; <b>Legal Description:</b> DUDGEON &amp; COBBS REVISED PLAT, Liber 2 of Plats Page 22; The West 30ft of the East 90ft of Lot 113 <b>Comments:</b> This vacant lot is approximately 0.045 acres of land. Small lot. Mostly grassy with some dirt/gravel spots. There was a house previously on this property but it has since been demoed and removed. Would be a good purchase for adjacent property owners looking to increase their property size. Sev Not Accurate; Vul - Vacant Urban Lot;</p> <p><b>Summer Tax Due:</b> \$48.58</p>	308 NORWAY AVE KALAMAZOO;	\$6014.73	
3011	<p><b>Parcel ID:</b> 06-15-120-006; <b>Legal Description:</b> COM ON W LI PRINCETON AVE 2 R N OF NE COR LOT 18 CHAS B HAYS ADDITION N 2R TH W 8R TH S 2R TH E 8R TO BEGIN. <b>Comments:</b> This vacant lot is approximately 0.1 acres of land. There was a house previously on this property but has since been removed. It is now a grassy vacant lot. The SEV may not accurately reflect the value of the property's current state. Driveway entrance at the road. Partial chain link fence. Burn barrel near the back of the property. A couple large trees on the back off the property as well. Ready for a new build, always check with the local unit assessor to make sure everything meets your plan. Vul - Vacant Urban Lot; Sev Not Accurate;</p> <p><b>Summer Tax Due:</b> \$8.43</p>	915 PRINCETON AVE KALAMAZOO;	\$6527.03	

3013	<p><b>Parcel ID:</b> 06-23-154-007; <b>Legal Description:</b> COM 16R N OF N LI VINE ST &amp; 9R E OF E LI MILLS ST E PAR WITH SD N LI 8R N PAR WITH SD E LI 4R W 8R S 4R TO BEGIN. <b>Comments:</b> This building sits on approximately 0.2 acres of land. Next to what looks to be a car junk yard. Handful of large trees. There is debris on the property. The storage building looks like it needs a bit of work but doesn't look to bad overall. The metal siding and metal roof look to be in decent shape. The door was boarded shut but has been broken apart. The garage doors have a couple sheets of plywood nailed to the front. Metal siding is in decent shape though. Side door has been broken in. Full of debris. Could be a good place to store some cars.</p> <p><b>Summer Tax Due:</b> \$148.16</p>	740 SKINNER DR KALAMAZOO;	\$4225.77	
3014	<p><b>Parcel ID:</b> 06-23-181-010; <b>Legal Description:</b> Beg on W li of Myers Street 82.5ft S of S li of East Vine Street W par with sd S li 71ft; th S 49.5ft; th E 71ft to sd W li; N on sd W li 49.5ft to beg. <b>Comments:</b> This vacant lot is approximately 0.081 acres of land. Partial cement driveway at road. This property previously had a house on it but it has since been demoed and removed. Now all that remains is hay/dirt. Partial chain link fence on half of the perimeter. Handful of large trees. Ready for a new build, always check with the local unit assessor to make sure everything meets your plan. Vul - Vacant Urban Lot;</p> <p><b>Summer Tax Due:</b> \$231.55</p>	812 MYERS ST KALAMAZOO;	\$5846.79	
