

# Public Land Auction

Allegan, Ionia, Kent, Ottawa

September 13th, 2022

Allegan, Ionia, Kent, and Ottawa 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.*





**Follow us on Facebook for the latest updates:**  
**[www.facebook.com/taxsaleinfo](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

**-or-**

**ABSENTEE BID**

(For those who have *no* computer access. Please call for assistance)

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

- **Photos** and detailed descriptions of properties (where available)
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Maps links** to satellite images of the area and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list
- **Personalized Auction Feed** with live updates on parcels in which you have placed a bid(s)

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting properties in May and release catalogs county by county as they become available. Please be patient and **check back often** 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**  
**[WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

# Visiting and viewing property BEFORE auction:

The auction list furnished in this salebook contains property that *may* be offered. Please keep checking the catalog on our website as the auction date approaches as some parcels may be removed from the list for a variety of reasons.

**You are NOT AUTHORIZED to enter any buildings**, even if they are unlocked or open to access. Entering a tax auction property to “see it” is considered breaking and entering (a criminal offense). Please limit your review to looking through the windows and other external inspections. We will post exterior and interior photos on the website and provide other commentary whenever possible.

Entering properties (even vacant land) can be dangerous due to unknown conditions of structures and land. **You assume all liability for injuries and other damage** if you choose to visit 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 (including vehicles, furnishings, appliances etc). These items are not sold at our auctions. We are only selling the real estate (land) and whatever is attached to it (buildings and other permanent fixtures).

- **You are not authorized to remove ANY “personal” property, “scrap” metal or fixtures from auction parcels. This is considered theft and will be prosecuted.** We often ask neighbors to watch property for theft and vandalism and report this to local police.
- **Property is sold “as-is” in every respect.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records available to the public.
- **There are no refunds and no sale cancellation at the buyer’s request.**
- **Information offered on the website or in the salebook is deemed reliable but is not guaranteed.** We suggest reviewing the records of the local assessor’s 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 complete until we've received both your payment and your notarized receipt and buyer's affidavit paperwork. This is also 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, FedEx, or UPS to ensure timely, verified delivery.

## Bidding Authorization

- Online and absentee bidding requires a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card before any bids will be accepted. Alternatively, bidders can mail in a \$1,000 certified funds deposit if a credit card is unavailable. A 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 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).*

# 2022 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see [www.tax-sale.info](http://www.tax-sale.info) for the latest information

\* = Includes a catalog of DNR Surplus Parcels in this county

|  |   |   |
|--|---|---|
| <b>Monroe, Washtenaw DNR</b><br>8/2/2022   | <b>Hillsdale, Jackson</b><br>8/3/2022   | <b>Bay, Gladwin</b><br><b>Huron (DNR only), Tuscola</b><br>8/4/2022 |
| <b>Arenac*, Iosco*, Ogemaw</b><br>8/5/2022   | <b>Lapeer*, Macomb (DNR only)</b><br><b>Saint Clair*, Sanilac*</b><br>8/11/2022   | <b>Oakland</b><br>8/12/2022   |
| <b>Barry, Kalamazoo</b><br><b>Saint Joseph*</b><br>8/16/2022   | <b>Branch, Calhoun</b><br>8/17/2022   | <b>Berrien*, Cass, Van Buren*</b><br>8/18/2022                      |
| <b>Clare, Lake*, Osceola</b><br>8/23/2022  | <b>Gratiot, Isabella, Mecosta</b><br><b>Montcalm</b><br>8/24/2022   | <b>Clinton, Livingston</b><br><b>Shiawassee</b><br>8/25/2022        |
| <b>Eastern Upper Peninsula</b><br>(Alger, Chippewa*, Delta, Luce*,<br>Mackinac (DNR Only), Schoolcraft)<br>8/26/2022 | <b>Western Upper Peninsula</b><br>(Baraga, Dickinson*, Gogebic*, Houghton*, Iron*,<br>Keweenaw, Marquette*, Menominee, Ontonagon*)<br>8/30/2022 | <b>Antrim*, Charlevoix*, Otsego</b><br>8/31/2022                    |
| <b>Crawford, Kalkaska</b><br><b>Missaukee, Roscommon*</b><br>9/1/2022  | <b>Alcona*, Alpena*</b><br><b>Montmorency, Oscoda</b><br>9/6/2022   | <b>Cheboygan, Emmet*</b><br><b>Presque Isle</b><br>9/7/2022         |
| <b>Mason*, Muskegon</b><br><b>Newaygo (DNR Only)</b><br><b>Oceana*</b><br>9/8/2022                                   | <b>Benzie, Grand Traverse*</b><br><b>Leelanau, Manistee,</b><br><b>Wexford</b><br>9/9/2022  | <b>Allegan, Ionia, Kent, Ottawa</b><br>9/13/2022                    |
| <b>Saginaw</b><br>9/14/2022  | <b>Genesee</b><br>9/15/2022   | <b>Round 1 Re-Offer Auction</b><br>9/28/2022                        |

**No Reserve Auction**

10/28/2022

## Rules and Regulations

### 1. Registration

You must create an online user account at [www.tax-sale.info](http://www.tax-sale.info) in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

### 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

##### Live Bidding Auctions:

First round minimum bid auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

##### i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed for the applicable auction** and the Active Bidding phase then begins.

##### ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction**. **All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

##### Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

#### B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as 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        |

#### D. Eligible Bidders

Any person who meets the following requirements may register as a bidder:

- 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

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. 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.

#### F. Auction Location

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

#### G. Bids are Binding

A bid accepted at public auction 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 of 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

- **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.
- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of \$1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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 have their sale cancelled and will be assessed liquidated damages in the amount of \$1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to \$1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 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 for any reason 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 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/ 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 be assessed liquidated damages in the amount of \$1000**. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. 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 during the checkout process. 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 <https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments>

## **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. Finally, additional conditions are included on the 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, 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: 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 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.**

## Allegan

| Lot # | Lot Information   | Address      | Min. Bid | Sold For |
|-------|---|--------------|----------|----------|
| 6500  | <b>Parcel ID:</b> 02-122-038-00; <b>Legal Description:</b> LOT 38 BLK 22 BLACK RIVER PARK 1 SEC 34 T1N R16W. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. The lot is wooded with vegetation throughout. This appears to be on an unimproved road. I was able to access the property by entering a dirt road that may be private. There is legal access to this property but the road was never built.<br><b>Summer Tax Due:</b> \$7.38 | SOUTH HAVEN; | \$800.00 |          |
| 6501  | <b>Parcel ID:</b> 02-125-002-00; <b>Legal Description:</b> LOT 2 BLOCK 25 BLACK RIVER PARK 1 SEC 34 T1N R16W. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. The lot is wooded with thick vegetation throughout. Would be good spot for a small storage building. Level Ground.<br><b>Summer Tax Due:</b> \$7.38   | SOUTH HAVEN; | \$800.00 |          |
| 6502  | <b>Parcel ID:</b> 02-716-010-00; <b>Legal Description:</b> LOT 10 BLK 16 SOUTH HAVEN HIGHLANDS SEC 24 T1N R17W. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. The lot is wooded with thick vegetation throughout. Almost at the end of a dead end road. Low traffic. Near Lake Michigan. Would be good spot for a small storage building. Secluded and quiet.<br><b>Summer Tax Due:</b> \$4.67  | SOUTH HAVEN; | \$750.00 |          |
| 6503  | <b>Parcel ID:</b> 12-221-005-00; <b>Legal Description:</b> LOTS 5 & 6 BLK 21 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. Wooded with vegetation throughout. This property appears to be on an unimproved road. There is legal access to this property but the road was never built. North of 109th Ave.<br><b>Summer Tax Due:</b> \$2.46   |              | \$750.00 |          |
| 6504  | <b>Parcel ID:</b> 12-356-007-00; <b>Legal Description:</b> LOT 7 BLK 6 LAKE VIEW PARK SEC 2 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. Wooded with vegetation throughout. This property appears to be on an unimproved road. There is legal access to this property but the road was never built. North of 110th Ave.<br><b>Summer Tax Due:</b> \$1.22   |              | \$750.00 |          |
| 6505  | <b>Parcel ID:</b> 12-358-018-00; <b>Legal Description:</b> LOT 18 BLK 8 LAKE VIEW PARK SEC 2 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. The lot is wooded with vegetation throughout. This property is on an unimproved road. There is legal access to this property but the road was never built. East of 52nd St. North of 110th Ave<br><b>Summer Tax Due:</b> \$1.22  |              | \$800.00 |          |
| 6506  | <b>Parcel ID:</b> 12-403-018-00; <b>Legal Description:</b> LOT 18 BLK 3 LOWER SCOTT LAKE SUBDIVISION SEC 4 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. The lot is wooded with vegetation throughout. This property is on an unimproved road. There is legal access to this property but the road was never built. East of 55th St. North of 111th Ave<br><b>Summer Tax Due:</b> \$1.22                                      |              | \$750.00 |          |
| 6507  | <b>Parcel ID:</b> 12-418-001-00; <b>Legal Description:</b> LOTS 1 & 2 INC BLK 18 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. Double lot. It has road access on both Olive Ave and 111th Ave. The lot is wooded with vegetation throughout. Corner lot. Out in the country. Quiet.<br><b>Summer Tax Due:</b> \$2.46   |              | \$750.00 |          |
| 6508  | <b>Parcel ID:</b> 12-418-040-00; <b>Legal Description:</b> LOT 40 BLK 18 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. The lot is wooded with vegetation throughout. Level ground. Quiet country.<br><b>Summer Tax Due:</b> \$1.22   |              | \$750.00 |          |
| 6509  | <b>Parcel ID:</b> 12-422-009-00; <b>Legal Description:</b> LOTS 9 & 10 BLK 22 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. The lot is wooded with vegetation throughout. Level ground.<br><b>Summer Tax Due:</b> \$2.46   |              | \$750.00 |          |

