

Public Land Auction

Oakland

August 12th, 2022

Oakland County



Location:

Online
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

There are two ways to bid in our auctions:

ONLINE AT 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

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 for the latest information

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

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

Oakland

Lot #	Lot Information	Address	Min. Bid	Sold For
7601	Parcel ID: 14-09-126-004; Legal Description: T3N R10E SEC 9 PART OF NW 1/4 BEG AT NW COR OF LOT 9 OF 'SUPERVISOR'S PLAT NO 5' TH S 00-00-28 W 1537.44 FT TH N 49-57-47 W 303.91 FT TH S 57-54-57 W 130.55 FT TH N 67-51-10 W 91.13 FT TH S 75-02-33 W 156.66 FT TH N 80-59-24 W 99.53 FT TH N 36-32-49 W 80.17 FT TH N 50-57-11 W 527.25 FT TH N 01-16-33 W 944.72 FT TH N 86-59-32 E 1157.41 FT TO BEG 33.89 A 10-16-02 FR 003 Comments: 33.99 acres of vacant land. No known legal access. The density of brush and foliage makes it incredibly difficult to traverse. Currently zoned industrial, code 302. Maps indicate a creek crosses the southern portion of the property, with roughly an acre of pond east of center. There is a capped landfill with a border roughly 300 ft to the west of property. Roadside picture taken at the SE corner of the property, near Joslyn Rd. Wetland Indicators; Summer Tax Due: \$1,895.50		\$11758.74	
7602	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 14-09-176-011; Legal Description: T3N R10E SEC 9 SHATTUCK FARMS LOT 11 EXC THAT PART LYING IN CITY OF PONTIAC Comments: Bundle of two adjacent lots - ~.07 acres of vacant land, with ~150 ft paved road frontage on Collier. Property is mowed and maintained. See below for description of second lot Vul - Vacant Urban Lot; Occupied; (2 of 2) Parcel ID: 14-09-326-010; Legal Description: T3N R10E SEC 9 SHATTUCK FARMS THAT PART OF LOT 11 LYING WITHIN CORP LIMITS OF CITY OF PONTIAC ALSO ALL OF LOT 12 Comments: This property appeared OCCUPIED at the time of visit This corner lot is 1.47 acres of vacant land, with ~180 ft paved road frontage on Joslyn Rd, and ~160 ft on Collier. Property is mowed and maintained. Property appears to be occupied by a tree service business. Numerous associated trailers and large trucks sit on the western end of the property. Land is mostly lawn, with numerous large trees on the southern boundary. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$335.48		\$7782.81	
7603	Parcel ID: 14-36-154-028; Legal Description: T3N R10E SEC 36 OAK GROVE SUB LOT 5 Comments: ~0.19 acres of vacant, improved, generally flat and clear land. This is a corner lot with ~50 ft of paved road frontage on S Squirrel Rd, and 160 ft on Margaret St. The land is almost entirely lawn, with a few trees and foliage at the west boundary. Vul - Vacant Urban Lot; Summer Tax Due: \$258.21	392 S SQUIRREL RD;	\$27200.50	
7604	Parcel ID: 25-03-107-021; Legal Description: T1N R11E SEC 3 CLAWSON PARK W 100 FT OF S 50 FT OF LOT 14 Comments: This is a vacant parcel that appears to be part of a yard behind a home. It would appear that only the adjacent parcels would have access to this. Roads - None Known (Possibly Landlocked); Summer Tax Due: \$945.95		\$4374.48	
7605	Parcel ID: 23-09-205-036; Legal Description: T1N R9E SEC 9 PART OF NE 1/4 BEG AT NE COR OF LOT 49 OF 'COLONY PARK WEST SUB NO 1' TH S 00-06-00 E 110 FT TH N 89-54-00 E 163.71 FT TH N 00-11-44 E 110 FT TH S 89-54-00 W 164.27 FT TO BEG 0.41 A Comments: This is a vacant parcel that sits behind a home. Roads - None Known (Possibly Landlocked); Summer Tax Due: \$149.42		\$1211.71	
7606	Parcel ID: 23-09-255-015; Legal Description: T1N R9E SEC 9 PART OF NE 1/4 BEG AT SE COR OF LOT 52 OF 'COLONY PARK WEST SUB NO 1' TH N 89-54-00 E 161.16 FT TH N 00-11-44 E 140 FT TH S 89-54-00 W 161.88 FT TH S 00-06-00 E 140 FT TO BEG 0.52 A Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.53 acres of land. Wooded with vegetation throughout but easily traversable. Metal barrier built at the end of the road. Small amount of road access but it does have access. Summer Tax Due: \$189.28		\$1352.40	
7608	Parcel ID: 23-26-153-018; Legal Description: T1N R9E SEC 26 SUPERVISOR'S PLAT OF WESTHILL WOODS N 136 FT OF LOT 48 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.34 acres of land. Wooded lot. Drainage stream runs along the East perimeter of the property. Vul - Vacant Urban Lot; Summer Tax Due: \$626.67		\$12108.49	

7609	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3) Parcel ID: 23-33-227-001; Legal Description: T1N R9E SEC 33 BUILDER'S PARK LOTS 86 & 87 ALSO 1/2 VAC LIPTON ST ADJ TO SAME ALSO 1/2 VAC ALLEY ADJ TO SAME 9-9-96 CORR Comments: This is a vacant parcel with no observed structures. This lot is a bundle of 3 separate properties. They consist of a 0.12, 0.12, and a 0.19 acre lot. They are all wooded with thick vegetation. Across the street from a car wash. Busy road. Labeled as commercial vacant lot. Vul - Vacant Urban Lot;</p> <p>(2 of 3) Parcel ID: 23-33-227-002; Legal Description: T1N R9E SEC 33 BUILDER'S PARK LOTS 84 & 85 ALSO 1/2 VAC ALLEY ADJ TO SAME 9-9-96 CORR Comments: This is a vacant parcel with no observed structures.</p> <p>(3 of 3) Parcel ID: 23-33-227-003; Legal Description: T1N R9E SEC 33 BUILDER'S PARK LOTS 82 & 83 ALSO 1/2 VAC ALLEY ADJ TO SAME 9-9-96 CORR Comments: This is a vacant parcel with no observed structures. Summer Tax Due: \$1,607.49</p>	;	\$17579.92	
7612	<p>Parcel ID: 23-36-280-006; Legal Description: T1N R9E SEC 36 GRAND RIVER CREST NO 2 LOT 408 Comments: Vacant lot that is fenced in by neighbors. This vacant lot is approximately 0.11 acres of land. Its appears the garage and possibly a portion of the driveway encroaches onto this lot. This would be a good purchase for the adjacent property owners. Looks to small to build. There would be issues with the garage. Please contact the local governmental unit about zoning. Please do your research before bidding. Personal Property; Sideyard Parcel; Encroachments; Summer Tax Due: \$236.38</p>	;	\$4387.67	
7613	<p>Parcel ID: 25-27-452-011; Legal Description: T1N R11E SEC 27 ASTONS SUB OF KNOWLES HTS LOT 105 Comments: This house sits on approximately 0.09 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. House appears to be in overall fair shape judging from the exterior of the home. There were multiple cars parked in the driveway behind the home. No parking on the front side of the property. Small front lawn. Parking is accessible through an alley behind the home. Cement slab parking area. Mix of cedar shake, aluminum, and block siding is in fair shape but could use a few repairs. Gas and electric meter are still hooked up and active. AC unit was running. Block foundation appeared solid. The shingled roof is sagging in multiple areas. The shingled cap at the top of the roof has partially flipped over. The house looks decent but it is very difficult to tell just from the exterior. There are some warning signs such as the roof sagging. Personal Property; Roof Issues; Occupied; Summer Tax Due: \$3,193.24</p>	376 E CAMBOURNE ST;	\$21643.84	
7614	<p>Parcel ID: 25-28-403-033; Legal Description: T1N R11E SEC 28 ASSESSOR'S REPLAT OF OAKRIDGE SUB LOTS 24 & 25 Comments: This house sits on approximately 0.42 acres of land. Nice double sized lot. Large grassy yard with many large tall trees. The house was being used as a "grow" house. Excess moisture in the home has allowed mold to start forming on the walls and ceilings. There is a fireplace in the front living room that was being used to burn garbage/cardboard. Excessive soot has been left behind. It looks like it was close to starting a fire. Heavy smoke smell in the home. Four bedroom two bathroom. Carpet and linoleum floors. Root cellar accessible through kitchen floor. The roof over the hallway that leads to the garage is collapsing. The garage has been converted slightly. A screened in porch has been built in front of the old garage door. Its a shame the house was being abused because its a beautiful property in a nice neighborhood. This house has a lot of potential but will need repairs and renovations. Water heater and furnace are still present. Electric meter was still present and active. Gas meter still present as well. Great fixer upper. Roof Issues; Fire Damage; Mold; Summer Tax Due: \$7,652.93</p>	920 W MAPLEHURST ST;	\$78215.54	

7615	Parcel ID: 25-35-457-045; Legal Description: T1N R11E SEC 35 FORD HEIGHTS ADDITION SUB E 1/2 OF LOT 87 & ALL OF LOT 88 ALSO S 1/2 OF VAC ALLEY ADJ TO SAME Comments: This house sits on approximately 0.11 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There were dogs inside the home as well as in the back yard. Fenced in backyard. Gas and electric meters were still hooked up and appeared active. Block foundation looked solid. The shingled roof looked good as well. Wooden front porch with roof. Near commercial buildings. Vinyl siding was in fair shape. The house appears to be in overall good condition but it is hard to determine without getting interior photos. Would be a nice starter home. Occupied; Dnvi; Beware Of Dog; Summer Tax Due: \$3,445.88	1321 E BENNETT AVE;	\$24381.08	
7616	Parcel ID: 25-35-461-001; Legal Description: T1N R11E SEC 35 FORD HEIGHTS ADD SUB PART OF LOTS 81 82 & UNVAC ALLEY ADJ TO SAME ALL DESC AS BEG AT PT DIST E 23.87 FT & S 31-40-39 E 6.88 FT FROM NW COR OF SD LOT 82 TH S 58-19-21 W 38.26 FT TH S 26-59-45 E 102.19 FT TO N R/W LINE OF EIGHT-MILE RD TH E 28.85 FT TO RELOC W R/W LINE OF WANDA AVE TH N 00-55-30 W 43.12 FT TH N 31-40-39 W 79.94 FT TO BEG 09/25/84 FR 502005 Comments: Old commercial building sitting on approximately 0.10 acres of land. Block foundation runs all the way up to the roof. Flat roof unknown condition. Was unable to enter the building due to commercial doors and locks. Electric meter glass has been broken but the meter is still hooked up and appears active. There is a light on the front entrance to the building. Wheel chair accessible ramp on the front entrance. Windows are equipped with metal slide down doors. There is a garage door on the side of the building that appears to be made for semi trailer unloading. Gutters are full of dirt and some are damaged. Graffiti all over the outside of the building. Near railroad tracks. Some overgrown bushes and trees on the front entrance to the building. This building appears to be in overall fair shape. There is potential here. Vandalism; Summer Tax Due: \$2,889.73	1267 E 8 MILE RD;	\$19226.79	
7620	Parcel ID: 25-35-430-031; Legal Description: T1N R11E SEC 35 FORD HEIGHTS SUB LOT 671 ALSO 1/2 OF VAC ALLEY ADJ THERETO Comments: The house that previously stood here has been demolished and lot is now clear. This vacant lot is approximately 0.07 acres of land. It appears there was a building on this property at one point in time but it has since been removed. The SEV may not accurately reflect the current value of the property. Open grassy lot with a couple trees. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$4,630.43	118 W BERNHARD AVE;	\$8424.57	
7621	Parcel ID: 25-35-430-034; Legal Description: T1N R11E SEC 35 FORD HEIGHTS SUB LOT 668 ALSO 1/2 OF VAC ALLEY ADJ THERETO Comments: This house sits on approximately 0.07 acres of land. The house is in decent shape but does require some repairs. The wood floors inside the home have swelled from moisture and some areas have popped up. The house however felt dry and there were no signs of leaking from the roof. Block foundation looked solid but there were some areas with cracking. Shingled roof was in fair shape no major damage seen. Aluminum siding is in fair shape but could use a new coat of paint. The cement front porch has settled a bit on the West portion. Small grassy back yard with a couple trees. Cement driveway runs along the side of the home and leads the back yard where there is a poured cement slab. There was a truck parked in the drive way but a neighbor said it belonged to one of the other neighbors. The bathroom had ants crawling along the tub and the window had a slight gap at the bottom. Water heater was still present and looked to be fairly new. Electric breaker box was intact and looked fairly new as well. If there is a furnace is it located in the attic that was unaccusable for us but there is an access point in the bathroom ceiling. This house will no doubt need work but it looks like it would be a great fixer upper. Three bedroom one bathroom. Summer Tax Due: \$2,209.57	98 W BERNHARD AVE;	\$10689.75	
7624	Parcel ID: 25-35-456-020; Legal Description: T1N R11E SEC 35 FORD HEIGHTS SUB LOT 927 ALSO 1/2 OF VAC ALLEY ADJ TO SAME Comments: This is a vacant parcel on W Hayes Ave in Hazel Park. ~0.07 acres. Summer Tax Due: \$172.54	;	\$4486.59	
7628	Parcel ID: 25-35-477-027; Legal Description: T1N R11E SEC 35 FORD HEIGHTS SUB LOT 905 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.07 acres of land. Open grassy lot with some partial concrete/cement pieces mixed in with the dirt. Grass alley on the North section. Some small trees along the East perimeter. Vul - Vacant Urban Lot; Summer Tax Due: \$400.34	160 W HAYES AVE;	\$3077.45	

7629	Parcel ID: 25-35-478-004; Legal Description: T1N R11E SEC 35 FORD HEIGHTS SUB LOT 936 ALSO N 1/2 OF VAC ALLEY ADJ TO SAME Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.07 acres of land. Cement driveway entrance at road. Front section has fresh cedar mulch. There are many potted plants on the lot. Possibly from the adjacent neighbor. Black tarps draped across the middle of the lot. A tree and a single bush on lot. Sits between two fences from adjacent neighbors. Nice looking neighborhood. Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$172.54	;	\$2093.54	
7633	Parcel ID: 25-36-203-017; Legal Description: T1N R11E SEC 36 PILGRIM LITTLE FARMS SUB LOT 43 Comments: Approximately 0.14 acres of land. Unfortunately the house standing on this lot is beyond repair the city has scheduled a demolition to take place in July. This should be considered a VACANT lot, please be aware that the SEV does not reflect the future value of this property. Scheduled For Demo; Sev Not Accurate; Summer Tax Due: \$3,403.56	1109 E PEARL AVE;	\$23611.84	
7634	Parcel ID: 25-36-234-014; Legal Description: TIN R11E SEC 36 PILGRIM LITTLE FARMS SUB E 1/2 OF LOT 72 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.10 acres of land. Open grassy lot. Level ground. Neighboring fence on the East and North perimeter. No trees. Vegetation along fence. Vul - Vacant Urban Lot; Summer Tax Due: \$487.95	1827 E PEARL AVE;	\$25156.11	
7640	Parcel ID: 25-36-385-022; Legal Description: T1N R11E SEC 36 RUSSELL WOODS SUB LOTS 9 10 & 11 Comments: This is an unoccupied commercial building at the intersection of E 8 Mile Service Rd and N Chrysler Dr. It's in the middle of two other buildings (not included in the sale). Has a fenced in yard area as well. We were unable to get a close inspection of this due to some timing issue so please do your research prior to bidding. Dnvi; Summer Tax Due: \$4,495.25	1019 E 8 MILE RD;	\$35778.46	
7641	Parcel ID: 25-36-410-001; Legal Description: T1N R11E SEC 36 STEPHENSON-BARBER'S PARKHOME SUB OF PART OF NORTH-EIGHT-OAKLAND SUB LOTS 190 & 191 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.19 acres of land. Chain link fence wraps around nearly the entire property except for a section where a driveway would be build. A few large trees. Some brick work along the edge of the property line. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$2,743.93	1408 E ELZA AVE;	\$24933.39	
7642	Parcel ID: 24-14-227-040; Legal Description: T1N R10E SEC 14 LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUB NO 2 LOT 942 EXC W 48 FT ALSO ALL OF LOT 943 ALSO 1/2 OF VAC ALLEY ADJ TO SAME 10-5-93 CORR Comments: This house sits on approximately 0.19 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house looks to be in overall good/excellent condition. Nice brick siding is in good shape. There is a section of aluminum siding that is in good shape as well. Solid foundation. Well manicured lawn and garden. Wide cement driveway leads to attached garage. Newer windows. A/C unit was running on the side of the building. Electric and gas meters were hooked up and appear active. Privacy fenced in back yard. Sits at the very end of Roseland Blvd. Nice neighborhood that's close to businesses. Very low traffic area. This is a nice property we don't see these very often. Occupied; Dnvi; Summer Tax Due: \$5,401.70	18130 ROSELAND BLVD;	\$23542.69	
7650	Parcel ID: 22-13-451-004; Legal Description: T1N R8E SEC 13 THAT PART OF SE 1/4 LYING SWLY OF I-96 HWY 0.26 A MN211B Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.30 acres of land. Runs parallel with 275. There is a brick wall sound dampener on the back perimeter of the property. Possible encroachment from a neighboring privacy fence that is falling apart. Partially wooded. Vul - Vacant Urban Lot; Summer Tax Due: \$94.25	;	\$1305.82	

7651	Parcel ID: 22-22-276-003; Legal Description: T1N R8E SEC 22 PART OF NE 1/4 BEG AT PT DIST S 1928.30 FT FROM NE SEC COR TH S 115 FT TH S 88-32-39 W 306.19 FT TH N 121 FT TH N 89-41-00 E 306.10 FT TO BEG 0.83 A MN389B Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.77 acres of land. Land use is labeled as Industrial. Partially wooded. The East portion of the property has a driveway on it that leads to the neighboring property to the North. There is a garage next door that may be encroaching onto this property. Do your research. Next to a bridge on Novi Road. Vul - Vacant Urban Lot; Summer Tax Due: \$1,013.96	;	\$10965.09	
7654	Parcel ID: 25-33-151-005; Legal Description: T1N R11E SEC 33 CROWTON'S SUBDIVISION LOT 6 Comments: There is a structure located on this parcel which is believed to be occupied. We believe the parcel is occupied based upon the following indicators: vehicles on site, property well maintained, personal property present. Occupied; Summer Tax Due: \$1,345.83	8761 LEROY ST;	\$11302.91	
7656	Parcel ID: 14-16-426-026; Legal Description: T3N R10E SEC 16 JOSLYN GARDEN'S SUB LOT 59 Comments: ~0.15 acres vacant, improved, flat land. 50 ft of paved road frontage on 4th Ave. There is a driveway apron present. Property is fenced in the rear, and partially on the two sides. Land is mostly clear, with a large tree near the curb, and several at the rear. Please note: There is a special assessment on this property in the amount of \$295. Please contact the City of Pontiac for more details about the special assessment. Vul - Vacant Urban Lot; Assessment Balance Due; Summer Tax Due: \$157.42	755 4TH AVE;	\$4249.26	
7657	Parcel ID: 14-16-479-035; Legal Description: T3N R10E SEC 16 LE BARON FARM SUB NO 1 LOT 976 Comments: ~0.11 acres of vacant, improved, clear and flat land. 50 ft paved road frontage on E Madison Ave, with concrete driveway apron. Property is fenced at the rear, and partially on the long sides. Land is grassy and mowed, with small pockets of brush in the rear corners, and a couple of trees in the rear corners. Please note: There is a special assessment on this property in the amount of \$235. Please contact the City of Pontiac for more details about the special assessment. Vul - Vacant Urban Lot; Summer Tax Due: \$78.41	785 E MADISON AVE;	\$26646.13	
7658	Parcel ID: 14-17-207-018; Legal Description: T3N R10E SEC 17 DUPONT HEIGHTS SUB LOT 319 Comments: ~0.11 acres of vacant, improved, generally clear and flat land. ~40 ft paved road frontage on E Princeton. No driveway access, but there is an alley easement at the south. Land coverage is mostly lawn. with some trees and overgrowth on the east and west boundaries. Small piles of debris near the SW boundary. Vul - Vacant Urban Lot; Summer Tax Due: \$96.70	82 E PRINCETON AVE;	\$3864.00	
7659	Parcel ID: 14-17-255-016; Legal Description: T3N R10E SEC 17 DUPONT HEIGHTS SUB LOT 156 & N 1/2 OF VAC ALLEY ADJ TO SAME Comments: Please Note: The city of Pontiac has condemned this property. This house sits on approximately 0.11 acres of land. Unfortunately the house is in poor shape. The back side of the house has tarps draped over the roof. The laundry room on the back of the home has a hole in the ceiling that has allowed the water to deteriorate the floor causing it to collapse as well. The excess moisture in the house has caused mold to form in many of the rooms. Three bedroom two bathroom. Paved driveway in front of the home is cracking and showing its age. The back of the house has a small yard with a small shed. Water heater and furnace are still present. 200 amp breaker box is intact. Gas and electric meter were both still present but appear to be inactive. The wood porch that wraps around the front of the home is falling apart. This house will need a lot of work before its back in good living condition. Be prepared. Condemned; Roof Issues; Mold; Summer Tax Due: \$729.89	62 E YPSILANTI AVE;	\$11404.99	