3015	<p><b>Parcel ID:</b> 06-23-303-001; <b>Legal Description:</b> COM ON S LI OF LAKE ST 4R W OF W LI OF MILLS ST S 8R W 2R N 8R E TO BEGIN <b>Comments:</b> This vacant lot sits on approximately 0.1 acres of land. There was previously a house on this property but it has since been demoed and removed. The SEV may not accurately reflect the current value of the property. Do your research. There is a cement slab on the back of the property. Fence runs along the side of adjacent property. Always check with the local unit assessor to make sure everything meets your plan. Sev Not Accurate; Vul - Vacant Urban Lot;</p> <p><b>Summer Tax Due:</b> \$302.81</p>	1024 LAKE ST KALAMAZOO;	\$7853.82	
3018	<p><b>Parcel ID:</b> 06-24-305-940; <b>Legal Description:</b> FIELD ADDITION LOT 94 AND ITS SHARE OF VACATED ALLEY LYING ELY THEREOF <b>Comments:</b> This vacant lot is approximately 0.13 acres of land. Thick vegetation throughout. Some old large trees. Looks like there may be some debris in the back of the property but it was hard to make out do to the thick vegetation. Would be a good purchase for adjacent property owners.</p> <p><b>Summer Tax Due:</b> \$20.43</p>	FIELD AVE VAC KALAMAZOO;	\$915.59	
3019	<p><b>Parcel ID:</b> 06-24-405-710; <b>Legal Description:</b> BROOKFIELD LOT 71 <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. There was previously a house on this property but it has since been removed. The SEV may not accurately represent the current value of the property. Do you research, always check with the local unit assessor to make sure everything meets your plan. Tall grassy lot with some large trees along the boundary. Dirt/gravel driveway still present. Some piles of wood chips and gravel. Gas line still here. There is a small pile of construction debris (possible bags of soil/cement) on the back portion. Ready for a new structure.</p> <p><b>Summer Tax Due:</b> \$19.36</p>	3312 GREENFIELD AVE KALAMAZOO;	\$2921.49	
3020	<p><b>Parcel ID:</b> 06-25-290-760; <b>Legal Description:</b> CENTRAL PARK LOT 76 &amp; W 15 FT OF LOT 77 <b>Comments:</b> This house sits on approximately 0.26 acres of land. Paved driveway leads to a nice large detached two door garage. The garage is in good shape. Metal siding and metal roofing look good Chain link fenced in back yard. The house looks to be in overall good shape as well. The vegetation around the home has become a bit overgrown. Metal siding is in all fair/good shape its difficult to see through the vegetation. It could use a power wash but looks good. The shingled roof looks a little older but is in good shape. It looks like newer windows were installed at one point. Grassy front and back yard. Small shed behind garage. A handful of large old trees provide some nice shade. Small cement pad on back side of home. The house and garage are in overall good shape and would be a great fixer upper. A bit of TLC would go a long way. Don't miss out on this opportunity.</p> <p><b>Summer Tax Due:</b> \$389.25</p>	3809 MILLER RD KALAMAZOO;	\$10568.74	