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|------|--|---------------------------------|------------|--|
| 6510 | <b>Parcel ID:</b> 12-427-007-00; <b>Legal Description:</b> LOT 7 BLK 27 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. The lot is wooded with vegetation throughout. This property is on an unimproved road. There is legal access to this property but the road was never built. East of 52nd St. North of 110th Ave<br><b>Summer Tax Due:</b> \$1.22   | ;                               | \$750.00   |  |
| 6511 | <b>Parcel ID:</b> 12-432-016-00; <b>Legal Description:</b> LOT 16 BLK 32 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. The lot is wooded with vegetation throughout. This property is on an unimproved road. There is legal access to this property but the road was never built. East of 54th Street. North of Newman Drive<br><b>Summer Tax Due:</b> \$1.22   | ;                               | \$750.00   |  |
| 6512 | <b>Parcel ID:</b> 12-440-016-00; <b>Legal Description:</b> LOT 16 BLK 40 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. The lot is wooded with vegetation throughout. This property is on an unimproved road. There is legal access to this property but the road was never built. East of 54th Street. North of Newman Drive.<br><b>Summer Tax Due:</b> \$1.22  | ;                               | \$750.00   |  |
| 6513 | <b>Parcel ID:</b> 12-459-015-00; <b>Legal Description:</b> LOT 15 BLK 9 LOWER SCOTT LAKE SUBDIVISION 5 SEC 4 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. The lot is wooded with vegetation throughout. This property is on an unimproved road. There is legal access to this property but the road was never built. West of 54th Street. North of 111th Avenue<br><b>Summer Tax Due:</b> \$1.22  | ;                               | \$750.00   |  |
| 6514 | <b>Parcel ID:</b> 15-030-010-10; <b>Legal Description:</b> COM AT N 1/4 COR TH W 1595.14' TH S 488.66' TH W 381.67' TO E LINE US 131 TH N 07 DEG 44' 43 E 393.62' TH W 30.33' TH N 07 DEG 44' 23 E 101.38' TO N LINE OF SEC TH E 334.95' TO POB SEC 30 T2N R11W (05). <b>Comments:</b> Please note: There is NO legal road access (all easements have expired) and MDOT has declined to give new easement access due to steep terrain from the nearest public road. The buyer would have to pursue a new easement from the adjacent landowner to gain legal access. There is NO sewer hookup to this property. The sewer previously ran to the adjacent home development for processing, but that is now disconnected and will not be reconnected in the future. The city sewer does not run to this property and the state has declined on-site sewage disposal requests in past years. At the very least, the buyer will be dealing with some very serious challenges to get legal road and sewer access to this property. This building sits on approximately 3.98 acres of land. It was previously a car wash. Most of the exterior equipment such as the vacuum stations and the do it yourself washing bays have been removed but it looks like much of the larger equipment inside the building is still present. There are large pressure tanks inside the building. There are 4 bays for manual washing and one drive through automatic washing bay. The auto washing bay has garage doors but it looks like one may be slightly damaged. The shingled roof looks newer showing no signs of damage. Brick exterior looks good except for a small section above one of the DIY washing bays. An electric meter has been removed from an electric post on the North West section of the property. Electric and gas meter on the building are still hooked up. Large paved parking lot wraps around the entire building. Some debris and garbage here and there but nothing too difficult to clean up. There are three vacuum stations that have been dismantled. Large open grassy field on the South and West portions of the property. Roads - None Known (Possibly Landlocked);<br><b>Summer Tax Due:</b> \$2,087.84 | 1154<br>116TH<br>AVE<br>MARTIN; | \$69300.00 |  |
| 6515 | <b>Parcel ID:</b> 23-002-009-10; <b>Legal Description:</b> W 1/2 N 1/2 SW 1/4 SW 1/4 SEC 2 T2N R12W (81) <b>Comments:</b> This vacant lot is approximately 9.86 acre and appears to be forested. Creek runs through the North East corner of the property. Unable to find access to the property. No road access. Do your homework on this one. There could possibly be an easement or agreement with neighboring property owners. East of 15th Street South of 123rd Avenue.<br><b>Summer Tax Due:</b> \$62.06  | NO ROAD<br>FRONTAGE<br>HOPKINS; | \$1700.00  |  |

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| 6516 | <p><b>Parcel ID:</b> 51-170-058-00; <b>Legal Description:</b> N 1/2 OF LOTS 67 &amp; 68 STEIN &amp; GREEN ADDITION. <b>Comments:</b> This house sits on approximately 0.20 acres in the City of Allegan. Three bedroom one bathroom. This house is in overall poor condition. The shingles on the roof are peeling/curling and there is visible evidence that water is leaking into the home. The ceiling is collapsing in the kitchen. There is garbage and debris throughout the home. Broken windows and glass. There was no one home at the time of last visit but there were two vehicles parked on site. Paved driveway runs along the side of the home and leads to a detached two car garage. The garage is full of debris as well. The porch is in bad shape as well. Multiple boards have fallen through and a sheet of ply wood is covering up a large hole. The roof above the porch is collapsing. Unable to locate the basement. Electric and gas meter are still hooked up. There was evidence of someone still living here but no one was home during visit. Please use caution and be respectful if visiting this property in person. This house will no doubt need repairs and renovations before its back to its original living conditions. Overgrown vegetation is covering up large portions of the house. The foundation looks solid no damage seen but large areas are covered up with bushes. Vinyl siding is for the most part in good shape. Sanitation Issues And Garbage; Roof Issues;</p> <p><b>Summer Tax Due:</b> \$1,720.29</p> | 217 LINCOLN ST ALLEGAN; | \$11600.00 |  |
|------|--|-------------------------|------------|--|