7660	Parcel ID: 14-17-329-033; Legal Description: T3N R10E SEC 17 HILLSIDE MANOR LOT 219 Comments: This house sits on approximately 0.11. The house is in the middle of a complete renovation. The interior has been gutted down to the studs. Some of the floor have been completely removed revealing the dirt crawlspace. There is a hole in the roof allowing water to enter the home. The interior is a mess. Block foundation looks fairly sound, no major damage seen. Vinyl siding could use a power wash. Soffit damage. Cement/paved driveway runs along the side of the home and leads to a cement slab that most likely had a garage on it at one point in time. Small grassy front and back yard. Gas meter and electric meter have been removed. The main electric line has been cut from the meter as well. This house needs a lot of work. Be prepared. Structural Issues; Incomplete Construction; Mold; Roof Issues; Summer Tax Due: \$725.58	122 W RUTGERS AVE;	\$12146.63	
7661	Parcel ID: 14-17-333-028; Legal Description: T3N R10E SEC 17 HILLSIDE MANOR S 21 FT OF LOT 186 & ALL OF LOTS 187 & 188 Comments: ~0.21 acres vacant, improved, generally clear and flat land. This corner lot has ~100 ft of paved road frontage on Baldwin Ave, and ~95 ft on W Rutgers Ave. Land coverage is primarily lawn, with some overgrowth on the west boundary. Property is elevated ~8 ft from Baldwin Ave. No driveway. Vul - Vacant Urban Lot; Summer Tax Due: \$157.96	;	\$5470.72	
7662	Parcel ID: 14-17-377-024; Legal Description: T3N R10E SEC 17 BUENA VISTA HEIGHTS SUBDIVISION LOT 332 Comments: This house sits on approximately 0.11 acres of land. The house looks to be in overall good shape. Cement driveway runs along the side of the home and leads to a grassy back yard. Shingled roof looks to be in fair shape no major damage seen. Vinyl siding looks good but could use a power wash. Block foundation looks sound. 100 amp breaker box intact. Water heater and furnace are both present and look good. Pex water lines. Two bedroom one bathroom with an office on the back with sliding glass doors to the back yard. Floors feel solid. Gas meter and electric meter are both hooked up but appear to be inactive. This would be great starter home. A bit of TLC would go long way with this one. There was a vehicle parked in the driveway, I imagine its a neighbor using the extra space. Summer Tax Due: \$727.72	158 W BEVERLY AVE;	\$12775.48	
7663	Parcel ID: 14-17-456-003; Legal Description: T3N R10E SEC 17 BALDWIN PARK LOT 394 Comments: Please note: There is a special assessment on this property in the amount of \$295. Please contact the City of Pontiac for more details about the special assessment. This house sits on approximately 0.11 acres of land. The house is in poor shape on the interior which is a shame because the outside of the house looks fairly nice. Shingled roof looks ok no major damage seen. Block foundation looks solid. Vinyl siding is in fair shape as well. The wooden floors underneath the carpet are buckling and popping up. Two bedroom one bathroom. The basement is the worst part of the home. The floor joists are covered in mold. There is mold throughout the house but the basement is the most severe. Gas meter and electric meter still hooked up but appear to be inactive. Very large old style furnace is somewhat in shambles has duct work ripped off in sections. Older breaker box is intact. Smaller amp breakers and didn't see a larger main. Water heater still present. There is debris and personal property throughout the home. Disability ramp on the front of the home. Cement driveway runs along the side of the home and leads to a medium sized wood storage barn. Small grassy front and back yard. The house will need a lot of work to get it back into good living condition. Be prepared. Mold; Summer Tax Due: \$707.30	102 E BEVERLY AVE;	\$8791.96	
7664	Parcel ID: 14-18-479-045; Legal Description: T3N R10E SEC 18 ASSESSOR'S PLAT NO 144 LOT 33 EXC E 30 FT 10-24-03 FR 043 Comments: ~0.22 acres vacant, improved, generally clear and flat land. ~60 ft paved road frontage on Stanley Ave. A portion of the west property is behind a chain link fence, which is overgrown and contains a shed that may be over the property line. Land is mostly grass, and fairly well lined by trees. There is no driveway, and this could possibly be a side yard for the home to the north. Sideyard Parcel; Vul - Vacant Urban Lot; Summer Tax Due: \$174.61	1099 STANLEY AVE;	\$4149.47	

7667	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 14-19-278-015; Legal Description: T3N R10E SEC 19 ASSESSOR'S PLAT NO 101 SE 86 FT OF NW 128 FT OF LOT 125 Comments: These two parcels combine for ~0.51 acres of vacant, improved, generally clear and flat land. ~85 ft paved road frontage on Crittendon St, with paved driveway apron. Land coverage is predominantly grass, with a couple of large trees near the roadside, and several more lining the boundaries towards the rear. There were seven vehicles parked on the property at the time of visit. Personal Property; Vul - Vacant Urban Lot;</p> <p>(2 of 2) Parcel ID: 14-19-278-038; Legal Description: T3N R10E SEC 19 ASSESSOR'S PLAT NO 101 SE 42 FT OF LOT 118 ALSO ALL OF LOT 119 6-23-97 FR 018 & 019 Comments: This is a vacant parcel with no observed structures. Summer Tax Due: \$284.73</p>	; 780 CRITTENDEN ST;	\$6655.06	
7669	<p>Parcel ID: 14-19-284-017; Legal Description: T3N R10E SEC 19 BALDWIN-DIXIE HILLS LOT 346 Comments: ~0.12 acres vacant, improved, generally clear and flat land. ~40 ft paved road frontage on Corwin Ave, with driveway gated driveway entrance. Land is fenced in along with the property to the north, and appears to be being used as sideyard parcel thereof. Land coverage is almost entirely grass. There is a small shed and some lawn equipment in the NE corner. Personal Property; Sideyard Parcel; Vul - Vacant Urban Lot; Summer Tax Due: \$66.61</p>	;	\$2579.08	
7670	<p>Parcel ID: 14-20-126-027; Legal Description: T3N R10E SEC 20 LAKESIDE PARK SUB LOT 1 & S 1/2 OF VAC ALLEY ADJ TO SAME Comments: ~0.12 acres vacant, improved, generally clear and flat land. This triangular shaped parcel has ~135 ft of paved road frontage on Dresden Ave, with paved driveway apron. Land is fenced on the north border, and a portion of that fence may be encroaching on the property. There are some trees and overgrowth near the NW corner. Vul - Vacant Urban Lot; Encroachments; Summer Tax Due: \$116.59</p>	106 DRESDEN AVE;	\$4721.22	
7671	<p>Parcel ID: 14-20-128-025; Legal Description: T3N R10E SEC 20 LAKESIDE PARK SUB LOT 209 & 1/2 OF VAC ALLEY ADJ TO SAME Comments: This house sits on approximately 0.12 acres of land. Shingled roof is in overall fair shape, did not see any major damage. Composite siding is in fair shape as well, the back side of the house has a few spots that could use repairs but nothing major. The chimney has a few bricks that need attention. Block foundation looks solid however there were a few "animal" holes dug around closely to the wall. We didn't see any major crumbling but you'll want to address the holes after purchasing. Paved driveway has some cracking, it runs along the side of the home and leads to the back yard where there is a detached 2 car garage. It is full of personal property and 2 vehicles. A few of the windows on the home have been boarded. The house is full of personal property. Mix of wood and carpet flooring. The house will need to be updated. Older furnace. Water heater still present. Older fuse electrical box still intact. Electric meter is still hooked up on the outside of the house. Gas meter is still present and hooked up inside the basement. Three bedroom one bathroom. This house is in overall good/fair shape and wouldn't take much to get it back into good living condition. There's a lot of potential here. Boarded; Personal Property; Summer Tax Due: \$734.20</p>	114 PARKDALE AVE;	\$9852.90	
7672	<p>Parcel ID: 14-20-251-005; Legal Description: T3N R10E SEC 20 CIVIC IMPROVEMENT CO MARQUETTE SUBDIVISION LOT 20 ALSO E 20 FT OF LOT 45 3-18-08 CORR Comments: Please note: There is a special assessment on this property in the amount of \$1250. Please contact the City of Pontiac for more details about the special assessment. This house sits on approximately 0.11 acres of land. The house is in poor shape. The interior of the home is full of debris, garbage, and personal property. There is a large piled of garbage/debris on the South entrance to the home. One of the basement windows has been broken it is now open to the elements. The excess moisture has allowed mold to form. The floors are in poor shape. Two bedroom one bathroom. Water heater and furnace are still present. 60 amp breaker box intact but the cover has been removed. It looks like someone was framing out the basement to finish it but never finished. The basement is wet. All of the doors to the home are boarded. Shingled roof is showing its age and should be replace in the coming years if not sooner. Decent sized front lawn. Small back yard. This house will need a deep cleaning, repairs, and renovations. Be prepared. Sanitation Issues And Garbage; Incomplete Construction; Mold; Summer Tax Due: \$462.19</p>	771 SAINT CLAIR ST;	\$6521.73	

7673	Parcel ID: 14-20-252-004; Legal Description: T3N R10E SEC 20 CIVIC IMPROVEMENT CO MARQUETTE SUBDIVISION LOT 99 Comments: This house sits on approximately 0.09 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Paved driveway runs along the side of the home and leads to a grassy backyard. Chain link fenced in front and back yard. Vinyl siding is in fair shape. Shingled roof in fair shape as well. Electric meter is still connected but inactive. Gas meter still hooked up as well. Two vehicles parked in the driveway appear to have been sitting for some time. Heard cats inside the home. Occupied; Summer Tax Due: \$437.47	764 SAINT CLAIR ST;	\$10501.38	
7674	Parcel ID: 14-20-303-008; Legal Description: T3N R10E SEC 20 BALDWIN-DIXIE HILLS LOT 65 EXC NWLY 1/2 ALSO NELY 1/2 OF VAC ALLEY ADJ TO SAME Comments: ~0.08 acres vacant, improved, generally cleared and flat land. This small, pie shaped parcel has ~45 ft paved road frontage on Blaine Ave. This is likely a sideyard parcel to the home to the south, given where the driveway intersects. Land coverage is almost entirely grass. There are two trailered boats and several vehicles at the rear of the property. Unbuildable Lands / Too Small; Sideyard Parcel; Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$25.18	;	\$1846.93	
7675	Parcel ID: 14-20-307-036; Legal Description: T3N R10E SEC 20 BALDWIN-DIXIE HILLS LOT 45 ALSO 1/2 OF VAC ALLEY ADJ TO SAME 9-27-89 CORR Comments: ~0.14 acres of vacant, improved, generally clear and flat land. This triangular shaped parcel has ~78 ft of paved road frontage on Euclid Ave, near the Legrande intersection. Land coverage is lawn, with some overgrowth along the north line. Vul - Vacant Urban Lot; Summer Tax Due: \$61.22	159 EUCLID AVE;	\$7627.60	
7676	Parcel ID: 14-20-311-010; Legal Description: T3N R10E SEC 20 DREXEL HEIGHTS ADDITION LOT 129 ALSO 1/2 OF VAC ALLEY ADJ TO SAME Comments: ~0.13 acres vacant, improved, generally clear and flat land. ~40 ft paved road frontage on Summit St, with paved driveway apron. Land grades down slightly at the very east end. There is a small tree near the roadside. The three sides in the rear has some growth and a large tree along the boundaries. Vul - Vacant Urban Lot; Summer Tax Due: \$75.71	122 SUMMIT ST;	\$6893.86	
7677	Parcel ID: 14-20-329-008; Legal Description: T3N R10E SEC 20 FRUIT RIDGE ADDITION LOT 42 Comments: ~0.22 acres vacant, improved, generally clear and flat land. ~45 ft paved road frontage on Legrande Ave, near the Burt intersection. The rear of the property is partially fenced on three sides, some of which may be encroaching on this property from the east. Lot appears to be seeing some use for parking. There is a large container of used fireworks near the middle. A small tree is near the roadside, and there are several larger trees around the rear boundaries. Vul - Vacant Urban Lot; Summer Tax Due: \$78.96	63 LEGRANDE AVE;	\$1714.10	
7678	Parcel ID: 14-20-331-027; Legal Description: T3N R10E SEC 20 DREXEL HEIGHTS ADDITION LOT 43 Comments: This house sits on approximately 0.00 acres of land. Unfortunately this house is sufferings from major foundation issues and is currently condemned. The West side of the foundation has collapsed into the basement. There is about ~25 feet of foundation that is no longer there. Mix of wood and vinyl siding. Cement driveway runs along the side of the home and leads to a grassy backyard with a handful of trees. The gas meter has been removed. The electric meter is still in place but appears inactive. The house is full of personal property, debris, and renovation items. Water heater and furnace still present. Modern electrical break box. The house is going to need an incredible amount of work before its back in living condition. Please be prepared. Occupied; Personal Property; Condemned; Structural Issues; Dangerous Building; Summer Tax Due: \$552.52	194 W RUNDELL ST;	\$4553.75	
7679	Parcel ID: 14-20-333-007; Legal Description: T3N R10E SEC 20 DREXEL HEIGHTS ADDITION LOT 71 Comments: ~0.1 acres of vacant, improved, generally flat and clear land. ~35 ft of paved road frontage on Putnam. The property is entirely fenced in along with the adjoining parcels to the north and south, and appears to be being used as a side yard by the parcel to the south, likely for additional parking and recreation space. There was an unchained dog on the adjoining property at the time of visit. Vul - Vacant Urban Lot; Personal Property; Sideyard Parcel; Beware Of Dog; Summer Tax Due: \$68.20	72 PUTNAM AVE;	\$5202.05	

7680	Parcel ID: 14-20-335-012; Legal Description: T3N R10E SEC 20 TACOMA COURT LOT 17 Comments: This house sits on approximately 0.07 acres of land. The house is in overall poor shape. There is debris, garbage, and personal property throughout the home. Furnace and water heater still present. Breaker box still intact. The back section of the shingled roof is in poor shape. there is a large hole that opens up into the kitchen. The excess water has allowed mold to form. Block foundation appears solid from what we could see. Large pile of garbage behind the home. Cement/gravel driveway runs along the side of the home and leads to a small back yard. Gas and electric meter are still hooked up but appear inactive. The basement piled high with debris. Large amount of tires and other automotive debris. This house will require repairs and renovations to get back into good living condition. Be prepared. Vul - Vacant Urban Lot; Summer Tax Due: \$494.46	19 TACOMA CT;	\$8043.41	
7681	Parcel ID: 14-20-377-001; Legal Description: T3N R10E SEC 20 FAIRVIEW LOT 6 BLK 2 Comments: This church sits on approximately 0.10 acres of land. The church is in very poor shape. The roof is leaking in many areas. The ceilings have collapsed in many of the rooms. The excess moisture has allowed mold to flourish. There are church pews in the main room still. There is a large older furnace. The brick siding is crumbling and pulling away from the building in certain areas. Electric and gas meter still hooked up. This building will need major work to get it back in usable condition. Structural Issues; Roof Issues; Mold; Summer Tax Due: \$898.13	48 PUTNAM AVE;	\$3844.49	
7682	Parcel ID: 14-20-380-009; Legal Description: T3N R10E SEC 20 FAIRVIEW NELY 25 FT OF LOT 6 ALSO ALL OF LOT 7 ALSO ALL OF VAC ALLEY ADJ TO SAME BLK 1 9-28-89 CORR Comments: This apartment complex sits on approximately 0.17 acres of land. Unfortunately this house has suffered from a major fire. Condemnation notice posted. There is evidence of fire damage visible from the exterior of the home. The interior of the building is in poor shape. Many of the walls and ceilings are collapsing. Mold is forming in a large portion of the building. There are two large boilers in the basement. Electric meters were inside the basement. There were 20 electric meter hook ups. Only 9 meters were actually hooked up. There were 18 gas meter spots on the side of the building but all were removed. There is visible fire damage to the floor joists on the second floor. The fire ravaged the third floor. The Fire damage gets worse the farther you travel up. Most of the apartments are in very poor shape. This is a lovely brick building from the exterior but the interior is in very bad shape. This property will need a large amount of work, effort, and money to get it back to its former glory. Who ever purchases this building should be prepared. Sanitation Issues And Garbage; Fire Damage; Dangerous Building; Condemned; Summer Tax Due: \$2,868.13	30 CADILLAC ST;	\$58068.49	
7683	Parcel ID: 14-20-380-019; Legal Description: T3N R10E SEC 20 ASSESSOR'S PLAT NO. 122 LOT 31 Comments: ~0.13 acres of vacant, improved land. ~45 ft of paved road frontage on Adelaide, with full driveway. Land coverage is mostly concrete pad. Land grades up from the roadside. There is a small patch of lawn with rubble and small trees near the roadside. The rear pad has a couple of cars on jacks, a basketball hoop, and a lawnmower. This appears to have been parking for the apartment building to the north. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$92.40	;	\$2526.79	
7684	Parcel ID: 14-20-382-009; Legal Description: T3N R10E SEC 20 ASSESSOR'S PLAT NO. 8 LOT 14 Comments: ~0.14 acres vacant, improved, generally clear and flat land. This is a corner lot, with ~50 ft paved road frontage on Baldwin Ave, and ~120 ft on Adelaide St. There is a curb cut for a driveway on Adelaide, which is a one way. Land coverage is mostly lawn, with several trees and overgrowth in the SE portion. There is some minor rubble and cut logs among the growth. Vul - Vacant Urban Lot; Summer Tax Due: \$77.87	191 BALDWIN AVE;	\$2187.78	
7685	Parcel ID: 14-20-401-018; Legal Description: T3N R10E SEC 20 SHEPARD ADDITION LOT 35 Comments: ~0.16 acres of vacant land. ~50 ft paved road frontage on McNeil. The property is extremely overgrown and difficult to traverse. There appears to be some degree of debris in there, but it's difficult to verify. Vul - Vacant Urban Lot; Summer Tax Due: \$72.51	14 MCNEIL ST;	\$902.54	