3021	<p><b>Parcel ID:</b> 06-32-185-004; <b>Legal Description:</b> SEC 32-2-11 COM AT SE COR LOT 152 OF RECD PLAT OF OAKLAND TERRACE TH S 0 DEG 12 MIN E ALG W LI MADISON ST 143 FT TH N 89 DEG 59 MIN W PAR TO S LI SD LOT 115.5 FT FOR PL OF BEG TH N 89 DEG 59 MIN W 24.5 FT TH N 0 DEG 12 MIN W 48 FT TH S 89 DEG 59 MIN E 24. 5 FT TH S 0 DEG 12 MIN E 48 FT TO BEG .027A <b>Comments:</b> This vacant lot is approximately 0.027 acres of land. It is located behind some home between Hoover St and Madison St. This appears to be landlocked. I was not able to access this property without crossing private property. Do your research on this, always check with the local unit assessor to make sure everything meets your plan. Vul - Vacant Urban Lot; Unbuildable Lands / Too Small;</p> <p><b>Summer Tax Due:</b> \$11.42</p>	3732 MADISON ST REAR KALAMAZOO;	\$521.40	
3022	<p><b>Parcel ID:</b> 07-18-452-190; <b>Legal Description:</b> SHIELDS ADDITION LOT 20 BLOCK 1 <b>Comments:</b> This vacant lot is approximately 0.18 acres of land. Just off Collette Ave at the end of the road. Low traffic. Quiet area to build, always check with the local unit assessor to make sure everything meets your plan. Wire fence runs along the side of the property. Lots of old and young trees.</p> <p><b>Summer Tax Due:</b> \$54.95</p>	COLLETTE AVE KALAMAZOO;	\$629.62	
3023	<p><b>Parcel ID:</b> 07-20-171-360; <b>Legal Description:</b> RAVENWOOD HEIGHTS EXTENSION LOT 144 <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. Mostly grassy with a row of evergreens along the road. Sits in between two homes. Nice and tucked away behind neighboring fencing and trees. There are a few large old trees. Would be a good purchase for one of the adjacent property owners looking to increase their property boundary.</p> <p><b>Summer Tax Due:</b> \$34.68</p>	6353 WRIGHT ST KALAMAZOO;	\$549.28	
3024	<p><b>Parcel ID:</b> 12-02-302-500; <b>Legal Description:</b> VILLAGE PLAT OF VILLAGE OF CLIMAX LOT 64 EXC S 65 FT * <b>Comments:</b> This house sits on approximately 0.36 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Gravel driveway runs along the side of the home and leads to a detached one car garage. Wood siding is in fair shape for the most part. The back section could use some repairs and overall it could use a fresh paint job. Stone foundation looks to be in decent shape as well. No major damage visible. Shingled roof needs attention in a few areas. There is a tarp on a portion of the roof which is an indicator it needs repairs. Debris in the back yard. A few large trees. Large grassy backyard that has a wood fence along the perimeter. Some overgrown vegetation along the exterior of the house. This could be a really cool home if someone puts the work into it. Lots of potential here. Personal Property; Roof Issues; Occupied;</p> <p><b>Summer Tax Due:</b> \$971.04</p>	200 E MAPLE ST CLIMAX;	\$10599.55	
3025	<p><b>Parcel ID:</b> 12-03-426-102; <b>Legal Description:</b> SUNNYMEAD NO 2 LOT 30 * <b>Comments:</b> This vacant lot is approximately 0.33 acres of land. Mostly grassy with a handful of evergreens and a one tree. Nice lot that looks ready for a new build. Could be a good purchase for an adjacent neighbor looking to increase their property size. Don't let this one slip away.</p> <p><b>Summer Tax Due:</b> \$147.66</p>	COLUMBINE STREET CLIMAX;	\$1998.40	
3026	<p><b>Parcel ID:</b> 15-30-300-005; <b>Legal Description:</b> SEC 30-4-10 COM AT W1/4 POST SEC 30 TH S ALG SEC LI 880 FT FOR PL OF BEG TH S ALG SD SEC LI 110 FT TH E 220 FT TH N PAR WITH W SEC LI 110 FT TH W 220 FT TO PL OF BEG .6A <b>Comments:</b> This house sits on approximately 0.45 acres of land. Unfortunately this house has suffered from a fire which looks like it has caused major damage. All of the windows were broken out and the roof is completely gone. The property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There were multiple cars still parked on the dirt driveway. There is a handful of large older trees. Nice property. Its a shame there was a fire. Personal Property; Occupied; Fire Damage;</p> <p><b>Summer Tax Due:</b> \$176.95</p>	15691 S 24TH ST VICKSBURG;	\$5544.57	