## Ionia

| Lot # | Lot Information  | Address                                    | Min. Bid   | Sold For |
|-------|--|--|------------|----------|
| 2700  | <b>Parcel ID:</b> 010-120-000-225-00; <b>Legal Description:</b> JOHN GRANT PARK LOT 65 SEC 25 T7N R7W BERLIN TWP, IONIA COUNTY, MICHIGAN. <b>Comments:</b> Vacant lot on Hosford Dr. Moderately wooded and approximately 75ft x 250ft deep. Power lines running across front of property. Houses in area are smaller and neighborhood is quiet. Road is smaller than a full road but bigger than a two-track.<br><b>Summer Tax Due:</b> \$17.63  | HOSFORD DR<br>IONIA;                       | \$946.07   |          |
| 2701  | <b>Parcel ID:</b> 010-120-000-235-00; <b>Legal Description:</b> JOHN GRANT PARK LOT 73 SEC 25 T7N R7W BERLIN TWP, IONIA COUNTY, MICHIGAN. <b>Comments:</b> Vacant Lot on Hosford Dr in Ionia Roads - Platted Or Easement Known, But Unimproved;<br><b>Summer Tax Due:</b> \$5.67   | HOSFORD DR<br>IONIA;                       | \$765.32   |          |
| 2702  | <b>Parcel ID:</b> 060-023-000-095-00; <b>Legal Description:</b> PART OF SE 1/4 SEC 23-BEG, 660 FT E & 470 FT N OF S 1/4 POST SD SEC, N 120FT N 56 DEG E 241.50 FT; S 19 DEG E 206.30 FT; S 78 DEG 30 MIN W 284 FT TO POB SEC 23-7-6 IONIA TWP, IONIA COUNTY, MICHIGAN. <b>Comments:</b> This house is in pretty bad shape. Did not fully inspect interior due to collapsing ceilings and too much clutter. Heavy mold and mildew odors. Lots of tree damage to house and in the yard. I would say this one is not restorable but I could be wrong. Property is nice. Quiet country setting on a light traffic road. Did locate well head. Roof Issues; Mold; Sanitation Issues And Garbage; Personal Property;<br><b>Summer Tax Due:</b> \$296.83  | 4704 E<br>RIVERSIDE DR<br>LYONS;           | \$3363.83  |          |
| 2703  | <b>Parcel ID:</b> 060-090-000-090-01; <b>Legal Description:</b> PART OF LOTS 3, 4, 5 AND 6 OF LINK'S SUBDIVISION, AS RECORDED IN LIBER 2 OF PLATS, ON PAGE 40, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID LINK'S SUBDIVISION; THENCE NORTH 01 00'00" EAST 79.00 FEET ALONG THE WEST LINE OF LOT 3; THENCE SOUTH 89 30'00" EAST 160.52 FEET TO THE WEST LINE OF HIGHWAY M-66; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT 81.00 FEET, SAID CURVE HAVING A RADIUS OF 1213.88 FEET, A CENTRAL ANGLE OF 3 49'26" AND A LONG CHORD AND BEARING OF SOUTH 13 15'20" WEST 81.00 FEET; THENCE NORTH 89 30'00" WEST 143.33 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASMENT FOR INGRESS AND EGRESS DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF LINK'S SUBDIVISION; THENCE NORTH 64 52'35" WEST 17.82 FEET ALONG THE SOUTH LINE OF RIVERSIDE DRIVE; THENCE SOUTH 01 00'00" WEST 54.57 FEET; THENCE SOUTH 89 30'00" EAST 146.40 FEET TO THE WEST LINE OF HIGHWAY M-66; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 10.68 FEET; SAID CURVE HAVING A RADIUS OF 1213.88 FEET, AND A LONG CHORD AND BEARING OF SOUTH 11 05'28" WEST 10.67 FEET; THENCE NORTH 89 30'00" WEST 160.52 FEET TO THE WEST LINE OF LOT 3 OF LINK'S SUBDIVISION; THENCE NORTH 01 00'00" EAST 57.36 FEET ALONG THE WEST LINE OF LOTS 2 AND 3 TO THE POINT OF BEGINNING OF SAID EASEMENT <b>Comments:</b> This place is bad. Lots of roof damage, lots of water, lots of garbage, ect. Probably no saving this one. Slab is solid and location could be good for commercial of some type. I can't say I see restoring this for use. Mold; Roof Issues; Sanitation Issues And Garbage; Personal Property; Dangerous Building;<br><b>Summer Tax Due:</b> \$863.56 | 1372 S STATE<br>RD IONIA;                  | \$19316.78 |          |
| 2704  | <b>Parcel ID:</b> 081-090-000-055-00; <b>Legal Description:</b> VILLAGE OF LYONS LOT 7 BLK 8 ORIGINAL PLAT LOT 48 BLK 2 HALSTED ADD. <b>Comments:</b> Vacant lot on Baldwin St. Approximately 100ft x 125ft. May have had a house at one time. Small street and quiet neighborhood. Houses in area are older and smaller but generally kept up nice. Vul - Vacant Urban Lot;<br><b>Summer Tax Due:</b> \$104.83  | 256 BALDWIN<br>ST LYONS;                   | \$5670.45  |          |
| 2705  | <b>Parcel ID:</b> 101-150-000-015-00; <b>Legal Description:</b> VILLAGE OF LAKE ODESSA JOHNSONS ADD TO VILLAGE OF BONANZA LOT 7 ODESSA TWP, IONIA COUNTY, MICHIGAN. <b>Comments:</b> This house isn't terrible but it needs work. Borderline hoarder house (I couldn't get into basement but I assume it would be Michigan style because of staircase and foundation type). Once cleaned out it needs some major updates but the structure itself doesn't seem unfixable. Floors were solid as I walked through. Heavy mildew smells but didn't see any visible mold. Lots of old junk could just smell musty. 2 car detached garage.<br><b>Summer Tax Due:</b> \$899.48   | 1219 JORDAN<br>LAKE AVE<br>LAKE<br>ODESSA; | \$6801.90  |          |