7686	Parcel ID: 14-20-401-036; Legal Description: T3N R10E SEC 20 SHEPARD ADDITION LOTS 36 & 37 4-22-05 FR 016 & 017 Comments: ~0.32 acres of vacant, improved, generally clear and flat land. ~100 ft paved road frontage on McNeil St, with paved driveway apron. Land coverage is mostly lawn. The south and east boundaries are lined with trees and overgrowth. The south of the property has tiered concrete retaining walls, and looks to be 15-20 feet elevated from the adjoining property. Vul - Vacant Urban Lot; Summer Tax Due: \$61.75	18 MCNEIL ST;	\$4072.55	
7687	Parcel ID: 14-20-405-037; Legal Description: T3N R10E SEC 20 OAKHURST ADDITION LOT 4 Comments: ~0.09 acres vacant, improved land. ~40 ft of paved road frontage on Hamilton, with paved driveway apron. Property is fenced and gated. Numerous pieces of personal property are on the land, such as ATVs, small watercraft, trailers, lawn equipment, and furniture. Property is likely a side yard for the adjoining property to the east. Vul - Vacant Urban Lot; Sideyard Parcel; Personal Property; Summer Tax Due: \$72.51	110 HAMILTON ST;	\$1237.04	
7688	Parcel ID: 14-20-406-004; Legal Description: T3N R10E SEC 20 ALLISON'S PLAT W 100 FT OF N 67 FT OF LOT 4 Comments: ~0.15 acres vacant, improved, generally clear and flat land. ~65 ft paved road frontage on Baldwin Ave, with paved driveway apron. Land is mostly gravel covered, and this appears to have been used as a parking area. The rear of the property is grassy, with several large trees around the boundaries. There is a car on the property that does not appear to have been moved in quite a while. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$72.51	;	\$1967.49	
7689	Parcel ID: 14-20-452-003; Legal Description: T3N R10E SEC 20 POOLE'S HOME SUB E 20 FT OF LOT 2 & W9.1 FT OF LOT 3 RESERVING AN EASEMENT FOR DRIVEWAY PURPOSES OVER & ACROSS THE W 8.7 FT OF THE N 56.5 FT & THE S 20 FT OF THE N 76.5 FT OF THE ABOVE DESC TO BE USED IN COMMON WITH OWNERS OF PARCELS 1 TO 4 INCL & FOR THE OWNER OF LOT 5 POOLE'S HOME ADD. FOR ALL INGRESS TO THESE PREMISES. Comments: ~0.06 acres vacant, improved, generally clear and flat land. ~30 ft paved road frontage on Home St, with a narrow paved driveway apron. Much of the land is compacted gravel with some grass growing over it. There's a privacy fence at the south and west with some overgrowth. Vul - Vacant Urban Lot; Summer Tax Due: \$15.55	105 HOME ST;	\$4664.50	
7690	Parcel ID: 14-20-452-004; Legal Description: T3N R10E SEC 20 POOLE'S HOME SUB E 20.18 FT OF W 29.28 FT OF LOT 3 RESERVING AS EASEMENT FOR DRIVEWAY PURPOSES OVER & ACROSS THE S 20 FT OF THE N 76.5 FT OF THE ABOVE DESC TO BE USED IN COMMON WITH THE OWNERS OF PARCELS 1 TO 4 BOTH INCL & FOR THEOWNER OF LOT 5 FOR ALL INGRESS & EGRESS TO THESE PREMISES* Comments: ~0.04 acres vacant, improved, generally clear and flat land. ~28 ft paved road frontage on Home St. Much of the land is compacted gravel with some grass growing over it. There's a privacy fence at the south with some overgrowth. Vul - Vacant Urban Lot; Summer Tax Due: \$15.55	103 HOME ST;	\$7036.14	
7691	Parcel ID: 14-20-452-005; Legal Description: T3N R10E SEC 20 POOLE'S HOME SUB PAR #3 E 10.72 FT OF LOT 3 & W 9.39 FT OF LOT 4 RESERVING AN EASEMENT FOR DRIVEWAY PURPOSES OVER & ACROSS THE S 20 FT OF THE N 76.5 FT OF THE ABOVE DESC TO BE USED IN COMMON WITH THE OWNERS OF PARCELS 1 TO 4 BOTH INCL & FOR THE OWNER OF LOT 5 FOR ALL INGRESS & EGRESS TO THESE PREMISE Comments: ~0.04 acres vacant, improved, generally clear and flat land. ~20 ft paved road frontage on Home St. Much of the land is compacted gravel with some grass growing over it. There's a privacy fence at the south with some overgrowth. Vul - Vacant Urban Lot; Summer Tax Due: \$14.99	101 HOME ST;	\$4689.76	
7692	Parcel ID: 14-20-452-006; Legal Description: T3N R10E SEC 20 POOLE'S HOME SUB W 29.45 FT OF E 30.61 FT OF LOT 4 RESERVING AN EASEMENT FOR DRIVEWAY PURPOSES OVER & ACROSS THE E 8.7 FT OF N 56.5 FT & THE S 20 FT OF THE N 76.5 FT OF THE ABOVE DESC TO BE USED IN COMMON WITH THE OWNERS OF LOTS 1 TO 4 BOTH INCL & FOR THE OWNER OF LOT 5 FOR ALL INGRESS & EGRESS TO THESE PREMISE Comments: ~0.07 acres vacant, improved, generally clear and flat land. ~28 ft paved road frontage on Home St. Much of the land is compacted gravel with some grass growing over it. There's a privacy fence at the south with some overgrowth. Vul - Vacant Urban Lot; Summer Tax Due: \$14.99	99 HOME ST;	\$5063.02	

7693	Parcel ID: 14-20-452-011; Legal Description: T3N R10E SEC 20 POOLE'S HOME SUB LOT 9 Comments: This house sits on approximately 0.09 acres of land. There was a building previously on this property but has since been removed. The SEV may not accurately reflect the current value of the property. Grassy open lot. Driveway entrance at the road. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$276.74	79 HOME ST;	\$4417.92	
7694	Parcel ID: 14-20-453-017; Legal Description: T3N R10E SEC 20 POOLE ADDITION W 20 FT OF LOT 24 ALSO E 20 FT OF LOT 25 Comments: Please note: There is a special assessment on this property in the amount of \$6,950. Please contact the City of Pontiac for more details about the special assessment. This house sits on approximately 0.09 acres of land. The house is in overall poor shape. Mix of brick and composite siding. Some of the composite siding needs to be replaced, it is showing its age. Cementy driveway runs along the side of the home and leads to additional parking behind the home. Small grassy back yard. Handful of trees. Shingled roof looks old but no major damage seen. Electric meter is still connected but inactive. Gas meter has been removed. The inside of the home is full of garbage, debris, personal items, and animal fur/excrement. The gutters on the home are damaged and should be replaced. All the entrances have been boarded shut. Two bedroom one bathroom. The basement is difficult to traverse due to the amount of debris. Furnace and water heater still present. 100 amp breaker box. The house will no doubt need a deep cleaning and repair work to get it back into good living condition. Be prepared. Special note: the adjacent property appears to be running a dog kennel. Animal Damaged; Summer Tax Due: \$473.49	53 POPLAR AVE;	\$42371.01	
7695	Parcel ID: 14-20-453-043; Legal Description: T3N R10E SEC 20 FOSTER AND TREGENT'S ADDITION W 20 FT OF LOT 2 ALSO E 20 FT OF LOT 3 BLK 7 Comments: ~0.11 acres vacant, improved, generally clear and flat land. ~40 ft paved road frontage on Forest, near a dead end. No driveway. Land coverage is lawn, with a couple of trees along the sides. The rutted semi circle of dirt and metal bowls indicate a dog is sometimes chained here. Land is possibly a sideyard of the adjoining west parcel. Vul - Vacant Urban Lot; Beware Of Dog; Sideyard Parcel; Summer Tax Due: \$37.55	;	\$1840.50	
7696	Parcel ID: 14-20-482-010; Legal Description: T3N R10E SEC 20 NEWTON AND HILL ADD LOT 19 EXC E 52 FT Comments: This house sits on approximately 0.12 acres of land. Unfortunately the house has suffered from a major fire. The entire inside of the home has been damaged. Structural issues. The floor on the second story has collapsed in one of the rooms. Soot and charring is visible in a large percentage of the home. Paved driveway runs along the side of the home and leads to a two car garage. There is an RV and four other vehicles on the property. The garage has hinged wood doors and the exterior door is hollow core and beaten up. The house is full of debris and garbage. The block foundation looks solid with a bit of cracking here and there. The breaker box has been harvested. Water heater and furnace still present. Mold is forming in the basement. Most of the windows have been broken. This house will need major repairs and work done before its back in living condition. Gas meter still hooked up. Electric meter has been removed. Personal Property; Structural Issues; Dangerous Building; Fire Damage; Summer Tax Due: \$400.40	30 CHAMBERLAIN ST;	\$13944.37	

7697	<p>Parcel ID: 14-21-255-003; Legal Description: T3N R10E SEC 21 MODERN HOUSING CORP OAKLAND PARK LOT 8 BLK 8 Comments: This house sits on approximately 0.12 acres of land. Shared driveway entrance with adjacent neighbor. Gravel/dirt driveway leads to the back yard. there are a couple trees on the property. Old cement slab in the back yard possibly from an old shed that has been removed. Block foundation appears solid from the exterior of the home but there is cracking and some bowing visible inside the basement. Vinyl siding is in fair shape but there are a few sections that need repairs for example a small piece along the drive way side. Shingled roof looks to be in fair shape as well. No leaking visible from inside the home. The carpet has been pulled up in most of the rooms revealing old wood floors. The floors have a white substance on them possible from pest remediation powders. But that is a guess. The floors were level. Two bedrooms one bathroom. The bathroom is in poor shape and will need to be renovated. Furnace and water heater were still in the basement. 100 amp breaker box still intact but the cover has been removed. This house has a lot of potential. There are issues that need to be addressed but with some time and work this place could be a nice little home. Foundation Issues;</p> <p>Summer Tax Due: \$654.08</p>	618 E KENNETT RD;	\$8682.82	
7698	<p>Parcel ID: 14-21-329-014; Legal Description: T3N R10E SEC 21 MODERN HOUSING CORPORATION ADDITION LOT 351 Comments: Please Note: This property has been condemned by the City of Pontiac. This house sits on approximately 0.18 acres of land. Unfortunately this house is in poor shape. The basement has been harvested. There are the remains of a sump pump. The excess moisture in the basement has caused mold to form in the basement and part way up into the rest of the house. The house is full of debris, garbage, and personal property. The water heater has been removed along with the breaker box and many wires. The furnace has been broken into pieces. Electric meter still present. Gas meter has been removed. Three bedroom, 1.5 bathroom. The upstairs bathroom has had the toilet removed. There is visible roof leaks in one of the second floor bedrooms. The attic area has been turned into a loft bedroom. Shingled roof is in poor shape. The brick siding doesn't. There wasn't any major damage to the foundation. The bones of the house feel pretty solid considering. The garage is in better shape then the home. Concrete slab foundation looks good. Paved driveway is crumbling. This property will need a lot of work before its back in good living condition. Please contact the treasurers office on details for the condemnation. Condemned; Harvesting; Animal Damaged; Sanitation Issues And Garbage; Mold;</p> <p>Summer Tax Due: \$754.61</p>	260 NELSON ST;	\$27400.97	
7699	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3) Parcel ID: 14-21-331-004; Legal Description: T3N R10E SEC 21 MODERN HOUSING CORPORATION ADDITION LOT 289 Comments: Bundle of three adjacent lots. ~0.13 acres vacant, improved, cleared and flat land. 40 ft of paved road frontage on Oliver St, with no driveway. This vacant lot is bordered by what appear to be community gardens to the NE and SW. Vul - Vacant Urban Lot;</p> <p>(2 of 3) Parcel ID: 14-21-331-005; Legal Description: T3N R10E SEC 21 MODERN HOUSING CORPORATION ADDITION LOT 288 Comments: This is ~0.13 acres vacant, improved, cleared and flat land. 40 ft of paved road frontage on Oliver St, with no driveway. This vacant lot is bordered by what appear to be community gardens to the NE and SW. a vacant parcel with no observed structures. Vul - Vacant Urban Lot;</p> <p>(3 of 3) Parcel ID: 14-21-331-006; Legal Description: T3N R10E SEC 21 MODERN HOUSING CORPORATION ADDITION LOT 287 Comments: ~0.13 acres vacant, improved, cleared and flat land. 40 ft of paved road frontage on Oliver St, with no driveway. This vacant lot is bordered by what appear to be community gardens to the NE and SW. A chain link fence runs along part of the north boundary. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$309.41</p>	;	\$7761.07	
7702	<p>Parcel ID: 14-21-331-016; Legal Description: T3N R10E SEC 21 MODERN HOUSING CORPORATION ADDITION LOT 277 Comments: Please Note: The condemned structure on this property will be demolished in the coming days. Because of this, you are bidding on a VACANT LOT. Approximately 0.13 acres of land. Please contact the local governmental unit about zoning and use of the land after the demo is completed.</p> <p>Summer Tax Due: \$688.48</p>	124 OLIVER ST;	\$12016.07	

7703	<p>Parcel ID: 14-21-333-001; Legal Description: T3N R10E SEC 21 MODERN HOUSING CORPORATION ADDITION THAT PART OF LOT 226 LYING SELY OF SELY LINE OF PERRY ST AS NOW LAID OUT & EST Comments: ~0.18 acres of vacant, improved, flat and clear land on a triangular shaped corner lot. ~125 ft of paved road frontage on N Perry St, and ~175 ft of paved road frontage on Joslyn St. Driveway access on Joslyn. This parcel appears to be a sideyard for the home to the SW. There is chain link fence running along the roadside, damaged near the intersection. There is also a concrete pad near a basketball hoop. The nearby home appears to be OCCUPIED, so it is likely that this yard and driveway are being used. Sideyard Parcel; Summer Tax Due: \$174.07</p>		\$2269.67	
7704	<p>Parcel ID: 14-21-352-037; Legal Description: T3N R10E SEC 21 BEACH ADDITION LOT 14 EXC COM AT A PT WHICH IS LOC S 44-50- E 69 FT FROM THE NE COR OF BEACH ADD TO THE CITY OF PONTIAC TH SWLY ALG THE LI BETWEEN LOTS 13 & 14 25 FT TH AT RIGHT ANGLES TO SD LI APPROXIMATELY 50 FT TO THE LI BETWEEN LOTS 14 & 15 TH NELY ALG SD LI TO THE REAR LI OF SD LOTS TH N 44-50- W TO THE PT OF BEG. Comments: ~0.2 acres vacant, improved, clear and flat land. 50 ft paved road frontage on Beach St, with paved driveway apron. Land is generally flat and clear, with a border of foliage on the north and east boundaries. It appears neighbors are using it for parking and a fire pit. Somebody has put up some stakes and caution tape near the driveway entrance, and there has been an attempt to put up some kind of gate. Vul - Vacant Urban Lot; Summer Tax Due: \$8.53</p>	159 BEACH ST;	\$1929.04	
7706	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 14-21-353-008; Legal Description: T3N R10E SEC 21 BAXTERS ADDITION LOT 24 Comments: This house sits on approximately 0.07 acres of land (0.14 acres with adjacent side lot included). Unfortunately this house is in very poor shape. It is suffering from major foundation issues. There are large chunks of the block foundation that have collapsed and are no longer there. The soil around the house is falling into the basement. This foundation issue has cause the main floor to sag and will no doubt cause structural issues soon if not already. The roof is in poor shape as well allowing water to enter the home. As a result there is mold forming in the basement. Three bedrooms one bathroom. Paint peeling, ceilings crumbling, floors warped and peeling. Debris, garbage, and personal property throughout the home. Wood siding is in decent shape but needs some repairs. Small shed behind the home. Gravel/dirt driveway runs along the side of the home and leads to the back yard. This house will need major work before its back in living condition. Be prepared. The adjacent side lot is also included in this sale. Sanitation Issues And Garbage; Roof Issues; Foundation Issues; Structural Issues; Mold;</p> <p>(2 of 2) Parcel ID: 14-21-353-009; Legal Description: T3N R10E SEC 21 BAXTERS ADDITION LOT 25 Summer Tax Due: \$572.31</p>	33 CLARENCE ST; 29 CLARENCE ST;	\$8032.45	
7707	<p>This lot is a "bundle" comprised of 7 parcels</p> <p>(1 of 7) Parcel ID: 14-21-354-006; Legal Description: T3N R10E SEC 21 BEACH ADDITION LOT 24 EXC SW 30 FT. Comments: Bundle of 7 vacant lots that are adjacent. See below for each individual lot description. ~0.16 acres vacant, improved, clear and flat land. ~50 ft paved road frontage on Beach St, with paved driveway apron. There are two planters near the SE boundary. Land is generally mowed lawn, but the back has some thick brush. Please note: There is a special assessment on this property in the amount of \$235. Please contact the City of Pontiac for more details about the special assessment. Vul - Vacant Urban Lot;</p> <p>(2 of 7) Parcel ID: 14-21-354-007; Legal Description: T3N R10E SEC 21 BEACH ADDITION LOT 25 EXC SW 53 FT. Comments: ~0.13 acres vacant, improved, clear and flat land. ~50 ft paved road frontage on Beach St, with paved driveway apron. There is a planter near the NW boundary. Land is generally mowed lawn, but the back has some thick brush. Please note: There is a special assessment on this property in the amount of \$235. Please contact the City of Pontiac for more details about the special assessment. Vul - Vacant Urban Lot; Assessment Balance Due;</p> <p>(3 of 7) Parcel ID: 14-21-354-017; Legal Description: T3N R10E SEC 21 ASSESSOR'S PLAT NO. 21 PT OF LOT 1 A.P. 21 & PT OF LOTS 21 & 22 BEACH ADD. CITY OF PONTIACMICH. DESC AS FOL BEG AT A PT ON THE NELY LI OF</p>	166 BEACH ST; 168 BEACH ST; 137 CHAMBERLAIN ST; 143 CHAMBERLAIN ST; 147 CHAMBERLAIN ST; 153 CHAMBERLAIN ST; 159 CHAMBERLAIN ST;	\$12791.41	

	<p>CHAMBERLAIN ST DIST N 59-22-30 W 90 FT FROM THE SE COR OF LOT 1 A.P. 21 TH N 59-22-30 W ALG THE NLY LI OF CHAMBERLAIN ST 47 FT TH N 30-50-10 E 93.07 FT TH S 59-20-50 E 47 FT TH S 30-50-10 W 93.05 FT TO THE PT OF BEG. SD PAR BEING ADJ TO EACH OTHER AND OWNED BY THE SAME PARTY. Comments: ~0.1 acre vacant, improved, generally clear land. ~45 ft paved road frontage on Chamberlain St, with paved driveway apron. Land is generally clear, with a patch of brush in the NE corner. Property is being used for construction equipment storage and parking by the house to the west. Vul - Vacant Urban Lot; Personal Property;</p> <p>(4 of 7) Parcel ID: 14-21-354-018; Legal Description: T3N R10E SEC 21 ASSESSOR'S PLAT NO. 21 PT OF LOT 1 A.P. 21 & PT OF LOTS 22 & 23 OF BEACH ADD DESC AS BEG AT A PT ON NLY LI OF CHAMBERLAIN ST. N 59-22-30 W 47 FT FROM THE SE COR OF SD LOT 1 A.P. 21 TH ALG NLY LI OF CHAMBERLAIN ST. N 59-22-30 W 43 FT TH N 30-50-10 E 93.05 FT TH S 59-20-50 E 43 FT TH S 30-50-10 W 93.02 FT TO BEG SD PAR BEING ADJ TO EACH OTHER & OWNED BY SAME PARTY Comments: ~.09 acres vacant, improved, generally clear and flat land. 45 ft paved road frontage on Chamberlain St, with paved driveway apron. Land is predominantly grass, with thick brush in the rear. Some evidence of former planters can be seen. Vul - Vacant Urban Lot;</p> <p>(5 of 7) Parcel ID: 14-21-354-019; Legal Description: T3N R10E SEC 21 ASSESSOR'S PLAT NO. 21 PT OF LOT 1 A.P.21 & PT OF LOTS 23 & 24 OF BEACH ADD. DESC AS BEG AT A PT ON NLY LI OF CHAMBERLAIN ST AT SE COR OF SD LOT 1 A.P. 21 TH ALG NLY LI OF CHAMBERLAIN ST N 59-22-30 W 47 FT TH N 30-50-10 E 93.02 FT TH S 59-20-50 E 47 FT TH S 30-50-10 W 93.0 FT TO BEG. SD PARC BEING ADJ TO EACH OTHER & OWNED BY THE SAME PARTY Comments: ~0.1 acres vacant, improved, generally clear and flat land. 45 ft paved road frontage on Chamberlain St, with paved driveway apron. Land is predominantly grass, with thick brush in the rear. Some evidence of former planters can be seen. Vul - Vacant Urban Lot;</p> <p>(6 of 7) Parcel ID: 14-21-354-020; Legal Description: T3N R10E SEC 21 ASSESSOR'S PLAT NO. 21 LOT 2 & ALSO SELY 10 FT OF SWLY 30 FT OF LOT 24 BEACH ADD & ALSO SWLY 53 FT OF LOT 25 BEACH ADD SD PARC BEING ADJ TO EACH OTHER & OWNED BY SAME PTY Comments: ~.14 acres vacant, improved, generally clear and flat land. ~50 ft paved road frontage on Chamberlain St, with paved driveway apron. Land is predominantly grass, with thick brush in the rear. Some evidence of former planters can be seen. There is a pergola hidden in the brush in the rear. Vul - Vacant Urban Lot;</p> <p>(7 of 7) Parcel ID: 14-21-354-021; Legal Description: T3N R10E SEC 21 ASSESSOR'S PLAT NO. 21 LOT 3 & ALSO NWLY 35 FT OF SWLY 20 FT OF LOT 26 BEACH ADD SD PARCELS BEING ADJ TO EACH OTHER & OWNED BY THE SAME PARTY Comments: ~.08 acres vacant, improved, generally clear and flat land. 45 ft paved road frontage on Chamberlain St, with paved driveway apron. Land is predominantly grass, with thick brush in the rear. Some evidence of former planters can be seen. It appears that the house to the west uses this for additional parking. Vul - Vacant Urban Lot; Summer Tax Due: \$518.23</p>			
7714	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 14-21-355-005; Legal Description: T3N R10E SEC 21 ASSESSOR'S PLAT NO. 24 LOT 22 Comments: Bundle of 2 vacant adjacent parcels. See below for description of 2nd lot. ~.08 acres of vacant, improved, generally flat and clear land. ~35 ft of paved road frontage on Chamberlain St, with paved driveway apron. Land is predominantly grass, with some overgrowth at the rear. There is a pile of cut up brush near the rear of the property as well. Vul - Vacant Urban Lot;</p> <p>(2 of 2) Parcel ID: 14-21-355-006; Legal Description: T3N R10E SEC 21 ASSESSOR'S PLAT NO. 24 LOT 23 Comments: ~.14 acres of vacant, improved, generally flat and clear land. This is a corner lot, with ~60 ft of paved road frontage on Chamberlain and 100 ft on Gingell Ct. Paved driveway apron is on Gingell. Land is predominantly grass. There is a fallen and partially cut up tree on the south of the property. Vul - Vacant Urban Lot; Summer Tax Due: \$141.77</p>	158 CHAMBERLAIN ST; 162 CHAMBERLAIN ST;	\$3203.34	