## Saint Joseph

Lot #	Lot Information	Address	Min. Bid	Sold For
5500	<b>Parcel ID:</b> 001 090 027 10; <b>Legal Description:</b> S 4 FT OF LOT 27 TRAILS END. SEC 14 T7S R9W <b>Comments:</b> This property is approximately 0.02 acres of land. There's not much you could do with this property unless you are one of the adjacent property owners. Too small to build. Four feet wide. Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> \$1.06		\$377.76	
5501	<b>Parcel ID:</b> 003 034 006 00; <b>Legal Description:</b> COM W 1/4 COR SEC 34 T7S R12W TH N 337.65 FT TH N 55D 59M 35S E ALG C/L RIVERSIDE DR 177.74 FT TO POB TH S 24D 56M 55S E 136.69 FT TH S 89D 37M E 129.95 FT TH N TO SD C/L TH SWLY ALG SD C/L TO POB. <b>Comments:</b> There are three trailers and a shed on this property which is approximately 0.73 acres. The main trailer in the front is in the best shape but still has seen better days. Up on blocks. Electric meter still present. Wheel chair accessible ramp. There is a large amount of debris and garbage throughout the property. Burn piles and old tires piled up in the back. Its mostly a grassy lot with a handful of evergreens on the South portion and a few older large trees along the road. If the property is cleaned up this would be a nice sized lot to build, always check with the local unit assessor to make sure everything meets your plan. Mobile Home; <b>Summer Tax Due:</b> \$282.59	13041 RIVERSIDE DR CONSTANTINE;	\$3099.17	
5502	<b>Parcel ID:</b> 005 005 025 10; <b>Legal Description:</b> PART OF SE 1/4 SEC 5 T8S R9W DESC AS: COM 322.26 FT S & 300 FT W OF INT OF C/L US-12 & E SEC LN TH W 175 FT TH S 318 FT TH E 175 FT TH N 318 FT TO POB. 1.28 A. <b>Comments:</b> This property is approximately 1.29 acres. The structures are on the South portion of the property. As you travel farther North the property turns in to a thick forested area. There is an older single wide trailer that isn't in to bad of shape. Sitting on blocks. Metal siding looks ok. Flat roof doesn't show any major damage. Metal siding looks ok. There is a lot of overgrown vegetation on the back side. The storage building/garage is in ok shape except the roof has collapsed on one side. There is a large amount of garbage and debris strewn about the property. Electric meter still up. There is a boat parked next to the trailer. This would be a nice spot to build after removing the trailer. Or if the former owners don't come back for it maybe fix it up. This lot has potential, always check with the local unit assessor to make sure everything meets your plan. Personal Property; Mobile Home; <b>Summer Tax Due:</b> \$115.99	68768 PLUMB SCHOOL RD STURGIS;	\$2194.84	
5503	<b>Parcel ID:</b> 008 037 134 20; <b>Legal Description:</b> PT OF LOT 134 ASSESSORS PLAT OF LEONIDAS SEC 21 T5S R9W DES AS COM N R/W LN JACKSONBURG RD AT INT LOTS 134 & 106 TH S 38D 38M 10S W 348 FT TO POB TH S 38D 38M 10S W ALG SD R/W 121 FT TH N 42D 47M 22S W 355.5 FT N 38D 23M E 121 FT TH S 42D 47M 22S E TO POB <b>Comments:</b> This trailer sits on approximately 0.98 acres of land. Thick vegetation has begun to cover the trailer. There is not an easy way to access the trailer. No drive way entrance. Some tall trees run along the road side. There is a somewhat open area as you enter the property but it is tall thick vegetation. As you travel farther back into the property it becomes wooded. Nice piece of land. Clear the trailer out and you have a nice spot to build, always check with the local unit assessor to make sure everything meets your plan. Mobile Home; <b>Summer Tax Due:</b> \$44.67	M 60;	\$979.40	
5504	<b>Parcel ID:</b> 008 040 114 01; <b>Legal Description:</b> LOT 114 DRIFTWOOD NO. 2 SEC 34 T5S R9W. <b>Comments:</b> This vacant lot is approximately 0.22 acres of land. Nice wooded lot. Young and old trees. At the end of the road so there is minimum traffic. A small amount of debris. A couple tires and bike but other wise pretty clean. <b>Summer Tax Due:</b> \$25.51		\$809.60	