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|------|---|------------------------------|------------|--|
| 2706 | <b>Parcel ID:</b> 110-033-000-040-30; <b>Legal Description:</b> COM S 0 DEG 41 MIN W 160 FT FROM N 1/4 COR OF SEC; TH S 0 DEG 41 MIN W 5 FT, N 89 DEG 57 MIN 42 SEC W 297 FT, N 0 DEG 41 MIN E 5 FT, S 89 DEG 57 MIN 42 SEC E 297 FT TO POB SEC 33-6-6. <b>Comments:</b> Vacant strip of land approximately 5ft x 300ft. Sits behind house and probably not of any real use. Milstead road is more of a driveway than a road. Unbuildable Lands / Too Small;<br><b>Summer Tax Due:</b> \$0.05   | MILLSTEAD RD<br>PORTLAND;    | \$653.51   |  |
| 2707 | <b>Parcel ID:</b> 201-140-000-010-00; <b>Legal Description:</b> CITY OF IONIA LAWTONS ALTERED PLAT OF C LOVELLS 3RD ADDITION LOT 2 & N 1RD LOT 1. <b>Comments:</b> Small house currently occupied (6-20-22). House is small, probably 45ft x 20ft. Garage has older barn style doors and relatively small as well. Roof doesn't look too bad from road. Gutter may need cleaned/work. Neighborhood is nice and homes are older but generally decent and kept up. Dnvi; Occupied;<br><b>Summer Tax Due:</b> \$1,098.74   | 558 CYRUS ST IONIA;          | \$4781.36  |  |
| 2708 | <b>Parcel ID:</b> 202-170-000-090-00; <b>Legal Description:</b> CITY OF IONIA SUP. VOELKERS ADDITION E 1/2 OF FOLL, COM AT NW COR OF LOT 41 OF SUP. VOELKERS ADD, TH S LY ALG W LINE SD LOT 41 80FT, TH E LY TO A PT ON E LINE SD LOT 41, 87FT S OF NE COR SD LOT 41, TH N LY 87FT TO NE COR LOT , TH W LY TO POB. <b>Comments:</b> Vacant lot approximately 40ft x 80ft. Directly between 2 houses and some of the perimeter is fenced. Neighborhood is older and homes a fair/good condition. Vul - Vacant Urban Lot;<br><b>Summer Tax Due:</b> \$642.70  | 641 W WASHINGTON ST IONIA;   | \$985.17   |  |
| 2709 | <b>Parcel ID:</b> 401-050-000-126-00; <b>Legal Description:</b> CITY OF BELDING BELDING 2ND ADDN LOTS 11 & 12 & W 14 FT OF LOT 10 BLK 2. <b>Comments:</b> This place is BIG! Lots of clean-up and restoration needed here but I believe there may still be potential. Structure seems relatively solid. Older metal roof but no real issues seen inside (as far as excessive leakage). Needs all kinds of TLC from top to bottom. 8 small units, most 1 and 2 bedrooms and 1 bath but doors doors doors! That being said this could be converted into a few less/ few larger units by the hard working investor looking for a "Multi-unit" that needs work. Boiler system, no overwhelming mold or mildew smells, basement seems dry for the most part. Lots of meters removed and did not locate breaker box. Vandalism; Sev Not Accurate; Sanitation Issues And Garbage; Personal Property; Multiple Family Use;<br><b>Summer Tax Due:</b> \$9,687.29 | 542 HARRISON AVE<br>BELDING; | \$18635.05 |  |
| 2710 | <b>Parcel ID:</b> 403-180-000-365-00; <b>Legal Description:</b> CITY OF BELDING SUPV MOONS PLAT LOT 116. <b>Comments:</b> Hoarder house. No 2 ways about it. Basement very wet but no standing water. Use to be a church by the looks. Not exactly sure what it is right now. There are living quarters amongst the stuff. Roof has all kinds of angles and flat spots and moderate leakage. Floor seems solid and this place is BIG! Have to check about multi-unit but the bones are here for it. Multiple kitchen areas, bathrooms, bedrooms, stairs, mounted dead animals and LOTS of Buddhism stuff. Lots of personal property, not sure what will be here upon sale. Did not locate breaker box. Sanitation Issues And Garbage; Personal Property; Roof Issues; Obsolete Structure; Multiple Family Use; Mold; Foundation Issues;<br><b>Summer Tax Due:</b> \$2,184.75  | 121 E CONGRESS ST BELDING;   | \$8311.73  |  |