7716	<p>Parcel ID: 14-21-357-009; Legal Description: T3N R10E SEC 21 PART OF SW 1/4 BEG AT PT DIST N 06-17-00 W 30.00 FT & S 83-57-00 W 1374.88 FT & N 28-32-00 W 76.47 FT FROM S 1/4 COR TH N 85-23-25 E 34.79 FT TO NWLY LINE GLENWOOD AVE TH ALG CURVE TO RIGHT RAD 355 FT CHORD BEARS N 42-40-10 E 104.74 FT DIST OF 105.13 FT TH ALG CURVE TO LEFT RAD 350 FT CHORD BEARS N 41-57-59 E 67.94 FT DIST OF 68.05 FT TH S 76-08-20 W 200.01 FT TO ELY LINE PADDOCK ST TH S 28-32-00 E 100.00 FT TO BEG 0.25 A Comments: This car wash sits on approximately 0.24 acres of land. It appears to be in fair shape structurally. The block walls are holding up with no major damage. The paved parking lot is cracking and grass is starting to grow up around it. There are a piles of garbage and debris strewn about the property. Nothing to major to clean up. There are 5 car bays with poured cement drives. The cement drives are in better shape then the paved parking area. There are 4 vacuum spots. There is a change machine in front of the car bays. It is unknown if any of the equipment is still functioning. There are pressure washer wands and brushes in 4 of the 5 bays. The money acceptors in the bays are still present. Unknown if they still function. Commercial locks on the "mechanical room" unable to enter. Gas meter still present on the side of building. Electric lines lead into the mechanic room. With some TLC and elbow grease I imagine you could get the car wash back up and running. Summer Tax Due: \$3,961.98</p>	412 N PADDOCK ST;	\$41798.25	
7717	<p>Parcel ID: 14-21-377-020; Legal Description: T3N R10E SEC 21 MODERN HOUSING CORPORATION ADDITION LOT 202 ALSO 1/2 OF VAC LOT 621 (ALLEY) ADJ TO SAME L 11283 P 385 3-12-09 CORR Comments: ~.08 acres vacant, improved, clear and flat land. ~45 ft paved road frontage on Gage St, with no driveway. Property has landscaping, and a portion of the back is fenced in, attached to the house to the east. This is likely a side yard parcel for said property. There is a large tree in the center of the yard, and several small pines lining the west. Vul - Vacant Urban Lot; Sideyard Parcel; Summer Tax Due: \$108.51</p>	19 GAGE ST;	\$1344.25	
7718	<p>Parcel ID: 14-21-377-039; Legal Description: T3N R10E SEC 21 MODERN HOUSING CORPORATION ADDITION LOT 183 ALSO 1/2 OF VAC LOT 621 (ALLEY) ADJ TO SAME L 11283 P 385 3-12-09 CORR Comments: This house sits on approximately 0.12 acres of land. The house is in overall fair/good shape. The shingled roof is in fair shape, no major damage seen. Mix of cedar shake and wood siding is in fair shape as well. Some sections are chipped and are showing their age but is in acceptable condition. Block foundation was solid. Shared paved driveway with adjacent neighbor to the North. Small grassy front and back yard. The back yard backs up into some woods and has a chain link fence. Two bedroom two bathroom. There was water coming up from a sump pump hole in the basement floor but it has been able to empty in a drain in the middle of the concrete floor. The excess moisture has not caused any visible mold yet but the sump pump needs to be addressed soon. The drain are has some cracking going on. Water heater and furnace are still present and appear undamaged. 100 amp break box still intact. Gas meter and electric meter are still connected but appear inactive. This house has a lot of potential. The last tenants cleared most of their things out before leaving. After a little TLC this house could be move in ready. Summer Tax Due: \$961.00</p>	467 OMAR ST;	\$11366.19	
7719	<p>Parcel ID: 14-21-479-016; Legal Description: T3N R10E SEC 21 EASTVIEW NO. 1 LOT 89 Comments: This house sits on approximately 0.15 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Paved driveway runs along the side of the home and leads to the backyard where there is a small shed. The shed is in poor condition. Appears to be poured concrete foundation from the exterior of the home. Brick siding is in good shape. Vinyl siding is in fair shape could use a power wash. Shingle roof looked fairly new no major damage seen. Some brick deterioration up on the chimney stack should be address in the near future. Small grassy front and back yard. There was debris and personal property in the back yard. Vehicle parked in the driveway. There is an egress window to the basement on the South side of the home. Both electric and gas meters are still hooked up and active. The house appears to be in overall fair/good shape from the exterior of the home. Some minor repairs could be made but overall looks nice. Occupied; Personal Property; Summer Tax Due: \$852.45</p>	392 LINDA VISTA DR;	\$10287.80	

7720	Parcel ID: 14-22-104-005; Legal Description: T3N R10E SEC 22 PERRY PARK LOTS 172 & 173 ALSO OUTLOT B Comments: ~0.43 acres vacant, improved, and generally clear land. ~95 ft paved road frontage on Robinwood St, with paved driveway apron. A few large trees are in the clearing, and there are a few pockets of overgrowth. West boundary is fenced. There is a liquor store and parking lot directly to the north. Vul - Vacant Urban Lot; Summer Tax Due: \$701.92	890 ROBINWOOD ST;	\$3870.19	
7721	Parcel ID: 14-22-105-023; Legal Description: T3N R10E SEC 22 PERRY PARK LOT 355 Comments: ~0.14 acres of vacant, improved, clear and flat land, with ~50 ft road frontage on Melrose St. Property is mowed, and appears to have been annexed by the neighbors to the south. Property is fenced in the rear and north. A new wooden privacy fence has been placed across the front. Property is being mowed and maintained. The driveway has been largely ripped out. Encroachments; Vul - Vacant Urban Lot; Summer Tax Due: \$92.92	877 MELROSE AVE;	\$3944.78	
7722	Parcel ID: 14-22-107-025; Legal Description: T3N R10E SEC 22 PERRY PARK LOT 76 Comments: Please Note: The structure has been condemned by the City of Pontiac. This house is in poor shape. The inside of the home is full of debris and garbage. The floors felt soft and there were holes near the back entrance. Did not venture all the way into the house due to smell and sanitation issues. Open entering there were animals that scurried away. Animal damaged. Block foundation appears to be solid. Aluminum siding was in decent shape but there are a few areas that could be repaired. Shingled roof is in poor shape. There is a hole about the size of a basketball on the front portion. Paved driveway is old but still usable. A few large trees. Gas meter has been removed. Gas meter still present. Small addition on the back of the home next to the porch. Possibly for an old pump. This house will need a large amount of work before its back in living condition. Be prepared. Personal Property; Roof Issues; Animal Damaged; Condemned; Summer Tax Due: \$645.50	781 SCOTTWOOD ST;	\$5559.57	
7723	Parcel ID: 14-22-108-016; Legal Description: T3N R10E SEC 22 PERRY PARK LOT 160 Comments: ~0.14 acres vacant, improved, flat and generally clear land. ~50 ft paved road frontage on Robinwood St, with paved driveway apron. Appears to be partially fenced on three sides. Land is generally clear and mowed, but the rear ~20 ft is very overgrown. Vul - Vacant Urban Lot; Summer Tax Due: \$92.92	821 ROBINWOOD ST;	\$4938.84	
7724	Parcel ID: 14-22-132-014; Legal Description: T3N R10E SEC 22 PERRY PARK LOT 687 Comments: This property was OCCUPIED at the time of visit. ~0.14 acres of improved land, with ~50 ft of paved road frontage on Emerson Ave, with driveway. There is a 16x24 garage at the end of the driveway, which is attached to the house on the parcel to the south. The garage has been converted to living space, and was being used as such. Land is generally clear and appears to be maintained. Sideyard Parcel; Personal Property; Occupied; Dnvi; Summer Tax Due: \$92.92	;	\$3093.11	
7725	Parcel ID: 14-22-151-033; Legal Description: T3N R10E SEC 22 PERRY PARK LOT 54 Comments: ~0.14 acres vacant, improved, clear and flat land. ~50 ft paved road frontage on Scottwood St, with paved driveway apron. Property mostly consists of mowed lawn. There are some large trees near the roadside, and three young pines in the rear. Land is generally clear, but the rear is overgrown. Some of the privacy fence from the property to the south is falling into this one, and it is also being used for parking. Vul - Vacant Urban Lot; Summer Tax Due: \$92.92	665 SCOTTWOOD ST;	\$2653.85	
7726	Parcel ID: 14-22-176-006; Legal Description: T3N R10E SEC 22 PERRY PARK LOT 498 Comments: ~0.14 acres of vacant, improved, clear and generally flat land. 50 ft of paved road frontage on Kenilworth Ave, with paved driveway apron. Land is clear and mowed, with some trees lining the east and south boundaries. Fenced along the north and east. Vul - Vacant Urban Lot; Summer Tax Due: \$92.92	714 KENILWORTH AVE;	\$2801.85	
7727	Parcel ID: 14-22-176-025; Legal Description: T3N R10E SEC 22 PERRY PARK LOT 519 Comments: ~0.14 acres vacant, improved, generally flat and clear land. 50 ft paved road frontage on Cameron Ave, with driveway apron. There are a couple of large trees near the roadside, with some smaller trees and brush lining the sides and rear. Land is predominately mowed grass, but the brush gets thick towards the rear. Vul - Vacant Urban Lot; Summer Tax Due: \$92.92	705 CAMERON AVE;	\$1762.21	

7728	Parcel ID: 14-22-178-023; Legal Description: T3N R10E SEC 22 S 1/2 OF THE FOL DESC PROP ALL THAT PT OF E 1/2 OF NW 1/4 SEC 22 T3NR10E DESC AS BEG 398.87 FT W & 20 FT N OF CEN OF SEC 22 TH N 0-08-34 E 1323.75 FT TH S 89 39 20 W 57.16 FT TH S 0-44-20 E 1323.9 FT TH ELY 39.43 FT TO BEG LYING S OF THE S LI OF LOT 703 PERRY PARK SUB IF EXT E TO INTER THE E LI OF DESC PARCEL PARCEL 2-12 Comments: ~.05 acres vacant, improved, and generally clear land. 40 ft of paved road frontage on Manhattan Ave, and another 50 ft on Kettering Ave. No driveway. Land is generally clear, but there is a line of growth along the Kettering boundary, with a large tree near the NE corner. The east side is around five feet higher than the road. Vul - Vacant Urban Lot; Summer Tax Due: \$27.35		\$1759.50	
7729	Parcel ID: 14-22-251-004; Legal Description: T3N R10E SEC 22 ASSESSOR'S PLAT NO. 143 LOT 116 Comments: ~.14 acres of vacant, improved, clear and flat land. ~50 ft of paved road frontage on University Dr. No driveway access. Parcel is directly east of University Place apartments, and is likely being maintained by the same. Some related signage may possibly be on the property. There is also an old wood privacy fence near the east boundary. Vul - Vacant Urban Lot; Summer Tax Due: \$139.15		\$1963.42	
7730	Parcel ID: 14-22-252-020; Legal Description: T3N R10E SEC 22 ASSESSOR'S PLAT NO. 143 LOT 52 EXC E 30 FT Comments: This house sits on approximately 0.30 acres of land. Paved driveway runs along side the side of the home and leads to a two car garage that is in good shape. Vinyl siding on the home and garage look good. Shingled roof on garage looks good although there is some water damage visible on the decking. The roof on the house looks ok but there are a few small areas that look sunken in and will need attention. No leaks found inside the home. Concrete slab on grade for both garage and home is solid. Gutter damage on the front of the home. Two bedroom one bathroom. The floors in the house need to be replaced. Vinyl planking is warped. Water heater and furnace both present. 100 amp breaker box still intact. This house needs some repairs but is in overall good shape. Some debris and personal property has been left behind. Two vehicles were parked on the property on last visit. Summer Tax Due: \$883.61	761 PALMER DR;	\$11816.61	
7731	Parcel ID: 14-22-379-004; Legal Description: T3N R10E SEC 22 PLEASANTDALE SUB LOT 339 Comments: ~0.12 acres of vacant, improved, generally clear and flat land. 40 ft paved road frontage on Kenilworth Ave, with paved driveway apron. Land is generally cleared and mowed. There are some large trees in the NE portion, and the boundaries are lined with foliage. There are a couple of truck caps on the property, as well as a brush pile and a large uncut log. Vul - Vacant Urban Lot; Summer Tax Due: \$92.92	442 KENILWORTH AVE;	\$3891.73	
7732	Parcel ID: 14-22-458-001; Legal Description: T3N R10E SEC 22 HERRINGTON HILLS SUB. LOT 182 Comments: This house sits on approximately 0.16 acres of land. Three bedroom one bathroom with an additional toilet in the basement. The bathroom on the main floor has damage along the window that is in the shower. This may be causing the excess moisture and also may be the cause for the brick cracking and bowing on the wall. Just a guess though. There is major crumbling on the front cement steps and there is also cracking and bowing on the brick wall on the South portion. We didn't any visible foundation issues. Unfortunately the basement was wet and there was mold forming on the walls and any debris sitting on the floor. Furnace and water heater still present. 60 amp breaker box intact. Mix of wood and tile floors. The basement is finished but the mold has damaged a lot of the walls. Cement driveway on the South side. There was a vehicle parked in the drive way. There was some debris left over from the previous residents. Two electric meters and gas meter still connected to the home. Structural Issues; Mold; Summer Tax Due: \$1,565.19	1166 MAURER AVE;	\$16020.71	
7733	Parcel ID: 14-27-307-021; Legal Description: T3N R10E SEC 27 HOMESTEAD PARK NO. 1 LOT 111 S 40 FT Comments: ~0.32 acres vacant, improved, generally clear and flat land. ~40 ft paved road frontage on N Astor St, with paved driveway apron. This long lot has land coverage of mostly grass, with many large, old trees along the centerline. Vul - Vacant Urban Lot; Summer Tax Due: \$87.53	40 N ASTOR ST;	\$2152.15	

7735	Parcel ID: 14-27-307-028; Legal Description: T3N R10E SEC 27 ASSESSOR'S PLAT NO. 158 LOT 9 Comments: ~0.15 acres vacant, improved, generally clear and flat land. ~50 ft paved road frontage on E Pike St, with paved driveway apron. Land coverage is mostly grass, with a couple of large trees on the east and west boundary, and some smaller ones at the rear. Vul - Vacant Urban Lot; Summer Tax Due: \$77.87	717 E PIKE ST;	\$1257.90	
7737	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 14-28-103-008; Legal Description: T3N R10E SEC 28 GINGELL COURT ADD LOT 6 Comments: Two adjacent vacant parcels. ~0.11 acres vacant, improved, generally clear and flat land. This parcel is wedge shaped, with ~48 ft paved road frontage on Gingell Ct, with a paved driveway apron. Land coverage is predominantly grass, with some large trees and brush at the rear. There is some debris hidden in the brush, including a couch and other household items Vul - Vacant Urban Lot; (2 of 2) Parcel ID: 14-28-103-009; Legal Description: T3N R10E SEC 28 GINGELL COURT ADD LOT 5 Comments: ~.09 acres vacant, improved, generally flat and clear land. This parcel is wedge shaped, with ~40 ft road frontage on Gingell Ct. Land coverage is predominantly grass, with some thick brush in the rear. It appears that neighbors are using this for extra parking. Vul - Vacant Urban Lot; Summer Tax Due: \$142.31	42 GINGELL CT; 38 GINGELL CT;	\$3888.88	
7739	Parcel ID: 14-28-106-013; Legal Description: T3N R10E SEC 28 PIERCE ADDITION LOT 6 Comments: ~0.14 acres vacant, improved, generally clear and flat land. ~40 ft paved road frontage on Frank St. Land coverage is predominantly grass, but there is a large tree near the road, and few more along the south and west boundaries. The rear of the parcel has some thick brush. Vul - Vacant Urban Lot; Summer Tax Due: \$77.87	;	\$2648.13	
7740	Parcel ID: 14-28-106-014; Legal Description: T3N R10E SEC 28 ELLWOOD & BELANGER'S ADDITION N 43 FT OF LOT 8 Comments: ~0.05 acres of vacant, improved, generally flat and clear land. ~45 ft paved road frontage on Frank St, with paved driveway apron. Land coverage is entirely grass. Vul - Vacant Urban Lot; Summer Tax Due: \$63.90	11 FRANK ST;	\$2176.21	
7741	Parcel ID: 14-28-106-017; Legal Description: T3N R10E SEC 28 ELLWOOD & BELANGER'S ADDITION W 36.67 FT OF LOT 6 Comments: ~0.1 acre vacant, improved, generally flat and clear land. ~35 ft of paved road frontage on Elwood St, with paved driveway apron. Land is generally lawn, with a some larger trees in the rear. There is a pile of cut logs near the rear, and some other minor debris along the east boundary. Vul - Vacant Urban Lot; Summer Tax Due: \$74.11	31 ELLWOOD ST;	\$3467.14	
7742	Parcel ID: 14-28-106-019; Legal Description: T3N R10E SEC 28 ELLWOOD & BELANGER'S ADDITION E 36.67 FT OF LOT 7 Comments: ~0.1 acres of vacant, improved, generally clear and flat land. ~35 ft of paved road frontage on Elwood St. Land is predominantly covered with grass, with some thick brush in the NE section. There's a minor amount of debris strewn around. Vul - Vacant Urban Lot; Summer Tax Due: \$74.11	37 ELLWOOD ST;	\$2233.64	
7743	Parcel ID: 14-28-106-020; Legal Description: T3N R10E SEC 28 ELLWOOD & BELANGER'S ADDITION LOT 8 EXC N 43 FT Comments: ~0.09 acres of vacant, improved, generally flat and clear land. This is a corner lot, with 50 ft paved road frontage on Elwood St, and another ~80 on Frank St. Paved driveway apron on Elwood. Land coverage is entirely grass. Vul - Vacant Urban Lot; Summer Tax Due: \$68.20	43 ELLWOOD ST;	\$2113.81	
7744	Parcel ID: 14-28-107-001; Legal Description: T3N R10E SEC 28 PIERCE ADDITION LOT 13 EXC ELY PART OF LOT BEING 41.50 FT ON N LOT LINE & 37.50 FT ON SLY LOT LINE Comments: ~0.11 acres vacant, improved, generally clear and flat land. This is a corner lot, with ~35 ft paved road frontage on Frank St, and ~90 ft on Chamberlain. Land coverage is predominantly grass, with two large trees near the road. The surrounding two parcels are owned by the city. Wetland Indicators; Summer Tax Due: \$77.87	38 FRANK ST;	\$2427.78	