5505	<p><b>Parcel ID:</b> 009 013 001 10; <b>Legal Description:</b> COM NE COR SEC 13 T6S R11W TH S 700 FT TO POB TH W 260 FT TH S 167.5 FT TH E 260 FT TH N 167.5 FT TO POB. 1 A. <b>Comments:</b> This house sits on approximately 1.05 acres of land. The house is in very poor shape. It has suffered from a fire and there is a large tree limb that has crashed through the roof. Block foundation looks solid. Gravel driveway leads onto the property. Partial chain link fence. Open grassy yard in front. Thick Vegetation throughout the property. There is a small shed in the back that may have been used to store animals. It is in poor shape as well. The inside of the home is full of debris from the fire and from the roof/ceiling collapsing. There is a "dangerous structure/Uninhabitable" notice posted on the front of the building. This house will no doubt need a lot of work. After the property is cleaned up this would be a nice spot to rebuild, always check with the local unit assessor to make sure everything meets your plan. Roof Issues; Structural Issues; Fire Damage; Mold;</p> <p><b>Summer Tax Due:</b> \$177.61</p>	58152 COVERED BRIDGE RD CENTREVILLE;	\$3237.61	
5506	<p><b>Parcel ID:</b> 009 165 002 10; <b>Legal Description:</b> W 7 FT LOT 2 PINECREST SUB SEC 21 T6S R11W. EST 0.04 A. <b>Comments:</b> This vacant lot is approximately 0.04 acres of land. Its 7 feet wide. I don't know what you would do with this property since you wouldn't be able to build anything. It would be a good purchase for one of the adjacent property owners that don't want part of their yard being bought by a stranger. Unbuildable Lands / Too Small;</p> <p><b>Summer Tax Due:</b> \$5.36</p>		\$722.57	
5507	<p><b>Parcel ID:</b> 010 019 011 30; <b>Legal Description:</b> COM S 1/4 COR SEC 19 T5S R10W TH N 1123.12 FT TO POB TH N 100 FT TH E 200 FT TH S 100 FT TH W 200 FT TO POB. 0.46 A. <b>Comments:</b> This vacant lot is approximately 0.49 acres of land. It looks like there was a modular home on this property at one time but has since been removed. A small shed in the back corner remains. There is a cement pad in the middle of the property with a hose spigot and what looks like a pvc sewer pipe. There is an additional cement pad in the back of the property possibly where a garage once was. Dirt/gravel driveway runs into the property. This would be a great purchase for one of the adjacent property owners looking to increase their property size and maybe throw a basket ball hoop up. Mobile Home Pad;</p> <p><b>Summer Tax Due:</b> \$46.85</p>	53775 SILVER ST MENDON;	\$1124.72	
5508	<p><b>Parcel ID:</b> 012 075 062 00; <b>Legal Description:</b> LOT 62 RIDGEWOODS NO 2 SEC 33 T6S R10W. <b>Comments:</b> This vacant lot is approximately 0.41 acres of land. It sits between Findley Rd and a caul de sac on a private road named Candlelight Dr. Large open grassy property with a couple old large trees. Great spot to build, always check with the local unit assessor to make sure everything meets your plan. Near Lake Templene. Houses in the area are very nice. This is next to LOT# 5509. If looking to build I would purchase both to increase the property size.</p> <p><b>Summer Tax Due:</b> \$65.51</p>		\$1350.87	
5509	<p><b>Parcel ID:</b> 012 075 064 00; <b>Legal Description:</b> LOT 64 RIDGEWOODS NO 2 SEC 33 T6S R10W. <b>Comments:</b> This vacant lot is approximately 0.37 acres of land. There are some nice old trees the run along the road side. Nice grassy lot ready for a new home. Homes in the area are very nice. Near Lake Templene. This is next to LOT# 5508. If looking to build I would purchase both to increase the property size, always check with the local unit assessor to make sure everything meets your plan.</p> <p><b>Summer Tax Due:</b> \$57.72</p>		\$1238.33	
5510	<p><b>Parcel ID:</b> 040 130 068 00; <b>Legal Description:</b> W 26 FT OF LOT 1 &amp; E 36.85 FT OF LOT 2 BLK 12. ORIG PLAT. VIL OF BURR OAK. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. Mostly grassy lot with a single tree on the East portion. Partial fencing bordering neighboring properties. There are some 4x4 posts in the middle of the property. Possible to build fencing for a garden. Nice spot to build, always check with the local unit assessor to make sure everything meets your plan. Vul - Vacant Urban Lot;</p> <p><b>Summer Tax Due:</b> \$47.62</p>		\$1423.83	