## Kent

| Lot # | Lot Information  | Address  | Min. Bid   | Sold For |
|-------|--|--|------------|----------|
| 3302  | <b>Parcel ID:</b> 41-02-05-300-020; <b>Legal Description:</b> N 375 FT OF S 925 FT OF W 568 FT OF SW 1/4 * SEC 5 T10N R11W 4.89 A. <b>Comments:</b> Swamp. Four plus acres of swamp. Swamp Lot;<br><b>Summer Tax Due:</b> \$65.24  | 17330<br>ALBRECHT<br>AVE NE<br>CEDAR<br>SPRINGS; | \$1315.82  |          |
| 3303  | <b>Parcel ID:</b> 41-02-31-427-012; <b>Legal Description:</b> LOT 57 * OLIN LAKES PARK<br><b>Comments:</b> Check with local municipality for zoning use. Auction Lot 3304 is adjacent.<br><b>Summer Tax Due:</b> \$144.96  | 721<br>STONECREST<br>DR NE<br>SPARTA;            | \$1932.77  |          |
| 3304  | <b>Parcel ID:</b> 41-02-31-427-013; <b>Legal Description:</b> LOT 58 * OLIN LAKES PARK<br><b>Comments:</b> Check with local municipality for zoning use. Concrete pad present on this lot. Auction Lot 3303 is adjacent Mobile Home Pad;<br><b>Summer Tax Due:</b> \$210.15  | 729<br>STONECREST<br>DR NE<br>SPARTA;            | \$2302.70  |          |
| 3305  | <b>Parcel ID:</b> 41-03-17-100-026; <b>Legal Description:</b> W 392 FT OF NW 1/4 NW 1/4 EX S 1086 FT * SEC 17 T10N R10W 2.11A <b>Comments:</b> Occupied single wide in decent shape in the near suburbs of Sand Lake. Detached garage square footage rivals the dwelling unit. Mobile Home;<br><b>Summer Tax Due:</b> \$701.37   | 16380<br>RITCHIE<br>SAND LAKE;                   | \$3892.33  |          |
| 3310  | <b>Parcel ID:</b> 41-10-31-352-004; <b>Legal Description:</b> PART OF GOVT LOT 4 COM 80 FT E OF NE COR STOWELL'S TERRACE ADD TH E 25 FT TH S 78D 30M E 61.9 FT TH S 11D 30M W 138 FT TH N 78D 30M W 40 FT TH NLY 138.69 FT TO BEG * SEC 31 T8N R11W 0.21 A. <b>Comments:</b> OCCUPIED small house in Comstock Park. Roof and siding need repair or replacement. Metal shed for storage. Occupied;<br><b>Summer Tax Due:</b> \$1,404.61   | 255 DANA ST<br>NW<br>COMSTOCK<br>PARK;           | \$4985.51  |          |
| 3312  | <b>Parcel ID:</b> 41-13-14-382-032; <b>Legal Description:</b> PART OF LOT 26 BLK 5 COM AT SE COR OF SD LOT TH W ALONG S LINE OF SD LOT 4.52 FT TH NLY TO S LINE OF LOT 2 EXT W TH E ALONG SD S LINE 3.0 FT TO E LINE OF LOT 26 TH S ALONG SD E LINE TO BEG* MUNRO'S RESUB.<br><b>Summer Tax Due:</b> \$21.11   | 1210 NW<br>CROSBY ST<br>GRAND<br>RAPIDS;         | \$646.85   |          |
| 3324  | <b>Parcel ID:</b> 41-14-31-428-011; <b>Legal Description:</b> W 30 FT OF LOT 12 & PART OF LOT 11 COM AT NE COR OF SD LOT 11 TH W 10 FT TH S TO A PT ON S LINE OF SD LOT 11 WHICH IS 14 FT W OF SE COR OF SD LOT 11 TH E TO SE COR OF SD LOT 11 TH N ALONG E LINE OF SD LOT 11 TO BEG * L S PROVIN'S SECOND ADDITION<br><b>Comments:</b> Condemned house in rough shape. Consult with local unit building official for practicality of rehab. Condemned;<br><b>Summer Tax Due:</b> \$1,161.70 | 644 SE<br>WORDEN ST<br>GRAND<br>RAPIDS;          | \$10042.02 |          |
| 3329  | <b>Parcel ID:</b> 41-14-32-154-035; <b>Legal Description:</b> LOT 557* DORAN S ASSESSOR S PLAT NO 17 <b>Comments:</b> Vacant lot used for parking. Asphalt, fence, and gate included.<br><b>Summer Tax Due:</b> \$165.33   | 871 SE<br>FRANKLIN ST<br>GRAND<br>RAPIDS;        | \$2685.95  |          |
| 3333  | <b>Parcel ID:</b> 41-14-32-357-022; <b>Legal Description:</b> E 20 FT OF LOT 11 BLK 1 & W 15 FT OF LOT 14 BLK 1* JOHN T MILLER S ADDITION <b>Comments:</b> Two story; missing some windows, roof is old, wood windows and siding need attention. Fixer upper potential. Recently occupied or frequented. Roof Issues;<br><b>Summer Tax Due:</b> \$1,053.48   | 831 SE HALL<br>ST GRAND<br>RAPIDS;               | \$22167.43 |          |
| 3338  | <b>Parcel ID:</b> 41-17-12-256-001; <b>Legal Description:</b> LOT 20* ALBERT ADDITION<br><b>Comments:</b> OCCUPIED 1 1/2 story, older roof. Dead end street backs up to Burton Elementary. Occupied;<br><b>Summer Tax Due:</b> \$723.76  | 2162 SW<br>MAY AVE<br>GRAND<br>RAPIDS;           | \$6471.56  |          |
| 3340  | <b>Parcel ID:</b> 41-17-22-151-032; <b>Legal Description:</b> LOT 175. AL KREMERS PLAT #4<br><b>Comments:</b> Recently occupied or frequented. Yard is overgrown. Good bones, Some brick exterior.<br><b>Summer Tax Due:</b> \$2,368.00  | 3917<br>WYOMING<br>AVE SW<br>WYOMING;            | \$30981.86 |          |