7745	Parcel ID: 14-28-126-020; Legal Description: T3N R10E SEC 28 WILKINSON & WINN'S SUBDIVISION LOT 17. ALSO S 1/2 OF VAC GILMOUR DR ADJ TO SAME Comments: This is a vacant parcel with no observed structures. Summer Tax Due: \$70.35	;	\$2292.47	
7750	Parcel ID: 14-28-180-005; Legal Description: T3N R10E SEC 28 ASSESSOR'S PLAT NO. 17 LOT 10 EXC THAT PART LYING N OF A LI DESC AS BEG AT A PT ON SW LOT LI SD PT LOC 4 FT SLY OF NW LOT COR & RUNNING NELY TO A PT ON N LI OF LOT 11 OF SD 'PLAT' SD PT LOC 7 FT NELY OF NE COR OF LOT 10 ALSO EXC BEG AT PT LOC ON SW LOT LINE 4 FT SELY OF NW COR OF LOT 10 TH N 55-43-58 E 65.45 FT TH S 28-11-51 E 3.12 FT TH ALG CURVE TO LEFT RAD 2248 FT CHORD BEARS S 58-07-49 W 65.42 FT DIST OF 65.24 FT TH N 24-59-58 W .38 FT TO BEG 7-24-06 CORR Comments: ~0.26 acres vacant, improved, cleared land. ~65 ft of paved road frontage on University Dr, with paved driveway apron. Trees line the south boundary. The land drops down enough to indicate that a house with basement used to be here. Bordered by condos to the north. Vul - Vacant Urban Lot; Summer Tax Due: \$90.25	394 UNIVERSITY DR;	\$7261.95	
7752	This lot is a "bundle" comprised of 3 parcels (1 of 3) Parcel ID: 14-28-257-002; Legal Description: T3N R10E SEC 28 PONTIAC HEIGHTS ADD E 11 FT OF N 84 FT OF LOT 82 & W 19 FT OF N 84 FT OF LOT 81 Comments: Bundle of 3 adjacent vacant lots. See below for individual parcel descriptions. ~0.06 acres vacant, improved, generally flat and clear land. ~30 ft paved road frontage on Fiddis Ave, with paved driveway apron. Land coverage is mostly grass, with some trees lining the boundaries in the south portion. Vul - Vacant Urban Lot; (2 of 3) Parcel ID: 14-28-257-003; Legal Description: T3N R10E SEC 28 PONTIAC HEIGHTS ADD E 21 FT OF N 84 FT OF LOT 81 & W 9 FT OF N 84 FT OF LOT 80 Comments: ~0.06 acres vacant, improved, generally flat and clear land. ~30 ft paved road frontage on Fiddis Ave, with paved driveway apron. Land coverage is mostly grass, with some trees near the SW boundary. There is a small trailer on the property that doesn't seem to have moved in quite some time. There are also some cut up logs with some brush growing around them. Personal Property; Vul - Vacant Urban Lot; (3 of 3) Parcel ID: 14-28-257-004; Legal Description: T3N R10E SEC 28 PONTIAC HEIGHTS ADD E 30 FT OF N 84 FT OF LOT 80 Comments: ~0.06 acres vacant, improved land, generally flat and clear land. This is a corner lot, with ~30 ft paved road frontage on Fiddis Ave, and ~85 ft on N Roselawn St. Land coverage is mostly grass. Paved driveway apron on N Roselawn. There is a mound of cut brush and logs near the center of the property with some overgrowth around it. Vul - Vacant Urban Lot; Summer Tax Due: \$188.52	; 18 FIDDIS AVE; 22 FIDDIS AVE;	\$6674.49	
7755	Parcel ID: 14-28-328-025; Legal Description: T3N R10E SEC 28 SUBDIVISION OF OUTLOT NO 13 LOT 15 2-10-89 FROM 005 & 006 Comments: ~0.16 acres of vacant, improved, clear and generally flat land. This lot is at the bend of a road, with ~45 ft paved frontage on Mechanic St to the north, and ~140 ft on the east. There is a paved driveway approach on the east side as well. Land is almost entire lawn. There is a bit of growth at the rear, with a car dolly trailer hidden therein. Roof Issues; Vul - Vacant Urban Lot; Summer Tax Due: \$105.27	;	\$1502.15	
7756	Parcel ID: 14-28-331-010; Legal Description: T3N R10E SEC 28 BELLEVUE ANNEX ADD LOT 83 EXC S 10 FT ALSO ALL OF LOTS 84 & 85 Comments: ~0.27 acres of improved land, zoned commercial; code 201. This is a corner lot, with ~110 ft of paved road frontage on N Jessie St, and another ~110 ft on Michigan Ave. There is a paved driveway on N Jessie. Land is mostly lawn, with some overgrowth near the structure and east boundary. The structure has been seriously fire damaged, and is boarded up. Formerly a church. The siding is melted, the roof is beginning to cave, etc. Fire Damage; Boarded; Drnvi; Summer Tax Due: \$930.93	104 N JESSIE ST;	\$9809.19	
7757	Parcel ID: 14-28-335-004; Legal Description: T3N R10E SEC 28 ASSESSOR'S PLAT NO. 138 LOT 5 Comments: ~0.17 acres vacant, improved, generally clear and flat land. ~50 ft paved road frontage on Paddock St, with paved driveway apron. Land coverage is mostly lawn, with a large tree near the front and rear. The north boundary is lined with shrubs, and the rear of the property is somewhat overgrown. Vul - Vacant Urban Lot; Summer Tax Due: \$51.52	18 N PADDOCK ST;	\$4391.11	

7758	Parcel ID: 14-28-335-005; Legal Description: T3N R10E SEC 28 ASSESSOR'S PLAT NO. 138 LOT 4 Comments: ~0.17 acres vacant, improved, generally clear and flat land. ~50 ft paved road frontage on Paddock St. Land is partially fenced along west and south boundaries, with some overgrowth along the same line. Land coverage is mostly lawn, with a few trees in the rear. Vul - Vacant Urban Lot; Summer Tax Due: \$69.26	;	\$2304.48	
7759	Parcel ID: 14-28-382-021; Legal Description: T3N R10E SEC 28 ASSESSOR'S PLAT NO. 138 LOT 118 Comments: ~0.1 acres of vacant, improved, generally clear and flat land. Panhandle shaped parcel, with ~40 ft paved road frontage on S Jessie St. There are driveways at the north and south boundaries, but this may be a shared driveway situation. It is also possible that the garage from the parcel to the south is encroaching over the property line. The land coverage is mostly grass, with a large tree near the road, and some landscaping features. There are several vehicles parked on the property. Vul - Vacant Urban Lot; Summer Tax Due: \$4.78	;	\$1954.76	
7761	Parcel ID: 14-28-407-004; Legal Description: T3N R10E SEC 28 AUBURN GARDENS NO. 2 LOT 36 Comments: ~0.11 acres of vacant, improved, generally clear and flat land. ~40 ft paved road frontage on N Roselawn St. There are manicured bushes near the sidewalk. This land has numerous vehicles, a trailer, and lawn equipment it upon it. Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$73.03	;	\$1537.28	
7762	Parcel ID: 14-28-407-020; Legal Description: T3N R10E SEC 28 AUBURN GARDENS NO. 2 LOT 68 Comments: This building sits on approximately 0.11 acres of land. Sits on the corner of Lois Lane and Shirley Street. This building appears to be set up anywhere from 5-7 apartments. There were 7 electric meters on the outside of the building 6 have been removed. There was space for 5 gas meter and they have all been removed as well. The building looks to be in poor shape. The chimney is about to fall over. The brick is deteriorating all around the building. Some sections have fallen off and are now showing the inner walls, studs, and metal cross beams. There is a wooden staircase on the back of the build that leads to two doors on the second floor. The staircase is old and wobbly. Unsafe. Did not enter the building. This building will need a great deal of work before its back in good living condition. Please be aware. Structural Issues; Multiple Family Use; Dangerous Building; Summer Tax Due: \$1,302.33	17 LOIS LN;	\$15193.62	
7763	Parcel ID: 14-28-432-014; Legal Description: T3N R10E SEC 28 CITIZEN'S DEVELOPMENT COMPANY'S ADDITION LOT 329 Comments: Please Note: The structure has been condemned by the City of Pontiac. This house sits on approximately 0.11 acres of land. Unfortunately the house has been condemned. Please contact the county treasurers office for more details. Mix of aluminum, stone, and wood siding. Some areas need repair such as a sech of the aluminum on the second story nearest the road. The shingled roof doesn't look bad but there is visible water damage in the home. We suspect it is coming in near the boot for the methane pipe. Two bedrooms and one bathroom on the main floor. One of the bedrooms is suffering from water damage. The wood floor beneath the carpet has swelled and popped up. A section of the wall is soft and falling apart where the water is running through it. Carpet and linoleum floors. There is an 83 and also an 83 1/2 address on the home. Possibly set up as a duplex at one point in time. Shared driveway with the adjacent neighbors. The driveway leads to a collapsed garage. Block foundation in good shape looks solid. Furnace and water heater still present. 100 amp breaker box intact. This house will no doubt need work to get it back into good living condition. Be prepared. Condemned; Roof Issues; Summer Tax Due: \$1,199.68	83 N EDITH ST;	\$9767.02	
7764	Parcel ID: 14-28-433-014; Legal Description: T3N R10E SEC 28 CITIZEN'S DEVELOPMENT COMPANY'S ADDITION LOT 365 Comments: ~0.11 acres vacant, improved, generally clear and flat land. ~45 ft paved road frontage on N Anderson Ave. Land is mostly grass, with two large pines near the road. Flower bushes line the south boundary, and the rear is overgrown. Vul - Vacant Urban Lot; Summer Tax Due: \$63.90	81 N ANDERSON AVE;	\$1965.38	

7765	Parcel ID: 14-28-436-021; Legal Description: T3N R10E SEC 28 CITIZEN'S DEVELOPMENT COMPANY'S ADDITION LOT 267 Comments: This house sits on approximately 0.12 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Brick home with small grassy back yard. Chain link fence surrounds the property. A couple trees. Paved driveway on the North section of the property. Shingled roof looks to be in fair shape. Foundation appears solid but there are some repairs to the brick siding. The house appears to be in overall fair/good shape. Occupied; Summer Tax Due: \$783.64	511 E PIKE ST;	\$9917.89	
7767	Parcel ID: 14-28-481-007; Legal Description: T3N R10E SEC 28 CITIZEN'S DEVELOPMENT COMPANY'S ADDITION LOT 177 Comments: This house sits on approximately 0.12 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Paved driveway runs along the side of the home and leads to a two car garage. There were multiple vehicles on the property. No one came to the door but there were people talking inside. Small grassy back yard with a couple trees. Shingled roof was in fair shape. Mix of aluminum and vinyl siding was in fair shape as well. Some crumbling along the foundation. Was not able to determine foundation type. House looks to be in overall fair shape. It needs repairs but there weren't any glaring issues from the exterior. Occupied; Personal Property; Summer Tax Due: \$873.38	79 S FRANCIS AVE;	\$5280.56	
7768	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 14-28-482-031; Legal Description: T3N R10E SEC 28 CITIZEN'S DEVELOPMENT COMPANY'S ADDITION W 1/2 OF LOT 11 2-13-89 FROM 027 Comments: Two vacant lots, each are ~0.06 acres, improved land. ~22.5 ft (50 ft total) paved road frontage on Auburn Ave. Land coverage is predominantly gravel and weeds. Most of the property is within a fence. This looks to have been part of an automotive facility. There are a couple of snowplows sitting near the gate. Zoned commercial, code 202. Vul - Vacant Urban Lot; (2 of 2) Parcel ID: 14-28-482-032; Legal Description: T3N R10E SEC 28 CITIZEN'S DEVELOPMENT COMPANY'S ADDITION E 1/2 OF LOT 11 2-13-89 FROM 027 Comments: ~0.06 acres vacant, improved land. ~22.5 ft paved road frontage on Auburn Ave. Land coverage is predominantly gravel and weeds. Most of the property is within a fence. This looks to have been part of an automotive facility. Zoned commercial, code 202. Vul - Vacant Urban Lot; Summer Tax Due: \$149.85	; ; ;	\$2484.89	
7770	Parcel ID: 14-29-103-007; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 140 LOT 246 Comments: This house sits on approximately 0.17 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There were large dogs on the property. Possible animal damage in home Block foundation appears to be in good shape. There was visible wood rotting at the bottom of the side entrance door frame. Wood siding was in fair shape but could use a sanding and fresh coat of paint. Thick vegetation around the home. Debris on the side and back of home. Some fire damage on the back porch area. Gas meter and electric meter still present but were inactive. Some of the windows were broken. It looks like the house is full of debris. Paved driveway runs along the side of the home and leads to a grassy back yard with a few trees. Shingled roof doesn't look terrible but there are some areas that need attention. The house looks like it has potential. It will no doubt require some repairs and renovations but judging only on the exterior it looks like it could be a decent house. Beware Of Dog; Summer Tax Due: \$592.82	34 SHORT ST;	\$5775.16	
7771	Parcel ID: 14-29-128-003; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 122 LOT 63 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.14 acres of land. Open grassy lot with no trees. There are dirt mounds along the sidewalk on the West portion of the lot. On the corner of N Johnson St and Ceaser E Chavez Avenue. A small amount of debris/garbage. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$77.87	308 CESAR E CHAVEZ AVE;	\$1404.85	

7772	Parcel ID: 14-29-129-001; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 122 LOT 100 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 1.75 acres of land. Road access on both W Howard St and Baldwin Ave. There is a dirt path that cuts through the middle of this property. Trees along the perimeter. People have been dumping random garbage and other items on this property. Land use is labeled as industrial. Large open grassy lot. Small trees sprinkled around the property. Larger trees along the perimeter. This property has a great location and has a lot of potential. Summer Tax Due: \$966.39	95 BALDWIN AVE;	\$10154.76	
7773	Parcel ID: 14-29-151-012; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 139 LOT 69 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.24 acres of land. Nice sized lot. Open and grassy. One large tree near the road. There is some stone work along the sidewalk. Cement driveway entrance at road. Partially paved driveway. There is a wood privacy fence at the far South portion of the lot that separates the property from the alley. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$67.65	;	\$2435.80	
7774	Parcel ID: 14-29-151-014; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 139 LOT 71 ALSO S 1/2 OF VAC ALLEY ADJ TO SAME Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.23 acres of land. 5 vehicles were parked on the property on last visit. Possibly from neighbors taken advantage of the extra space. There was a metal barrel full of garage. Two vehicle trailers. There is road access on James Street as well as an Alley to the South. Mostly an open grassy lot with some trees and vegetation in the middle of the property. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$67.65	39 JAMES ST;	\$1994.80	
7775	Parcel ID: 14-29-152-014; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 139 LOT 42 ALSO 1/2 OF VAC ALLEY ADJ TO SAME Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.17 acres of land. There were multiple vehicles parked on the property included a travel RV. Lots of random metal items on the property. It looks like a large tree was cut down and the remains were left along the side walk. There is a trailer parked on the property as well. Lots of debris. Level ground. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$82.71	20 JAMES ST;	\$3774.79	
7776	Parcel ID: 14-29-152-020; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 139 NWLY 50 FT OF LOT 41 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.06 acres of land. Open grassy lot. There was a vehicle parked on the property on last visit. The Northeast section butts up to a wooden fence. Cement driveway entrance at road. Smaller lot. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$63.90	14 JAMES ST;	\$2582.89	
7777	Parcel ID: 14-29-152-021; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 139 SELY 100 FT OF LOT 41 Comments: Please note: There is a special assessment on this property in the amount of \$295. Please contact the City of Pontiac for more details about the special assessment. This is a vacant parcel with no observed structures. This vacant lot is approximately 0.11 acres of land. Sits on the corner of Florence St and James St. A large tree has fallen over recently and disturbed one of the sidewalk cement sections. The tree is currently laying in the center of the property. No driveway entrance. Open grassy lot with a large pine tree. Across the street from a community garden that is currently being built. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$74.11	218 FLORENCE AVE;	\$3103.74	

7778	Parcel ID: 14-29-176-002; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 140 LOT 100 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.21 acres of land. The majority of this parcel is fenced in with the adjacent house. There is an above ground pool and other personal property on the lot. It appears to be being used by the neighbors. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Sideyard Parcel; Personal Property; Encroachments; Summer Tax Due: \$67.65	;	\$1630.55	
7779	Parcel ID: 14-29-178-011; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 135 LOT 19 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.17 acres of land. Open grassy lot with very large tree in the middle. A few gopher holes seen on the property. Shared driveway entrance. A small amount of debris in the back corners. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$82.71	205 NORTON ST;	\$1205.38	
7780	Parcel ID: 14-29-182-019; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 140 LOT 59 Comments: ~0.11 acres vacant, improved, generally clear and flat land. ~40 ft paved road frontage on Allison, with paved driveway apron. Land coverage is predominantly grass. Multiple vehicles and trailers are parked on the property. Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$74.11	;	\$1206.86	
7781	Parcel ID: 14-29-201-002; Legal Description: T3N R10E SEC 29 FOSTER AND TREGENT'S ADDITION E 40 FT OF LOT 1 BLK 3 Comments: ~0.06 acres of vacant, improved, generally flat land. ~40 ft paved road frontage on Tregent. This small parcel is located between a convenience store and an electrical easement. Land is a mix of compacted gravel and grass, with a few small bushes near the road Vul - Vacant Urban Lot; Summer Tax Due: \$101.52	113 TREGENT ST;	\$3877.80	
7782	Parcel ID: 14-29-202-002; Legal Description: T3N R10E SEC 29 FOSTER AND TREGENT'S ADDITION E 60 FT OF LOT 7 BLK 5 Comments: ~0.08 acres vacant, improved, generally flat and clear land. ~60 ft paved road frontage on Tregent St, with paved driveway apron. Land coverage is almost entirely grass, with a thin tree line on a portion of the west boundary. Vul - Vacant Urban Lot; Summer Tax Due: \$68.20	81 TREGENT ST;	\$2689.82	
7783	Parcel ID: 14-29-202-003; Legal Description: T3N R10E SEC 29 FOSTER AND TREGENT'S ADDITION LOT 6 EXC ELY 25 FT BLK 5 7-26-94 CORR Comments: ~0.1 acres of vacant, improved, generally clear and flat land. ~35 ft of paved road frontage on Tregent, with paved driveway apron. Land coverage is mostly grass, with some large trees and overgrowth in the south portion of the parcel. Please note: There is a special assessment on this property in the amount of \$295. Please contact the City of Pontiac for more details about the special assessment. Vul - Vacant Urban Lot; Assessment Balance Due; Summer Tax Due: \$68.20	79 TREGENT ST;	\$2381.97	
7784	Parcel ID: 14-29-202-004; Legal Description: T3N R10E SEC 29 FOSTER AND TREGENT'S ADDITION W 10 FT OF LOT 5 ALSO E 25 FT OF LOT 6 BLK 5 Comments: ~0.1 acres of vacant, improved, generally clear and flat land. ~35 ft of paved road frontage on Tregent, with paved driveway apron. Land coverage is mostly grass, with some large trees and overgrowth in the south portion of the parcel. There is some noticeable debris amongst the brush. Vul - Vacant Urban Lot; Summer Tax Due: \$68.20	75 TREGENT ST;	\$2381.97	
7785	Parcel ID: 14-29-202-005; Legal Description: T3N R10E SEC 29 FOSTER AND TREGENT'S ADDITION E 40 FT OF W 50 FT OF LOT 5 BLK 5 Comments: ~0.11 acres of vacant, improved, generally clear and flat land. ~40 ft of paved road frontage on Tregent, with paved driveway apron. Land coverage is mostly grass, with some large trees and overgrowth in the south portion of the parcel, and along a fence line to the east. There is some minor debris in the SE corner. Vul - Vacant Urban Lot; Summer Tax Due: \$74.11	71 TREGENT ST;	\$2382.65	