5511	<p><b>Parcel ID:</b> 044 090 019 00; <b>Legal Description:</b> LOTS 5-6 EXC N 6 FT LOT 6 BLK 4 HALLOCK &amp; REEVES ADD. VILL OF MENDON. <b>Comments:</b> This house sits on approximately 0.40 acres of land. The house looks to be in poor condition. There is an "Uninhabitable Structure" notice posted on the front of the home. The ceiling is collapsing in multiple places on the main floor. The roof is in overall poor shape as well. Electric meter still present but the gas meter has been removed. A "Temporary Police Order To Stay Out" was posted on the back of the home by the Mendon Police so we did not enter very far into the building. Only took photos from the front entrance room. The house will need major work but might be a good project for a renovation company or handy man looking for a good project. Cement driveway leads to an attached two car garage. Small shed in back but the roof is collapsing. Cement pad for shed. Grassy front and back yard. Handful of large trees throughout the property. Personal Property; Roof Issues; Mold;</p> <p><b>Summer Tax Due:</b> \$642.18</p>	231 PLEASANT ST MENDON;	\$7443.99	
5513	<p><b>Parcel ID:</b> 051 299 028 00; <b>Legal Description:</b> COM AT SE COR LOT 40 BLK 3 ASSESSOR'S PLAT OF ARNOLD'S ADD SEC 20 T6S R11W TH E ALG NLY LN BROADWAY ST 200 FT TO POB TH N 180 FT TH E 128 FT TH S 180 FT TH W 128 FT TO POB. CITY OF THREE RIVERS. <b>Comments:</b> This house sits on approximately 0.50 acres of land. The house isn't in the best shape but its not in terrible shape. Most of the floors on the main level are uneven and wonky. Gas meter has been removed but the electric meter is still present. Basement entrance is outside of the house. The roof looks to be in fair shape. The shingles don't look to old but the corner flashing looks like it needs repairs. The faux brick siding is cracking and could be replaced. Poured concrete foundation looks solid. This house will need some work but there is potential here. A renovation company could turn this house around. Nice sized lot. Grassy front and back yard. There are three driveway entrances at the road. Partial privacy fencing. Structural Issues;</p> <p><b>Summer Tax Due:</b> \$411.83</p>	924 E BROADWAY ST THREE RIVERS;	\$8462.41	
5515	<p><b>Parcel ID:</b> 052 330 002 00; <b>Legal Description:</b> LOTS 2 &amp; 3 EXC E 10 FT &amp; W 70 FT. BLK 1. JACOBS ADD. CITY OF STURGIS. <b>Comments:</b> This vacant lot is approximately 0.16 acres of land. The was a house previously on this property but it has since been demoed and removed. SEV my not reflect the current properties state. All that remains is a grassy lot with a few younger trees. Drive way entrance at road. Could be a good spot to build or for an adjacent property owner to purchase and increase their property lines. Sev Not Accurate; Vul - Vacant Urban Lot;</p> <p><b>Summer Tax Due:</b> \$136.29</p>	408 W WEST ST STURGIS;	\$18457.45	