|      |   |   |           |  |
|------|---|---|-----------|--|
| 3344 | <b>Parcel ID:</b> 41-17-32-180-001; <b>Legal Description:</b> LOT 25 * MILLS RIDGE. <b>Comments:</b> Lot in a developed subdivision. Mainly a low area with cattails. It also serves as the neighborhood grass dump. Wetland Indicators; <b>Summer Tax Due:</b> \$54.15   | 3586<br>CLAREY DR<br>WYOMING;                   | \$790.03  |  |
| 3360 | <b>Parcel ID:</b> 41-18-29-301-051; <b>Legal Description:</b> S 67 FT OF N 1056 FT OF W 330 FT OF NW 1/4 SW 1/4 * SEC 29 T6N R11W 0.51 A. <b>Comments:</b> Vacant lot on a busy street. Heavy vegetation. Consult with local unit building official for use. <b>Summer Tax Due:</b> \$202.07  | 4950<br>EASTERN<br>AVE SE<br>KENTWOOD;          | \$1819.78 |  |
| 3365 | <b>Parcel ID:</b> 41-20-02-278-012; <b>Legal Description:</b> THAT PART OF LOT 5 BLK 33 LYING NLY OF NLY LINE OF GRINDLE DR /50 FT WIDE/ ALSO S 1/2 OF THAT PART OF VAC PORTION OF NORTH ST ADJ SD LOT ON N * AVERY'S PLAT <b>Comments:</b> Vacant Lot on Grindle Dr in Lowell <b>Summer Tax Due:</b> \$32.28   | 605 GRINDLE<br>DR SE<br>LOWELL;                 | \$730.13  |  |
| 3367 | <b>Parcel ID:</b> 41-21-16-478-027; <b>Legal Description:</b> PART OF SE 1/4 COM 132.0 FT N ALONG W LINE OF FREELAND AVE FROM NE COR OF LOT 28 LAURA L BELDEN'S ADD TO BYRON CENTER TH N ALONG SD W LINE 6.0 FT M/L TO S LINE OF WUSTMAN PLAT TH W ALONG SD S LINE EXT WLY TO E LINE OF HARLOW AVE TH S ALONG SD E LINE TO A PT WHICH IS 132.0 FT N ALONG E LINE OF HARLOW AVE FROM NW COR OF LOT 34 LAURA L BELDEN'S ADD TO BYRON CENTER TH E 268.0 FT TO BEG * SEC 16 T5N R12W 0.04 A. <b>Comments:</b> Narrow strip of land between houses in a residential neighborhood. Please note: Due to the small size and limited use of this land, bids will only be accepted from adjacent land owners than can feasibly utilize this property. All other bids will be canceled. Sideyard Parcel; Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> TBA | 8299<br>FREELAND<br>AVE SW<br>BYRON<br>CENTER;  | \$672.73  |  |
| 3368 | <b>Parcel ID:</b> 41-21-16-479-022; <b>Legal Description:</b> PART OF SE 1/4 COM 60 FT E FROM NE COR OF LOT 28 OF LAURA L BELDEN'S ADD TH N TO S LINE OF WUSTMAN PLAT TH E ALONG S LINE OF SD PLAT TO SE COR OF LOT 1 OF SD PLAT TH S TO N LINE OF SD ADD TH W ALONG SD N LINE TO BEG EX S 132 FT * SEC 16 T5N R12W 0.02 A. <b>Comments:</b> Narrow strip of land between houses in a residential neighborhood. Please note: Due to the small size and limited use of this land, bids will only be accepted from adjacent land owners than can feasibly utilize this property. All other bids will be canceled. Sideyard Parcel; Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> TBA  | 8300<br>FREELAND<br>AVE SW<br>BYRON<br>CENTER;  | \$619.64  |  |
| 3369 | <b>Parcel ID:</b> 41-21-22-376-036; <b>Legal Description:</b> PART OF SW 1/4 COM AT SE COR OF LOT 241 FT OF PLANTERS ROW NO.7 TH S 89D 10M 09S E ALONG SD SLY LINE OF SD PLAT 29.96 FT TH S 0D 04M 22S W 8.00 FT TH N 89D 10M 09S W 82.50 FT TH N 0D 04M 22S E 8.00 FT TO SLY LINE OF LOT 241 OF SD PLAT TH S 89D 10M 09S E ALONG SD SLY LINE 52.54 FT TO BEG * SEC 22 T5N R12W 0.02 A. <b>Comments:</b> Strip of land between houses on 84th and Canopy. Please note: Due to the small size and limited use of this land, bids will only be accepted from adjacent land owners than can feasibly utilize this property. All other bids will be canceled. Sideyard Parcel; Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> TBA  | 2074<br>CANOPY DR<br>SW BYRON<br>CENTER;        | \$578.55  |  |
| 3370 | <b>Parcel ID:</b> 41-21-32-300-061; <b>Legal Description:</b> PART OF SW 1/4 COM 303.0 FT N ALONG W SEC LINE & 206.25 FT E FROM SW COR OF SEC TH N 7.10 FT TH E 118.75 FT TH S 7.10 FT TH W 118.75 FT TO BEG * SEC 32 T5N R12W 0.02 A. <b>Comments:</b> Small strip of land at the rear of a home's backyard. Please note: Due to the small size and limited use of this land, bids will only be accepted from adjacent land owners than can feasibly utilize this property. All other bids will be canceled. Sideyard Parcel; Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> TBA  | 10754<br>WILSON AVE<br>SW BYRON<br>CENTER;      | \$619.18  |  |
| 3371 | <b>Parcel ID:</b> 41-23-15-300-033; <b>Legal Description:</b> PART OF SW 1/4 COM ON W SEC LINE 1728 FT N FROM SW COR OF SEC TH N ALONG W SEC LINE 100 FT TH ELY PERP TO W SEC LINE 140 FT M/L TO LT BANK OF THORNAPPLE RIVER TH SLY ALONG SD RIVER BANK TO A LINE EXT ELY PERP TO W SEC LINE FROM BEG TH WLY 160 FT M/L TO BEG * SEC 15 T5N R10W 0.34 A. <b>Comments:</b> Irregular shaped lot along Thornapple River. Check with local unit building authority as to use and easement for utility company. <b>Summer Tax Due:</b> \$604.69   | 8120<br>THORNAPPLE<br>RIVER DR SE<br>CALEDONIA; | \$4158.75 |  |