7786	Parcel ID: 14-29-204-008; Legal Description: T3N R10E SEC 29 STOCKWELL & TREGENT'S ADDITION LOT 3 EXC S 22 FT ALSO S 44 FT OF E 170 FT OF LOT 13 BLK 1 Comments: This house sits on approximately 0.30 acres of land. Shingle siding is in fair shape but it is showing its age in certain spots and could use minor repairs. Aluminum siding on the third floor. Block foundation looks solid. Cement steps leading to the front entrance are crumbling. Wrap around wood deck with roofing. Dirt driveway runs along the side of the home and leads to a grassy back yard. There are the remains of an old cement foundation in the back possibly from an old garage that is no longer here. Gas and electric meter are still hooked up. Partial chain link fence around the property. The house appears to have been set up for multiple renters with a shared main floor living space. Rooms were numbered. There were three bedrooms on the third floor. Four bedrooms on the second floor. There is beautiful wood finishings on the main floor and continue a bit as you go to the upper floors. Wood floors on the main floor are in decent shape. There is some mold forming in the house that will need to be addressed. Two water heaters in the basement are present but have had the water lines harvested from them. 150 amp breaker box still present. Furnace still present. The floor foundation next to the furnace has a whole and is showing some empty space beneath it. The rest of the foundation looks fine. All of the copper water lines have been harvested from the basement. There is a full bathroom in the basement as well. The walls and ceiling have cracks and were being filled with wall putty. Gas meter and electric meter still hooked up but appear inactive. This house will need a lot of work but whoever decides to take on the challenge will be rewarded with a large beautiful home. Please note: There is a special assessment on this property in the amount of \$295. Please contact the City of Pontiac for more details about the special assessment. Multiple Family Use; Mold; Harvesting; Boarded; Summer Tax Due: \$1,686.14	395 N SAGINAW ST;	\$4359.64	
7787	Parcel ID: 14-29-226-023; Legal Description: T3N R10E SEC 29 POUND ADDITION LOT 8 Comments: This is a vacant parcel with no observed structures. Vul - Vacant Urban Lot; Summer Tax Due: \$63.90	25 E HOWARD ST;	\$7418.64	
7788	Parcel ID: 14-29-234-003; Legal Description: T3N R10E SEC 29 OAKLAND COUNTY AGRICULTURAL SOCIETY'S ADDITION LOT 92 Comments: ~0.14 acres of vacant, improved, generally clear and flat land.~50 ft paved road frontage on Edison, with a paved driveway apron. Land is fenced in on all sides with chain link, with a gate at the driveway. Land is mostly grass, but there are several small trees and shrubs around the property. There is also a small shed to the rear, with some personal items in and around. A pile of scrap lumber sits near the shed. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$77.87	50 EDISON ST;	\$2273.78	
7792	Parcel ID: 14-29-276-002; Legal Description: T3N R10E SEC 29 OAKLAND COUNTY AGRICULTURAL SOCIETY'S ADDITION E 46.58 FT OF LOT 3 Comments: ~0.05 acres vacant, improved land. ~48 ft paved road frontage on Fairview. Land coverage is a mix of compacted gravel, lawn, and small trees. A chain link fence is on the west boundary. There is a derelict vehicle on the property, and part of another straddling the south line. There is also some related automotive debris nearby. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$20.90	;	\$1855.07	
7793	Parcel ID: 14-29-302-006; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 135 LOT 66 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.07 acres of land. Open grassy lot with a couple large trees. There is a large amount of tree debris piled up on the property. Runs along an alley. Level ground. Vul - Vacant Urban Lot; Summer Tax Due: \$57.99	227 FLORENCE AVE;	\$2288.68	
7794	Parcel ID: 14-29-302-014; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 135 LOT 67 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.08 acres of land. Partially fenced in with the adjacent property. Level ground. There was a truck, trailer, and other personal property on the lot. Stacked pile of firewood along the road. Next to an alleyway. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$47.80	235 FLORENCE AVE;	\$2009.71	

7795	Parcel ID: 14-29-305-013; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 38 SWLY PART OF LOT 12 BEING 47 FT ON COCHRANE PLACE & 58.15 FT ON W LOT LINE Comments: ~0.13 acres vacant, improved, generally flat and clear land. ~50 ft of frontage on Cochrane place. There is an easement, but it is presently lawn. Land coverage is mostly lawn. There is a planter or two in the NW portion. There are also a several vehicles, and some kids toys. The property appears to be being used by the adjoining parcel to the south. Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$46.17	;	\$776.77	
7796	Parcel ID: 14-29-305-017; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 38 LOT 7 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.14 acres of land. There was a vehicle parked in the partially paved driveway. Cement driveway entrance at road. There was also a large trailer full of debris parked in the middle of the lot. A couple large trees near the road. Most of the property is open and grassy. Sits between two homes. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$127.86	30 LIBERTY ST;	\$3926.22	
7797	Parcel ID: 14-29-306-006; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 127 PART OF LOT 5 DESC AS BEG AT NELY COR OF SD LOT 5 SD PT BEING INTER OF SLY LINE OF STATE ST & WLY LINE OF HENDERSON ST TH S 42-45-00 W 112 FT ALG ELY LINE OF SD LOT TH N 47-15-00 W 51.50 FT TO A PT ON WLY LINE OF SD LOT TH N 42-32-00 E 93.48 FT TO NWLY COR OF SD LOT TH S 66-42-30 E 55 FT TO BEG Comments: ~0.12 acres vacant, improved, generally flat and clear land. This is a corner lot, with ~55 ft paved road frontage on State St, and another ~110 on Henderson St. There is a driveway entrance on Henderson. Street facing sides are fenced. This lot appears to be a sideyard parcel for the seemingly vacant home to the west. Sideyard Parcel; Vul - Vacant Urban Lot; Summer Tax Due: \$62.29	;	\$2564.88	
7799	Parcel ID: 14-29-309-021; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 127 PART OF LOT 26 DESC AS FOLL BEG AT A POINT ON THE NLY LI OF PRALL DIST N 42-16-50 E 204 FT FROM THE SE COR OF SAID LOT 26. N 42-16-50 E ALONG THE NLY LI OF PRALL ST 66.39 FT THE SE COR OF LOT 25 OF SAID A. P. 127 TH N 66-37-10 W 166.91 FT ALONG THE WLY LI OF LOTS 24 & 25 OF SAID A. P. 127 TO THE SLY LI OF THE ALLEY TH S 42-37-10-W ALONG THE SLY LI OF THE ALLEY 41.34 FT TH S 58-16- E 160.9 FT TO PT OF BEG. Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.20 acres of land. Driveway entrance at road. There is debris and random bits of garbage here and there. Nothing too difficult to clean up. Overgrown grass and vegetation. A couple trees in the back of the property. Level ground. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$181.08	;	\$5921.34	
7800	Parcel ID: 14-29-309-023; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 127 PART OF LOT 26 DESC AS BEG AT A PT ON NLY LINE OF PRALL ST N 42-16-50 E 84 FT FROM SE COR OF SD LOT 26 TH N 42-16-50 E 65 FT ALG NLY LINE OF PRALL ST TH N 55-02-00 W 159.70 FT TO THE SLY LINE OF ALLEY TH S 42-37-10 W 46 FT ALG SLY LINE OF ALLEY TH S 48-09-50 E 158.84 FT TO BEG Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.20 acres of land. Open grassy lot with thick vegetation along the North and South perimeter. Driveway entrance at road. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$147.21	77 PRALL ST;	\$7054.79	

7801	Parcel ID: 14-29-309-024; Legal Description: T3N R10E SEC 29 ASSESSOR'S PLAT NO. 127 PART OF LOT 26 DESC AS BEG AT A PT ON NLY LINE OF PRALL ST N 42-16-50 E 42 FT FROM SE COR OF SD LOT 26 TH N 42-16-50 E 42 FT ALG NLY LINE OF PRALL ST TH N 48-09-50 W 158.84 FT TO SLY LINE OF ALLEY TH S 42-37-10 W 40 FT ALG SLY LINE OF ALLEY TH SELY 159.08 FT TO BEG Comments: This house sits on approximately 0.15 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. No one answered the door but there were personal items inside and there were lights on. Gas and electric meter are still attached and appear active. Stone foundation is cracking in areas but is overall in fair shape. Shingled roof was in good shape looked fairly new. Dirt/gravel driveway runs along the side of the home and leads to the back yard. There is an old cement slab foundation on the back of the property. Possibly from an old garage that is no longer there. Siding was in fair shape no major damage seen. Occupied; Summer Tax Due: \$747.63	73 PRALL ST;	\$12697.44	
7802	Parcel ID: 14-29-354-006; Legal Description: T3N R10E SEC 29 ORCHARD ADDITION LOT 30 EXC S 110 FT ALSO ALL OF LOT 35 Comments: ~0.21 acres of vacant, improved, generally flat and clear land. ~55 ft of paved road frontage on M-59, with gravel driveway apron. Zoned commercial, code 202. Land coverage is mostly lawn. Trees and foliage run along the southeast boundary. There is a fair amount of rubble in and around that same area. Vul - Vacant Urban Lot; Summer Tax Due: \$234.30	;	\$5197.08	
7803	Parcel ID: 14-29-359-009; Legal Description: T3N R10E SEC 29 FOREST LAWN ADDITION LOT 17 Comments: This house sits on approximately 0.27 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There were multiple old vehicles parked on the property. Paved driveway runs along the side of the home and leads to the backyard where there is an old shed/garage that is in poor shape. The house looks to be in overall fair shape. The shingled roof looks like it will need to be replaced in the near future. Block foundation appeared solid but there was some cracking here and there Large wrap around wood front porch with roof. There is a section of the deck roof that is sagging and will need attention. Vinyl siding looked ok but there were spots that need minor repairs. Nice looking neighborhood. Grassy back yard with above ground pool. Electric and gas meter are still hooked up and appear active. Occupied; Personal Property; Summer Tax Due: \$1,292.13	38 HENRY CLAY AVE;	\$20837.93	
7804	Parcel ID: 14-30-402-003; Legal Description: T3N R10E SEC 30 ASSESSOR'S PLAT NO. 109 W 29 FT M/L OF E 58 FT M/L OF N 1/2 OF LOT 60 EXC N 50 FT 6-16-08 CORR Comments: ~0.12 acres vacant, improved, generally flat and clear land. ~30 ft of paved road frontage on Spokane Dr, with paved driveway apron, and it appear part of a shared driveway. This is a narrow strip of land, mostly covered in grass. There is some overgrowth in the back. Partially fenced along the west. Vul - Vacant Urban Lot; Summer Tax Due: \$88.62	79 SPOKANE DR;	\$2441.08	
7805	Parcel ID: 14-30-402-058; Legal Description: T3N R10E SEC 30 ANDERSON'S WESTERN SUB LOT 69 EXC W 40 FT ALSO EXC TRIANGULAR PART DESC AS BEG AT NE LOT COR TH S 1.50 FT TH N 85-58-46 W 30.04 FT TO POINT ON N LOT LINE TH ELY 30 FT TO BEG ALSO OF 'RECREATION PARK ADD' E 100 FT OF LOT 24 1-9-87 FR 051 & 057 Comments: ~0.29 acres vacant, improved, generally flat and clear land. ~80 ft of paved road frontage on Spokane Ave. There is a paved driveway apron, with a gravel driveway. There is a small trailer and skid-steer loader on the SW corner, possibly from the house to the south. The land is mostly lawn. The west most portion of the property is overgrown, and there is a small shed hiding in there. Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$222.48	117 MURPHY AVE;	\$4334.85	

7806	Parcel ID: 14-30-404-013; Legal Description: T3N R10E SEC 30 ANDERSON'S WESTERN SUBDIVISION LOT 63 Comments: This house sits on approximately 0.14 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There was a large dog leashed up on the side of the home last visit. Block foundation looks solid. Shingled roof looks to be in good condition. There was a rubber boot for some type of vent but it did not have a cover. Possibly allowing moisture into the home. Vinyl siding was in good shape although there was a small melted section near the front porch, most likely from a grill. Grassy back yard with a couple trees. House looks to be in overall good shape. Gas and electric meter were hooked up and appear active. Occupied; Beware Of Dog; Summer Tax Due: \$816.43	142 MURPHY AVE;	\$7006.29	
7807	Parcel ID: 14-30-404-014; Legal Description: T3N R10E SEC 30 ANDERSON'S WESTERN SUBDIVISION LOT 64 Comments: ~0.14 acres vacant, improved, generally clear and flat land. ~40 ft paved road frontage on Murphy Ave, with paved driveway apron. Land is almost entirely lawn, with minor overgrowth in the rear. There may be a shed on this property. The neighbors have a vocal German Shephard that on a long enough lead to get in the property, so take caution if visiting. Beware Of Dog; Vul - Vacant Urban Lot; Summer Tax Due: \$128.95	138 MURPHY AVE;	\$2094.22	
7808	Parcel ID: 14-30-426-030; Legal Description: T3N R10E SEC 30 GRAND VIEW SUB LOT 42 Comments: ~0.09 acres vacant, improved, generally clear and flat land. ~50 ft of paved road frontage on Liberty St, with asphalt driveway apron. Land is fenced in to some degree on three sides by neighbors. Land coverage is almost entirely lawn, with some trees and overgrowth along the west and north boundaries. Vul - Vacant Urban Lot; Summer Tax Due: \$60.14	196 LIBERTY ST;	\$8908.26	
7809	Parcel ID: 14-30-476-019; Legal Description: T3N R10E SEC 30 GRAND VIEW SUB LOT 120 Comments: ~0.13 acres vacant, improved, generally flat and clear land. ~40 ft paved road frontage on Dwight Ave. Land is mostly lawn, with a few large trees around the perimeter providing shade There are the remains of a few planters and other sign of a former garden space. There is a wooden privacy fence around three sides. The rear of the property is slightly overgrown, with some debris and tree limbs. Vul - Vacant Urban Lot; Summer Tax Due: \$128.95	22 DWIGHT AVE;	\$1397.71	
7810	Parcel ID: 14-31-204-015; Legal Description: T3N R10E SEC 31 SEMINOLE HILLS LOT 220 Comments: This garage sits on approximately 0.27 acres of land. Upscale neighborhood. Brick garage is in pretty good shape. There are a few sections of the brick that are crumbling but nothing to major. Cement pad has some cracks but is over all level. Wood planking walls and ceiling. There is a second story for additional storage. Electric fuse box in the interior. Electric meter has been removed and cut from the main lines. Shingled roof in good shape. There was evidence of animals living in the attic, most likely squirrels. Cement driveway is cracked in many areas. There are multiple cars parked in the driveway. Most likely neighbors taking advantage of the additional space. Partial metal fence around the property. Handful of trees. Some stone work. Overall this is a nice property that has a ton of potential. Summer Tax Due: \$529.41	148 OTTAWA DR;	\$16102.18	
7811	Parcel ID: 14-31-205-002; Legal Description: T3N R10E SEC 31 SEMINOLE HILLS LOT 532 Comments: Please note: There is a special assessment on this property in the amount of \$1,750. Please contact the City of Pontiac for more details about the special assessment. This house sits on approximately 0.12 acres of land. The house looks to be in overall poor shape. All of the ground floor windows and doors have been boarded up. The shingle roof is in poor shape the front section doesn't look to bad but the back portion has small trees growing up from the build up of dirt. The wood siding is chipping paint and deteriorating on certain parts. Paved driveway runs along the side of the home and leads to a detached two car garage. The garage is in poor shape. The roof looks like it will collapse soon. The garage is full of debris, garbage, and personal property. The house appears to be full of debris as well. Small back yard. The block foundation appears to be solid with a bit of cracking. The cement sidewalk that runs between the house and the driveway is crumbling. Nice neighborhood. It is located in a historic district. Could be a good fixer upper but you will have to follow historic renovation guidelines. Personal Property; Roof Issues; Drnvi; Boarded; Summer Tax Due: \$2,694.50	130 CHIPPEWA RD;	\$16098.99	

7812	Parcel ID: 14-31-235-028; Legal Description: T3N R10E SEC 31 ELMHURST ADDITION LOT 8 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.09 acres of land. It appears the adjacent neighbors driveway runs onto this property. There is a pile of personal items and gravel on the section of driveway on this lot. Driveway entrance at road. Level ground. Open grassy lot. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Encroachments; Personal Property; Summer Tax Due: \$90.77	198 SEMINOLE ST;	\$1308.76	
7813	Parcel ID: 14-31-480-028; Legal Description: T3N R10E SEC 31 OAKLAND COUNTY CONDOMINIUM PLAN NO 1089 THE LAKE HOMES OF CRYSTAL LAKE UNIT 28 L 18048 P 690 2-3-98 FR 479-006 Comments: This vacant lot is approximately 0.17 acres of land. There is a small shed at the back of the property. It looks to be in fair shape over all. There is also a trampoline. Open grassy lot. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Condo Subdivision "site Condo"; Personal Property; Summer Tax Due: \$224.61	453 ROLAND RD;	\$2895.25	
7815	Parcel ID: 14-32-102-012; Legal Description: T3N R10E SEC 32 COOK'S ADDITION NWLY 1/2 OF LOT 8 ALSO ALL OF LOT 9 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.10 acres of land. Open grassy lot with some trees along the perimeter. There is a bit of debris/garbage in the back corners but nothing too difficult to clean up. Driveway entrance at road. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$80.56	28 PORTAGE AVE;	\$6147.83	
7816	Parcel ID: 14-32-108-006; Legal Description: T3N R10E SEC 32 ASSESSOR'S PLAT NO. 70 LOTS 1 & 2 EXC N 45 FT ALSO EXC S 76 FT Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.11 acres of land. Open grassy lot with some trees on the East portion. Level ground. Shared driveway entrance at the road. Vul - Vacant Urban Lot; Summer Tax Due: \$59.06	;	\$1532.28	
7817	Parcel ID: 14-32-184-012; Legal Description: T3N R10E SEC 32 CROSS ADDITION NO. 1 E 62.50 FT OF LOTS 21 & 22 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.11 acres of land. Tree and bushes near the road. There is a pile of garbage/debris on the North section of the property. Open and grassy. Level ground. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$49.38	;	\$2692.35	
7818	Parcel ID: 14-32-185-017; Legal Description: T3N R10E SEC 32 CROSS ADDITION NO. 2 LOT 68 Comments: Please note: There is a special assessment on this property in the amount of \$370. Please contact the City of Pontiac for more details about the special assessment. This is a vacant parcel with no observed structures. This vacant lot is approximately 0.14 acres of land. Open grassy lot with a few trees. Level ground. Driveway entrance at the road. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$756.21	31 ORTON AVE;	\$6688.96	
7819	Parcel ID: 14-32-185-023; Legal Description: T3N R10E SEC 32 CROSS ADDITION NO. 2 E 89.83 FT OF LOT 6 Comments: Please Note: This structure has been condemned by the city of Pontiac. This house sits on approximately 0.09 acres of land. Unfortunately the house has suffered from a major fire. The house was being renovated before it was foreclosed on. The interior of the home has been ripped down to the studs. A lot of the clean up and fire damage removal has been done. It is unknown if the current renovations are up to code. There were building permits on the front of the home but there were cease and desist notices as well as a condemnation notice. Newer HVAC and water heater in the basement. Many of the windows have been changed out on the second floor. New electric wires have been ran. A new 200 amp break box has been installed. Gas and electric meters have both been removed. There is a large amount of debris on the property. Pile of tires stacked up under the back entranceway. Chain link fence surrounds the lot. Cement driveway on the side of the home has some cracks but it is a nice spot to park. This house has potential. Could be a good fixer upper depending on why it was condemned. Please do your research about the condemnation before bidding. Condemned; Boarded; Incomplete Construction; Fire Damage; Summer Tax Due: \$844.90	212 BRANCH ST;	\$7696.90	

7820	Parcel ID: 14-32-427-019; Legal Description: T3N R10E SEC 32 BALL PARK SUB LOT 26 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.13 acres of land. Open grassy lot in between two houses. There are a few holes dug in the middle of the lot and some old bags of concrete. It looks like someone was putting a fence up but stopped. A wood platform was on the property. Some trees on the North section. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	;	\$3457.89	
7821	Parcel ID: 14-32-430-021; Legal Description: T3N R10E SEC 32 GILLESPIE & VAN WAGONER ADD LOT 10 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.14 acres of land. A portion of the lot is grassy and open but a large portion of this lot is thick vegetation and trees. There is a boat parked on the property. Level ground. There is a chain link fence that surrounds this lot as well as 7822. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$94.56	;	\$3643.61	
7822	Parcel ID: 14-32-430-022; Legal Description: T3N R10E SEC 32 GILLESPIE & VAN WAGONER ADD LOT 9 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.14 acres of land. Open grassy lot. A few trees. Level ground. There is a chain link fence that surrounds this lot as well as LOT# 7821. Driveway entrance at road. Partial paved driveway. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$94.56	;	\$3430.61	
7823	Parcel ID: 14-32-433-005; Legal Description: T3N R10E SEC 32 GILLESPIE & VAN WAGONER ADD LOT 144 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.13 acres of land. There is a car parked on the property. There is also a trampoline in the back portion of the lot. There were about 5 dogs off leash on the neighboring property. Use caution if visiting this property in person. Vul - Vacant Urban Lot; Beware Of Dog; Personal Property; Summer Tax Due: \$89.69	;	\$2328.66	
7824	Parcel ID: 14-32-434-015; Legal Description: T3N R10E SEC 32 CRYSTAL LAKE SUB LOT 18 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.11 acres of land. Open grassy lot. There are trees and thick vegetation along the East side. Small cement driveway entrance at the road. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	;	\$2418.46	
7825	Parcel ID: 14-32-481-027; Legal Description: T3N R10E SEC 32 CRYSTAL LAKE SUB LOT 249 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.11 acres of land. Open grassy lot with no trees. Driveway entrance at the road. Level ground. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	200 CRYSTAL LAKE DR;	\$6759.28	
7826	Parcel ID: 14-32-482-005; Legal Description: T3N R10E SEC 32 CRYSTAL LAKE SUB LOT 291 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.11 acres of land. This yard is somewhat fenced in with the adjacent neighbor but there are no personal items in the yard. Thick tall bushes run parallel with the road offered great privacy. Level open grassy area with a few trees. Vul - Vacant Urban Lot; Sideyard Parcel; Summer Tax Due: \$89.69	;	\$2356.77	