5516	<p><b>Parcel ID:</b> 052 777 131 01; <b>Legal Description:</b> COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2 AND RUNNING THENCE SOUTH 89°30'26" WEST, ALONG THE SECTION LINE AS MONUMENTED, 779.14 FEET TO A CAPPED IRON FOUND AT THE POINT OF BEGINNING OF THIS DESCRIPTION, THE BOUNDARY RUNS THENCE SOUTH 89°29'27" WEST (RECORDED AS SOUTH 89°30'26" WEST), ALONG THE SECTION LINE AS MONUMENTED, 301.08 FEET TO A CAPPED IRON FOUND, THENCE NORTH 00°13'39" WEST 299.93 FEET (RECORDED AS 300 FEET AND 294 FEET) TO AN IRON BAR FOUND, THENCE NORTH 89°47'10" EAST (RECORDED AS EAST) 50.00 FEET TO AN IRON BAR FOUND, THENCE NORTH 00°03'20" WEST (RECORDED AS NORTH) 174.66 FEET TO A CAPPED IRON SET, THENCE NORTH 80°54'00" EAST 96.65 FEET TO A CAPPED IRON SET, THENCE NORTH 09°06'00" WEST 168.05 FEET TO THE CENTERLINE OF WEST CHICAGO ROAD, THENCE NORTHEASTERLY, ALONG SAID CENTERLINE, ALONG A 114,591.56 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 29.00 FEET (CHORD = NORTH 80°34'13" EAST 29.00 FEET), THENCE SOUTH 09°06'00" EAST 168.22 FEET TO A CAPPED IRON SET, THENCE SOUTH 72°13'21" EAST 113.46 FEET TO A CAPPED IRON SET, THENCE SOUTH 00°36'14" EAST (RECORDED AS SOUTH 00°43'30" EAST) 147.51 FEET TO A CAPPED IRON FOUND, THENCE SOUTH 89°48'20" EAST 14.93 FEET (RECORDED AS SOUTH 89°28'30" EAST 15.00 FEET) TO A CAPPED IRON FOUND, THENCE SOUTH 00°42'37" EAST 309.80 FEET (RECORDED AS SOUTH 00°43'30" EAST 310.00 FEET) TO THE POINT OF BEGINNING. EXC THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2 AND RUNNING THENCE S89° 30' 26"W, ALONG THE SECTION LINE AS MONUMENTED, 779.14 FEET TO A CAPPED IRON FOUND AT THE POINT OF BEGINNING OF THIS DESCRIPTION: THE BOUNDARY RUNS THENCE S89° 29' 27"W (RECORDED AS 889° 30' 26"W), ALONG THE SECTION LINE AS MONUMENTED, 301.08 FEET TO A CAPPED IRON FOUND; THENCE N00° 13' 39"W, 299.93 FEET (RECORDED AS 300 FEET AND 294 FEET) TO AN IRON BAR FOUND; THENCE N89° 47' 10"E (RECORDED AS EAST), 50.00 FEET TO AN IRON BAR FOUND; THENCE N00° 03' 20"W (RECORDED AS NORTH), 174.66 FEET TO A CAPPED IRON SET; THENCE N80° 54' 0"E, 96.65 FEET TO A CAPPED IRON SET, THENCE N09° 06' 00"W, 168.05 FEET TO THE CENTERLINE OF W. CHICAGO ROAD; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE, ALONG A 114,591.56 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 29.00 FEET (CHORD = N80° 34' 13" E 29.0 FEET); THENCE S09° 06' 00"E, 190.64 FEET TO A CAPPED IRON SET; THENCE S 72° 13' 21"E, 109.97 FEET TO A CAPPED IRON SET; THENCE S 00° 36' 14"E (RECORDED AS S00° 43' 30"E), 126.44 FEET TO A CAPPED IRON FOUND; THENCE 889° 48' 20"E, 14.93 FEET (RECORDED AS S 89° 28' 30"E 15.00 FEET) TO A CAPPED IRON FOUND; THENCE S 0D 42' 37"E, 309.80 FEET (RECORDED AS S 0D 43' 30"E, 310.00 FEET) TO THE POINT OF BEGINNING. <b>Comments:</b> This is an odd property. It is approximately 0.06 acres of land. A portion of it is paved and a portion of it is grass. It runs across the entrance to Sturgis Commons (a multi family community) This would be a good purchase for the mobile home park owners because it crosses over the drive to enter it. Do your research on this property Vul - Vacant Urban Lot; Encroachments; Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> \$71.00</p>		\$644.33	
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## Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property		2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	
<b>Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.</b>			
10. Type of Transfer. <b>Transfers</b> include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)	

### EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ Transfer from one spouse to the other spouse
- ☐ Change in ownership solely to exclude or include a spouse
- ☐ Transfer between certain family members \*(see page 2)
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor \*\* (see page 2)
- ☐ Transfer to effect the foreclosure or forfeiture of real property
- ☐ Transfer by redemption from a tax sale
- ☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ Transfer resulting from a court order unless the order specifies a monetary payment
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ Transfer to establish or release a security interest (collateral)
- ☐ Transfer of real estate through normal public trading of stock
- ☐ Transfer between entities under common control or among members of an affiliated group
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ Transfer of land with qualified conservation easement (land only - not improvements)
- ☐ Other, specify: \_\_\_\_\_

### CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name

Signature

Date

Name and title, if signer is other than the owner

Daytime Phone Number

E-mail Address

## Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

## Excerpts from Michigan Compiled Laws (MCL), Chapter 211

**\*\*Section 211.27a(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

**\*Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

**Section 211.27a(10):** "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

**Section 211.27(5):** "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

## Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
  - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
  - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.