## Ottawa

| Lot # | Lot Information   | Address                       | Min. Bid | Sold For |
|-------|---|-------------------------------|----------|----------|
| 5600  | <b>Parcel ID:</b> 70-03-09-300-058; <b>Legal Description:</b> PART OF SW 1/4 COM 1155 FT N OF SW SEC COR TH N 89D 45M 30 S E 70.93 FT TO SLY LI OF DOGWOOD DR. S 27D 40M 02S W 124.91 FT TO W LI OF SEC 9 TH N TO BEG SEC 9 T8N R16W<br><b>Comments:</b> Non buildable lot next to someone's driveway. Wood chipped. Unbuildable Lands / Too Small;<br><b>Summer Tax Due:</b> \$27.52   | DOGWOOD DR;                   | \$432.88 |          |
| 5601  | <b>Parcel ID:</b> 70-03-15-128-013; <b>Legal Description:</b> LOT 69 FRAZER & GILLELAND'S PLAT<br><b>Comments:</b> Wooded lot with no access.<br><b>Summer Tax Due:</b> \$24.83   | 17470 MARY AVE;               | \$423.52 |          |
| 5602  | <b>Parcel ID:</b> 70-11-21-300-020; <b>Legal Description:</b> E 33 FT OF N 300 FT OF SW FRL 1/4. SEC 21 T6N R16W<br><b>Comments:</b> Vacant Parcel on Lost St. in West Olive<br><b>Summer Tax Due:</b> \$8.66   | LOST ST WEST OLIVE;           | \$371.76 |          |
| 5603  | <b>Parcel ID:</b> 70-13-18-100-998; <b>Legal Description:</b> PART OF NW 1/4 COM S 89D 10M 18S E 1600.13 FT FROM NW SEC COR, TH S 89D 10M 18S E 8.83 FT, S 0D 51M 15S E 2647.63 FT, N 89D 09M 47S W TO A PT S 89D 09M 47S E 1603.31 FT FROM W 1/4 COR, TH N 0D 04M 02S W 2647.92 FT TO BEG. SEC 18 T6N R14W.<br><b>Comments:</b> Strip of land. See the two track? It is basically the two track.<br><b>Summer Tax Due:</b> \$13.56   | POLK ST GAP PAR;              | \$424.89 |          |
| 5604  | <b>Parcel ID:</b> 70-13-21-200-998; <b>Legal Description:</b> GAP BETWEEN E 580.8 FT & W739.2 FT OF N 726 FT OF NE 1/4 OF NE 1/4 SEC 21 T6N R14W<br><b>Comments:</b> Strip of land between parcels in the country<br><b>Summer Tax Due:</b> \$27.13   | TYLER ST GAP PAR HUDSONVILLE; | \$437.57 |          |
| 5605  | <b>Parcel ID:</b> 70-16-05-100-044; <b>Legal Description:</b> PART OF NW 1/4 COM N 02D 12M 45S W 1151.43 FT, N 89D 18M 56S E 50.02 FT TO E LI OF 136TH AVE, N 02D 12M 45S W .71 FT ALG SD E LI, N 89D 18M 56S E 450.16 FT, N 02D 12M 45S W 265.09 FT, N 89D 18M 56S E 835.46 FT TO W LI OF R.R. R/W & S 02D 15M 32S E 265.88 FT FROM W 1/4 COR, TH S 89D 22M 02S W 21.55 FT TO E LI OF SW 1/4 OF NW 1/4, S 02D 11M 57S E 331.51 FT TO N LI OF S 7 A OF N 22 A OF SW 1/4 OF NW 1/4, E ALG SD LI TO W LI OF R.R. R/W, TH N ALG SD LI TO BEG. SEC 5 T5N R15W.<br><b>Comments:</b> Strip of land hemmed in between a commercial building and a railroad.<br><b>Summer Tax Due:</b> \$4.30 | 136TH AVE (VAC);              | \$410.24 |          |



## 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.)<br><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.<br><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.<br><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?<br><input type="checkbox"/> Yes <input type="checkbox"/> No   |  | 12. Is the transfer between related persons?<br><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?<br><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.