7827	Parcel ID: 14-33-104-016; Legal Description: T3N R10E SEC 33 ASSESSOR'S PLAT NO. 133 LOT 66 Comments: Please note: This structure has been condemned by the city of Pontiac. There is also a special assessment on this property in the amount of \$370. Please contact the City of Pontiac for more details about the special assessment. This house sits on approximately 0.13 acres of land. There are three bedrooms and one bathroom. The house is in overall poor shape. The foundation is a mix of stone and block. There are many areas in the basement where you can see crumbling. The water heater has been removed. The breaker box and electrical has been harvested. The furnace is still present but it looks to have been harvested as well. Paved driveway runs along the side of the home. Grassy back yard with a few trees. Gas meter has been removed. Electric meter is still hooked up. The shingled roof is in poor shape. There are localized leaks visible on the second story. Vinyl siding is in decent shape but could use a few repairs. The wood floors throughout the house felt unsafe. They felt thin and there were visible holes. This house will need major work done before its back in living condition. Be prepared. Condemned; Roof Issues; Harvesting; Summer Tax Due: \$623.99	77 WHITTEMORE ST;	\$22508.75	
7828	Parcel ID: 14-33-105-011; Legal Description: T3N R10E SEC 33 ASSESSOR'S PLAT NO. 133 LOT 89 Comments: ~0.1 acres vacant, improved, generally clear and flat land. ~40 ft paved road frontage on Perkins St, with paved driveway apron. Fenced on the south and west borders. There's a vehicle parked in the back of the property. Also a grill, some trash, and a pile of cut brush. Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$50.98	46 PERKINS ST;	\$7454.29	
7829	Parcel ID: 14-33-107-006; Legal Description: T3N R10E SEC 33 URBAN RENEWAL NO. 1 LOT 14 Comments: ~0.16 acres vacant, improved, generally clear and flat land. ~50 ft paved road frontage on Whittemore St., with paved driveway apron. Fenced along all but the east boundary. There's some bushes near the street, and one very large tree in the back. Neighbors appear to be using the area for parking. Vul - Vacant Urban Lot; Summer Tax Due: \$83.26	;	\$1938.54	
7830	Parcel ID: 14-33-107-007; Legal Description: T3N R10E SEC 33 URBAN RENEWAL NO. 1 LOT 15 Comments: ~0.19 acres vacant, improved, generally clear and flat land. ~55 ft paved road frontage on Whittemore St, with paved driveway apron. Land coverage is almost entirely lawn. Fenced along all but the west boundary. There's some overgrowth along the fence line, and a burn pit towards the rear. Vul - Vacant Urban Lot; Summer Tax Due: \$83.26	;	\$2002.54	
7831	Parcel ID: 14-33-126-012; Legal Description: T3N R10E SEC 33 ASSESSOR'S PLAT NO 136 W 1/2 OF LOT 15 Comments: ~0.06 acres of vacant, improved, generally flat and clear land. ~25 ft of paved road frontage on E Judson St. It appears that a driveway is partially on the west boundary. This is likely a sideyard of the house to the west. East side is lined with hedges and privacy fence. This may be too small to build on. Unbuildable Lands / Too Small; Vul - Vacant Urban Lot; Sideyard Parcel; Summer Tax Due: \$30.57	;	\$1405.30	
7832	Parcel ID: 14-33-186-005; Legal Description: T3N R10E SEC 33 FERRY ADDITION LOT 165 Comments: ~0.14 acres vacant, improved, generally clear and flat land. ~40 ft paved road frontage on S Jessie St, with paved driveway apron, and a gravel driveway hidden in the grass. There is a car and trailered boat on the property. There are two small trees near the sidewalk, and several large trees spaced through the remainder. There is some overgrowth around the car and boat. Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$77.87	397 S JESSIE ST;	\$2350.78	
7833	Parcel ID: 14-33-205-028; Legal Description: T3N R10E SEC 33 OSMUN GARDENS NO. 2 LOT 17 Comments: ~0.11 acres vacant, improved, generally clear and flat land. ~40 ft paved road frontage on S Francis Ave. Partially fenced along the north and east. Land coverage is almost entirely lawn, with some small trees in the rear. Vul - Vacant Urban Lot; Summer Tax Due: \$4.78	;	\$958.90	
7834	Parcel ID: 14-33-206-016; Legal Description: T3N R10E SEC 33 AUBURNDALE ADDITION S 5 FT OF LOT 26 ALSO N 26 FT OF LOT 27 Comments: ~0.09 acres vacant, improved, generally clear and flat land. ~30 ft paved road frontage on S Shirley St. Land is almost entirely lawn, with a large tree towards the rear. Partially fenced along the south and west. Vul - Vacant Urban Lot; Summer Tax Due: \$62.84	210 S SHIRLEY AVE;	\$1516.86	

7835	Parcel ID: 14-33-257-001; Legal Description: T3N R10E SEC 33 ASSESSOR'S PLAT NO. 124 LOT 38 Comments: ~0.13 acres vacant, improved, generally flat and clear land. ~35 ft paved road frontage on Elm St, across the road from a playground. Land coverage is predominantly grass. Some small trees line the rear boundaries. The very rear is partially fenced and being utilized as a junkyard/storage/catch-all. Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$66.07	;	\$2377.13	
7836	Parcel ID: 14-33-257-015; Legal Description: T3N R10E SEC 33 ASSESSOR'S PLAT NO. 124 LOTS 22 23 & 24 Comments: ~0.14 acres of vacant, improved, generally clear and flat land. This irregularly shaped parcel has ~130 ft of paved road frontage on Elm St. Fenced on the north, east, and west sides. The house within the same fencing is incomplete, and looks to have been for some time. Vul - Vacant Urban Lot; Summer Tax Due: \$42.96	;	\$1476.80	
7837	Parcel ID: 14-33-277-010; Legal Description: T3N R10E SEC 33 OSMUN GARDENS LOT 26 Comments: ~0.11 acres vacant, improved, generally clear and flat land. ~40 ft paved road frontage on Going St. Overgrown grass at the front, with overgrown brush in the back half. There are some couches at the curb, and some other debris hidden in the brush at the rear. Vul - Vacant Urban Lot; Summer Tax Due: \$59.06	355 GOING ST;	\$8632.12	
7838	Parcel ID: 14-33-280-013; Legal Description: T3N R10E SEC 33 L. I. CARRIER MURPHY PARK SUB-DIVISION W 120 FT OF LOT 63 Comments: ~0.11 acres vacant, improved, generally flat and clear land. ~40 ft paved road frontage on S Marshall St. Property may be a side yard, given there is a partial privacy fence well away from the south boundary line. There was a trailered boat on the property at the time of visit. Land is clear and grassy, with a large tree and some overgrowth in the rear. Sideyard Parcel; Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$73.03	;	\$1276.73	
7839	Parcel ID: 14-33-376-006; Legal Description: T3N R10E SEC 33 WM. HAGAN'S ADDITION LOT 14 ALSO NWLY 30 FT OF LOT 19 Comments: ~0.24 acres vacant, improved, generally flat and clear land. ~85 ft paved road frontage on Ferry Ave, with paved driveway. Fenced on three sides. The land seems to be being used by the neighbors to the south for parking and recreation. There is a large bush near the center, and the fence is lined with foliage. Vul - Vacant Urban Lot; Summer Tax Due: \$88.62	;	\$2278.49	
7840	Parcel ID: 14-33-401-015; Legal Description: T3N R10E SEC 33 ASSESSOR'S PLAT NO. 124 LOT 15 Comments: ~0.14 acres vacant, improved, generally clear and flat land. ~40 ft paved road frontage on Raeburn St, with paved and gated driveway. Fenced on north and west sides. The house within the same fence is incomplete, and looks to have been for some time. Some related construction debris and equipment sits on this parcel. Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$57.44	;	\$1766.29	
7841	Parcel ID: 14-33-431-003; Legal Description: T3N R10E SEC 33 EAST BOULEVARD SUB LOT 49 Comments: ~0.1 acres vacant, improved, generally flat and clear land. ~40 ft paved road frontage on the dead end of S Edith St, with paved driveway apron. Fenced on three sides, with wood privacy fence on the north and south. Almost entirely grass covered, with trees line the rear, with a few along the sides. Vul - Vacant Urban Lot; Summer Tax Due: \$57.44	;	\$1557.73	

7842	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3) Parcel ID: 14-33-432-004; Legal Description: T3N R10E SEC 33 EAST BOULEVARD SUB LOT 37 Comments: Bundle of 3 vacant adjacent lots. See below for individual parcel descriptions. ~0.1 acres vacant, improved, generally flat and clear land. ~40 ft paved road frontage on S. Anderson Ave. Land coverage is mostly lawn, with trees and vegetation lining the north and east boundaries. There was personal property and debris at the time of visit, including several lawn chairs, roof shingles, a shed, and an entire pontoon boat. There is also a burn pit. Chickens and roosters were milling about the area. Personal Property; Vul - Vacant Urban Lot;</p> <p>(2 of 3) Parcel ID: 14-33-432-005; Legal Description: T3N R10E SEC 33 EAST BOULEVARD SUB LOT 38 Comments: ~0.1 acres vacant, improved, generally flat and clear land. ~40 ft paved road frontage on S. Anderson Ave. Land coverage is mostly lawn, with some trees at the rear. Property was being used as a soccer field at the time of visit. Chickens and roosters were milling about the area Vul - Vacant Urban Lot;</p> <p>(3 of 3) Parcel ID: 14-33-432-006; Legal Description: T3N R10E SEC 33 EAST BOULEVARD SUB LOT 39 Comments: ~0.1 acres vacant, improved, generally flat and clear land. ~40 ft paved road frontage on S. Anderson Ave. Land coverage is mostly lawn. Partially fenced along the south boundary. Chickens and roosters were milling about the area Vul - Vacant Urban Lot; Summer Tax Due: \$169.08</p>	; ; 451 S ANDERSON AVE;	\$5702.59	
7845	<p>Parcel ID: 14-33-434-007; Legal Description: T3N R10E SEC 33 SUB OF LOTS 235 236 237 238 239 240 241 247 248 & S 1/2 OF LOT 246 & W 150 FT OF N 1/2 OF LOT 246 & W 150 FT OF LOTS 243 244 245 OF FERRY FARM ADDITION LOT 699 Comments: ~0.18 acres vacant, improved, generally flat and clear land. ~50 ft paved road frontage on Going St. There is one large tree near the center of the south boundary giving lots of shade. Vul - Vacant Urban Lot; Summer Tax Due: \$68.20</p>	;	\$2974.72	
7846	<p>Parcel ID: 14-33-459-008; Legal Description: T3N R10E SEC 33 SUB OF S 1/2 OF LOT 231 & ALL OF LOTS 232-233-234 OF FERRY FARM ADDITION LOT 361 Comments: ~0.13 acres vacant, improved, generally flat and clear land. ~40 ft paved road frontage on Central Ave, with paved driveway apron. Property is line by trees and foliage on three sides. The rear half of the property is somewhat overgrown, and there appear to be many pallets hidden therein. Please note: There is a special assessment on this property in the amount of \$235. Please contact the City of Pontiac for more details about the special assessment. Vul - Vacant Urban Lot; Summer Tax Due: \$77.87</p>	318 CENTRAL AVE;	\$2294.45	
7847	<p>Parcel ID: 14-33-459-009; Legal Description: T3N R10E SEC 33 SUB OF S 1/2 OF LOT 231 & ALL OF LOTS 232-233-234 OF FERRY FARM ADDITION N 100 FT OF LOT 362 Comments: ~0.09 acres vacant, improved, generally flat and clear land. ~40 ft paved road frontage on Central Ave. Property is line with foliage on the east and south sides. There's some minor piles of debris and brush in the back. Vul - Vacant Urban Lot; Summer Tax Due: \$63.90</p>	;	\$1976.21	
7848	<p>Parcel ID: 14-33-478-030; Legal Description: T3N R10E SEC 33 SUB OF LOTS 235 236 237 238 239 240 241 247 248 & S 1/2 OF LOT 246 & W 150 FT OF N 1/2 OF LOT 246 & W 150 FT OF LOTS 243 244 245 OF FERRY FARM ADDITION LOT 640 ALSO W 1/2 OF LOT 641 Comments: This house sits on approximately 0.26 acres of land. Block foundation looks solid. Shingled roof looks to be in fair/good shape. Mix of vinyl, aluminum, and composite siding. Some areas of the siding need attention, mostly the composite on the second story. The house is in the middle of a renovation and has been gutted down to the stud. Many open wires throughout the home. The water heater and furnace have been disconnected. The furnace is in poor shape. The breaker box is in disrepair. There is some mold forming on the debris in the basement but would not be to difficult to removed if its done soon. Old asbestos tiling on the basement floor. There is a toilet in the basement. There are piles of debris throughout the home. Mix of old and new work. Some of the floor joists have been replaced. The roof appears to have new OSB boards. Unknown when these renovations were done. Cement driveway runs along the side of the home and leads to a boarded up one car garage/shed. Nice grassy back yard with many tall trees. This house needs a lot of work but someone has already gotten started for you. Great fixer upper. Mold; Incomplete Construction; Summer Tax Due: \$746.02</p>	435 IRWIN AVE;	\$3416.57	

7849	Parcel ID: 14-33-478-044; Legal Description: T3N R10E SEC 33 SUB OF LOTS 235 236 237 238 239 240 241 247 248 & S 1/2 OF LOT 246 & W 150 FT OF N 1/2 OF LOT 246 & W 150 FT OF LOTS 243 244 245 OF FERRY FARM ADDITION LOT 651 Comments: ~0.25 acres of vacant, improved, generally flat and clear land. This is a corner lot, with ~150 ft of paved road frontage on MLK Jr Blvd, and ~70 ft on Irwin Ave. Fenced on south, east, and north sides. This may be a side yard for the house to the west. There is a car on the property that doesn't look to have moved in quite some time. Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$77.34	;	\$1391.21	
7850	Parcel ID: 19-04-105-001; Legal Description: T2N R10E SEC 04 BLOOMFIELD HILLS ADD LOT 37 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.17 acres of land. Open grassy lot with a few trees. There is some thick vegetation on the East portion but is open and cleared out for the most part. On the corner of Franklin Road and Nebraska Avenue. There are driveway entrances on both roads. Vul - Vacant Urban Lot; Summer Tax Due: \$97.22	453 FRANKLIN RD;	\$4611.18	
7851	Parcel ID: 19-04-105-003; Legal Description: T2N R10E SEC 04 BLOOMFIELD HILLS ADD LOT 39 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.17 acres of land. Mostly an open grassy lot. The East portion of the lot has thick vegetation throughout. There is evidence of dumping. Some debris mixed in with the vegetation such as an old television. Driveway entrance at the road. Level ground. Vul - Vacant Urban Lot; Summer Tax Due: \$97.22	467 FRANKLIN RD;	\$3122.44	
7852	Parcel ID: 19-04-151-013; Legal Description: T2N R10E SEC 04 BLOOMFIELD HILLS ADDITION NO. 2 LOT 15 Comments: This house sits on approximately 0.17 acres of land. Paved driveway leads up to the side of the house and stops at the back yard. Small partially fenced in back yard. Vinyl siding looks ok but there are some sections that are bowing out. Block foundation looks fine. The inside of the home was cleared out by the last residents. The floors feel a bit wonky. Vinyl plank flooring in most of the house. The door jams do not appear plumb. The house may be settling and causing things to get unlevel. One bedroom one bathroom. Crawl space underneath the home has an opening on the outside of the home. Open to elements. Water heater on main floor. 100 amp breaker still present. Furnace most likely in attic. This house will need work but could be a good fixer upper. Gas meter hooked up. Electric meter has been removed. Structural Issues; Summer Tax Due: \$597.66	552 HARVEY AVE;	\$6776.55	
7853	Parcel ID: 19-04-158-003; Legal Description: T2N R10E SEC 04 BAKER'S HEIGHTS LOT 10 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.13 acres of land. Open grassy lot that sits between two houses. The South portion of the lot is overgrown. Neighbors said there is a lot of debris in the back underneath the overgrowth. There is currently an van and a boat parked on the property. Most likely neighbors utilizing the extra space. A few small trees. Level ground. Driveway entrance at road. Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	;	\$3475.45	
7854	Parcel ID: 19-04-159-001; Legal Description: T2N R10E SEC 04 BLOOMFIELD HILLS ADDITION NO. 3 LOT 117 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.14 acres of land. Open grassy lot. Level ground. On the corner of Luther Avenue and Highland Avenue. Vul - Vacant Urban Lot; Summer Tax Due: \$94.56	;	\$4330.28	
7856	Parcel ID: 19-05-207-020; Legal Description: T2N R10E SEC 05 CRYSTAL LAKE BLOOMFIELD SUB DIVISION NO. 1 LOT 85 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.12 acres of land. Open grassy lot with a handful of trees. There is a trampoline spilling over from the adjacent neighbor. Thick vegetation on the North portion of the lot. Driveway entrance at road. Level ground. A bit of yard/tree debris. Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	;	\$1965.61	

7857	Parcel ID: 19-05-207-032; Legal Description: T2N R10E SEC 05 CRYSTAL LAKE BLOOMFIELD SUB DIVISION NO. 1 LOT 88 Comments: Please note: There is a special assessment on this property in the amount of \$235. Please contact the City of Pontiac for more details about the special assessment. This is a vacant parcel with no observed structures. This vacant lot is approximately 0.12 acres of land. Open grassy lot with a couple trees near the West perimeter. A tree has fallen over on the North portion of the lot. Driveway entrance at road. Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	582 CALIFORNIA AVE;	\$2673.88	
7858	Parcel ID: 19-05-227-015; Legal Description: T2N R10E SEC 05 WILSON PARK LOT 145 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.10 acres of land. Open grassy lot. There is an old trailer parked on the property. Thick vegetation and some trees on the North section of the property. Driveway entrance at the road. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$89.69	510 NEVADA AVE;	\$1687.80	
7859	Parcel ID: 19-05-231-013; Legal Description: T2N R10E SEC 05 CRYSTAL LAKE BLOOMFIELD SUB LOT 28 Comments: This vacant lot is approximately 0.12 acres of land. It appears the adjacent neighbors garage and driveway encroaches onto this property. It is also fenced in with the adjacent property. Open grassy lot. Driveway entrance at road. Personal Property; Sideyard Parcel; Encroachments; Summer Tax Due: \$89.69	;	\$3037.95	
7860	Parcel ID: 19-05-252-006; Legal Description: T2N R10E SEC 5 CRYSTAL LAKE BLOOMFIELD SUB DIVISION NO. 1 LOT 75 & 76 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.28 acres of land. Open grassy lot with a row of trees and bushes running through the property just East of the middle line. Two driveway entrances at the road. One driveway entrance has a paved drive that leads to the back yard. There is an additional paved section of land near the North West corner. A bit of garbage here and there but nothing difficult to clean up. Nice sized lot. Could be a good spot for a new build. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$109.59	587 CALIFORNIA AVE;	\$3276.65	
7861	Parcel ID: 19-05-253-034; Legal Description: T2N R10E SEC 05 FAIRVIEW HEIGHTS SUB LOT 151 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.10 acres of land. Open grassy lot with a large tree in the front near the road and a group of smaller trees to the North. There are the remains of multiple cement slabs on the property. Cement driveway entrance. Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	594 LUTHER AVE;	\$3489.45	
7862	Parcel ID: 19-05-254-001; Legal Description: T2N R10E SEC 05 FAIRVIEW HEIGHTS SUB LOT 88 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.1 acres of land. Open grassy lot with a few small trees along the East perimeter. On the corner of Bagley Street and Arthur Avenue. A few chunks of concrete on the South section. Vul - Vacant Urban Lot; Summer Tax Due: \$66.61	583 ARTHUR AVE;	\$7360.14	
7863	Parcel ID: 19-05-277-021; Legal Description: T2N R10E SEC 05 FAIRVIEW HEIGHTS SUB LOT 125 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.10 acres of land. Open grassy lot with a few trees. Driveway entrance at road. Thick vegetation on the North side of the property. Mostly level ground. Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	484 LUTHER AVE;	\$3628.45	
7864	Parcel ID: 19-05-278-007; Legal Description: T2N R10E SEC 05 FAIRVIEW HEIGHTS SUB LOT 206 Comments: This is a vacant parcel with no observed structures. This lot is chain link fenced in to the adjacent house to the West. Block fire pit in the back. Driveway entrance at the road. This vacant lot is approximately 0.10 acres of land. Open grassy lot with a few trees. Encroachments; Sideyard Parcel; Summer Tax Due: \$89.69	491 LUTHER AVE;	\$3493.50	

7865	Parcel ID: 19-05-278-008; Legal Description: T2N R10E SEC 05 FAIRVIEW HEIGHTS SUB LOT 207 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.10 acres of land. Open grassy lot with a couple trees. Burn barrel in the back. A pile of garbage/debris in the South East corner. Level ground. Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	485 LUTHER AVE;	\$3559.45	
7866	Parcel ID: 19-05-278-014; Legal Description: T2N R10E SEC 05 FAIRVIEW HEIGHTS SUB LOT 213 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.10 acres of land. Open grassy lot with a few small trees. No driveway entrance Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	;	\$3340.45	
7867	Parcel ID: 19-05-278-015; Legal Description: T2N R10E SEC 05 FAIRVIEW HEIGHTS SUB LOT 214 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.10 acres of land. Open grassy lot. Next to a grocery/liquor store parking lot. A bit of garbage on the East section such as an old couch. Level ground. Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	;	\$3325.45	
7868	Parcel ID: 19-05-278-030; Legal Description: T2N R10E SEC 05 FAIRVIEW HEIGHTS SUB LOT 215 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.10 acres of land. Open grassy lot. Two piles of debris/garbage in the middle of the property. It doesn't look to difficult to clean. Power lines run over the property. Driveway entrance at the road. Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	;	\$4094.13	
7869	Parcel ID: 19-05-278-034; Legal Description: T2N R10E SEC 05 FAIRVIEW HEIGHTS SUB LOT 11 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.12 acres of land. Open grassy lot. A small cropping of trees and bushes in the middle of the lot. No driveway entrance. Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	;	\$2857.42	
7870	Parcel ID: 19-05-278-035; Legal Description: T2N R10E SEC 05 FAIRVIEW HEIGHTS SUB LOT 10 Comments: Please note: There is a special assessment on this property in the amount of \$705. Please contact the City of Pontiac for more details about the special assessment. This is a vacant parcel with no observed structures. This vacant lot is approximately 0.12 acres of land. Open grassy lot. Pile of bushes on the South East corner. Small cropping of trees and bushes in the middle of the property. No driveway entrance. On the corner of Ditmar Avenue and Franklin Road. Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	452 DITMAR AVE;	\$5109.33	
7871	Parcel ID: 19-05-279-028; Legal Description: T2N R10E SEC 05 FAIRVIEW HEIGHTS SUB LOT 304 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.10 acres of land. Open grassy lot. Cement driveway entrance at the road. Sits between two houses. A few large trees. Ground slopes down from road but is for the most part level. Vul - Vacant Urban Lot; Summer Tax Due: \$89.69	473 DITMAR AVE;	\$4283.13	
7872	Parcel ID: 19-05-280-028; Legal Description: T2N R10E SEC 05 FRANKLIN GARDENS LOT 1 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.15 acres of land. There is a chain link fence that cuts the property in half. Open grassy portion on the East side. Wooded on the West side. No driveway entrance. Vul - Vacant Urban Lot; Summer Tax Due: \$97.22	;	\$3450.95	
7873	Parcel ID: 19-05-401-005; Legal Description: T2N R10E SEC 05 FRANKLIN GARDENS N 1/2 OF LOTS 80 & 81 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.27 acres of land. Open grassy lot with a few trees. Level ground. Nice sized lot. Vul - Vacant Urban Lot; Summer Tax Due: \$103.68	;	\$3197.22	

7874	Parcel ID: 25-10-153-047; Legal Description: T1N R11E SEC 10 BASSETT & SMITH'S NORTH MAIN SUB N 1 FT OF LOT 205 & ALL OF LOTS 206 & 207 ALSO 1/2 OF VAC ALLEY ADJ TO SAME Comments: This house sits on approximately 0.10 acres of land. The house appeared to be vacant on last visit but we were unable to enter the building without causing major damage to the door/door jam. Aluminum siding is in fair shape however there are a few spots that could be replaced. The shingled roof will need attention soon. There is visible cupping and wrinkling on the back portion of the roof. There is some vegetative build up on the front section. Block foundation appeared to be solid from what's visible. Cement steps and porch area on the front entrance to the home. Cement driveway runs along the side of the home and leads to a small grassy backyard with a few trees. There is a side door to the home that opens up to the driveway. There is an additional sliding glass door on the rear of the home. The house looks to be in overall fair shape from the exterior but the interior condition is unknown. Gas meter and electric meter are still present. This house has potential. Would be a great fixer upper. Dnvi; Roof Issues; Summer Tax Due: \$3,196.84	2615 ROCHESTER RD;	\$28771.51	
7876	Parcel ID: 24-11-452-029; Legal Description: T1NR10ESEC 11 101 CRANBROOK VILLAGE SUB NO. 3 LOT 288 Comments: This house sits on approximately 0.27 acres of land. This house is in overall good/excellent shape. Nice brick siding is in good shape. Shingled roof looks fairly new. Block foundation is in good shape no damage seen. Grassy back yard with a few trees. Is on a cul-de-sac. Very low traffic. Nice neighborhood. House looks to have been recently renovated. Mix of wood and tile floors. Basement is clean and dry. Water heater and furnace look fairly new as well. 100 amp breaker intact. Three bedroom one bathroom. Freshly paint. Wood fireplace in living room. This is a nice property. We don't see these to often. Don't miss this opportunity. Summer Tax Due: \$2,784.24	29319 SPRING HILL LN;	\$14140.22	
7877	Parcel ID: 24-12-235-004; Legal Description: T1NR10ESEC 12 68 MEADOWLAWN GARDENS SUB. LOT 68 Comments: This house sits on approximately 0.20 acres of land. The roof that extends over the front porch has collapsed and trapped the front door. Two bedroom one bathroom home. Water heater still present with washer and dryer. Third party stated that the house was sitting on cinder blocks and that the wood foundation was rotting. Unable to determine if this is true. Vinyl siding went all the way down into the dirt. Paved driveway runs along the side of the home and leads to a detached two car garage. The roof on the garage is in poor shape. Large amount of vegetation has built up on the shingles and there is also a hole. There was some black mold forming near the rear entrance of the home. Two bedroom one bathroom. The house was full of debris, garbage, and personal property. Mix of wood and carpet. Linoleum in the bathroom is falling apart and you can see the sub flooring. Unable to locate furnace. It appears to have individual radiant heaters along the floor in some of the rooms. The shingled roof on the home will need work visible sagging on the trusses. Gas meter has been removed. Electric meter has been removed and the power lines have been cut. The house will no doubt need repairs and renovations. Be prepared. Sanitation Issues And Garbage; Roof Issues; Mold; Summer Tax Due: \$2,096.03	30516 BRENTWOOD ST;	\$13216.80	
7881	Parcel ID: 24-27-376-013; Legal Description: T1N R10E SEC 27 SUPERVISORS PLAT NO 12 N 1/2 OF LOT 50 1-17-96 FR 003 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.93 acres of land. The North and South portion are both wooded with a grassy opening in the middle. Tucked behind a group of houses. A bit of debris/garbage here and there but nothing difficult to clean up. Vul - Vacant Urban Lot; Summer Tax Due: TBA	;	\$4235.69	
7882	Parcel ID: 24-28-128-005; Legal Description: T1N R10E SEC 28 OAKLAND COUNTY CONDOMINIUM PLAN NO 1701 LOCHMOOR UNIT 5 L 34702 P 553 1-5-05 FR 126-012 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.20 acres of land. Open grassy lot. Level ground. Upscale neighborhood. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. There are houses being built next to this property and the builders have placed lumber on lot. Part of Lochmoor neighborhood. Condominium; Vul - Vacant Urban Lot; Summer Tax Due: \$770.56	24714 PEMBROOKE DR;	\$11149.68	

7883	Parcel ID: 24-29-451-006; Legal Description: T1NR10ESEC 29 1 SUPERVISORS PLAT NO. 16 LOT 1 Comments: This house sits on approximately 1.81 acres of land. The North section is wooded. The house sits closer to the road. Grassy front and back yard. The house is in poor shape. The shingled roof is failing in multiple areas allowing water to enter the home. Two bedroom one bathroom home. There are multiple areas where the ceiling is caving in. The house is full of debris and garbage. Water heater and furnace are still present. The furnace is in poor shape and has rust all over it. The basement is full of debris as well. aluminum siding in decent shape. The brick steps on the front porch have been removed. There were multiple holes in the yard. some were close to the home and concerning. There was a pile of dirt in one of the basement rooms and a visible hole leading to the outside. Possible foundation issues. The block foundation looked solid other then this small section. Partial paved driveway. Animal Damaged; Sanitation Issues And Garbage; Personal Property; Roof Issues; Summer Tax Due: \$1,715.96	24900 W 9 MILE RD;	\$14735.57	
7884	Parcel ID: 24-30-426-042; Legal Description: T1NR10ESEC 30 2 BLACKWOODS FOREST GLENS SUB LOT 2 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.69 acres of land. Wooded lot next to parking lot and businesses. Drain next to the road. Vul - Vacant Urban Lot; Summer Tax Due: \$580.70	;	\$5390.42	
7885	Parcel ID: 24-31-228-003; Legal Description: T1NR10ESEC 31 21 SUPERV PLAT RIVERDALE ACRS 1 LOT 21 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 1.01 acres of land. It looks like this yard is being used by the adjacent house owner. Yard is being taken care of. There are many tall old trees. Some tree debris on the far South portion of the lot. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$852.92	;	\$9043.29	
7886	Parcel ID: 24-34-101-031; Legal Description: T1NR10ESEC 34 7 PLUM HOLLOW GARDENS LOT 7 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.32 acres of land. Partially wooded on the South portion. Adjacent neighbor is using a section of the lot as a wrap around driveway onto their property. Open and grassy on the North portion. Group of pine trees near the road. Pile of tree debris on the back of the property. Vul - Vacant Urban Lot; Summer Tax Due: \$285.65	;	\$3643.62	
7887	Parcel ID: 24-34-176-030; Legal Description: T1NR10ESEC 34 111 PLUM HOLLOW ESTATES NO. 1 LOT 178 Comments: This house sits on approximately 0.41 acres of land. Grassy front and back yard with some large trees scattered around. Chain link fenced in back yard. Partially wooded on the North portion. Three bedroom one bathroom home. There is no basement in this home. Water heater and furnace are still present. They are located in a room along with a washer and a dryer. The house is in overall poor shape. The wood floors underneath the carpet are buckling in nearly all of the rooms. Uneven and broken floors. The ceiling in multiple rooms is collapsing. There are signs of mold. Rat poison throughout the house. Gutters are damaged. Aluminum siding in fair shape. Shingled roof is in poor shape we found multiple areas where it was leaking. Garbage, debris, and personal items throughout the home. Detached garage behind the home is in fair shape however the threshold of the door is rotting. Block foundation looked solid. Gas and electric meter are still present. Paved wrap around driveway in decent shape. Occupied; Personal Property; Mold; Roof Issues; Summer Tax Due: \$1,670.17	20990 MADA AVE;	\$27481.50	
7889	Parcel ID: 24-35-103-018; Legal Description: T1N R10E SEC 35 HYDE PARK SUBDIVISION LOTS 63 64 & 65 09-05-86 FR 002 003 & 004 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.14 acres of land. Wooded lot with thick vegetation. Mostly younger trees. Sits in between two houses. No driveway entrance. Vul - Vacant Urban Lot; Summer Tax Due: \$218.58	;	\$3157.94	

7890	<p>Parcel ID: 24-35-154-010; Legal Description: T1NR10ESEC 35 61 BASE LINE ESTATES NO. 2 LOT 244 Comments: This house sits on approximately 0.34 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Brick siding is in good shape. The cement steps leading to the front door are falling apart. Paved driveway runs along the side of the home and leads to an attached single car garage. Multiple vehicles parked on the property. Gas and electric were hooked up and still active. Large grassy back yard. Gopher hole in back yard. Handful of large trees. Nice neighborhood looks to be a quiet street. Occupied; Personal Property; Dnvi;</p> <p>Summer Tax Due: \$7,080.63</p>	19791 MIDWAY RD;	\$17950.60	
7891	<p>Parcel ID: 24-35-351-008; Legal Description: T1N R10E SEC 35 PART OF SW 1/4 OF SW 1/4 BEG AT PT DIST N 00-19-00 E 1002 FT FROM SW SEC COR TH N 00-19-00 E 75 FT TH E 333 FT TH S 00-19-00 W 75 FT TH W 333 FT TO BEG 0.57 A Comments: This house sits on approximately 0.57 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Paved driveway runs along the side of the home and leads to a detached two car garage. There was an old vehicle parked in the garage. The garage door looks to be damaged. Vegetation growing up over the garage. Gravel wrap around driveway connects to the paved portion of the driveway. Faux cement log siding on the exterior of the home is crumbling in certain areas. Shingled roof is in decent shape but there are section on the back side of the home that have a blue tarp draped across it. Gutters are full of dirt and are growing vegetation. Damage to the roof fascia in certain areas as well. Gas and electric meter are still hooked up and appear active. Beware of dog signs on the home. Partially fenced in back yard. Newer looking windows. House appears to be in overall decent shape. Occupied; Dnvi;</p> <p>Summer Tax Due: \$2,453.75</p>	20980 EVERGREEN RD;	\$20706.18	
7892	<p>Parcel ID: 24-36-152-002; Legal Description: T1N R10E SEC 36 MAGNOLIA NO. 2 LOT 558 EXC E 22 FT Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.06 acres of land. Open grassy lot on the corner of Winora Ave and Southfield Road. It looks like the adjacent neighbor is using a portion of the lot for a garden and there is a satellite dish. Its difficult to tell if this is on the actual lot. Possibly encroachment. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$196.78</p>	;	\$3516.12	
7893	<p>Parcel ID: 24-36-326-009; Legal Description: T1N R10E SEC 36 MAGNOLIA LOT 515 ALSO W 30 FT OF LOT 516 Comments: This house sits on approximately 0.22 acres of land. There are 4 bedrooms and 3 bathrooms. The house is in overall good shape but the basement is starting to show signs of mold formation. This will need to be addressed in the immediate future or the house will have more issues to take care of. At this point it is localized to the basement. Wide cement driveway leads to a two car garage. Shingled roof is in fair shape no major signs of damage. Mix of stone and brick siding. Grassy front and back yard with handful of large trees. Gutters are full of dirt and growing vegetation. Mix of wood and carpet floors. The interior of the home is in decent shape. The house was emptied out before the previous owners left. Posted as winterized on all bathrooms and kitchen sink. Some decent tile work in the kitchen and bathrooms. There is a small "shed roof" built on the back of the home possible for an old furnace or pump system. This is allowing moisture to enter the basement. The basement didn't have standing water but the mold forming on the walls is a good indication its wet. Electric meter still hooked up. Gas meter removed. There is a lot of potential here. It's in a nice neighborhood has ample bedrooms and bathrooms. Would be a great fixer upper. Mold;</p> <p>Summer Tax Due: \$4,075.21</p>	17259 CORNELL RD;	\$28348.15	

7894	<p>Parcel ID: 20-18-477-042; Legal Description: T2N R11E SEC 18 N 132 FT OF S 1320 FT OF E 330 FT OF E 1/2 OF SE 1/4 EXC E 60 FT TAKEN FOR COOLIDGE HWY 0.82 A Comments: These buildings sit on approximately 0.82 acres. Unfortunately there is about 6 feet of standing water in the basement. The excess moisture has allowed black mold to form in large portions of the house. The house is full of debris, garbage, and personal property throughout. Sanitation issues. Both the garage and the pole barn are full of auto mechanic equipment. There were 4 vehicles parked on the driveway. Long and wide gravel driveway runs along the side of the home and leads to the garages. Gutters, soffit and fascia are damages on the home. Vandalism on the garage door and vehicles. Cement slab parking area in front of pole barn. Cement slab foundation for the pole barn. The pole barn is missing a few sections of the metal roof. Raw OSB walls on portions of the barn. Some missing walls on the barn as well. Aluminum siding on the garage. Wood siding on the house. The house is in overall poor shape. Gas meter has been removed. Electric meter is still present but is inactive. This property will need a great deal of work before its back in good living condition. Please be prepared. Sanitation Issues And Garbage; Roof Issues; Personal Property; Mold; Dangerous Building; Summer Tax Due: \$3,985.23</p>	4235 COOLIDGE HWY;	\$38630.47	
7895	<p>Parcel ID: 20-24-129-006; Legal Description: T2N R11E SEC 24 OLDE FORGE SUB NO 2 LOT 173 Comments: This house sits on approximately 0.36 acres of land. Unfortunately the basement was wet and there was mold forming on many of the walls. A neighbor stated that the houses in the neighborhood all have wet basements and have sump pumps. There is debris, garbage, and personal property all throughout the house. The items in the basement are molding and falling apart from the constant moisture. Three bedrooms and 3 bathrooms. Two are half baths and full bathroom is in the master bedroom. Nice sized back yard is chain link fenced in. There is an above ground pool in the back. Small grassy front lawn with a few trees. Mix of nice brick siding and aluminum. Some parts of the aluminum could be repaired. Shingled roof looked to be in fair shape. Foundation seems to be solid but it was difficult to see since the brick goes all the way to the ground and the basement had plastic wall covering. Water heater and furnace still present. 100 amp breaker was intact. Washer and dryer still present. Its a shame the basement is wet because the house is overall good and in a nice neighborhood. There's a lot of potential here but you'll have to put in the time and money. Electric meter still present but appears to be disconnected. Gas meter still present. Personal Property; Sanitation Issues And Garbage; Mold; Summer Tax Due: \$4,945.50</p>	3914 GENICK CT;	\$25526.90	
7896	<p>Parcel ID: 05-31-152-001; Legal Description: T5N R11E SEC 31 THAT PART OF SW FRC 1/4 OF NW FRC 1/4 LYING NLY OF 'SENECA HILLS NO 2' 0.55 A Comments: ~0.34 acres of vacant, unimproved, lightly wooded land. Approximately 260 ft of gravel road frontage on Barr Rd. Parcel is triangular shaped. Depending on setback ordinances, this could be a difficult parcel to build on. The property appears to be located in a newer subdivision, with the parcel to the west currently being developed. Unbuildable Lands / Too Small; Summer Tax Due: \$187.72</p>	;	\$3619.64	
7897	<p>Parcel ID: 19-06-131-002; Legal Description: T2N R10E SEC 6 SUPERVISOR'S PLAT NO. 2 LOTS 26 & 27 EXC THAT PART IN M-58 HWY Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.10 acres of land. Open grassy lit with a few trees. Level ground. Next to S Telegraph road. Some road noise. At the very end of Dorchester Ave. Very low traffic. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$93.91</p>	;	\$1758.06	
7898	<p>Parcel ID: 19-06-131-003; Legal Description: T2N R10E SEC 6 WARD ORCHARDS NELY 1/2 OF LOT 336 & ALL OF LOT 337 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.16 acres of land. Open grassy lot. A few trees. There is a sewer pvc blow out still on the property. Ground slopes down on one side. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Summer Tax Due: \$74.12</p>	1061 DORCHESTER AVE;	\$30296.46	

7899	Parcel ID: 19-06-131-012; Legal Description: T2N R10E SEC 6 SUPERVISOR'S PLAT NO. 2 LOTS 28 & 29 EXC THAT PART IN M-58 HWY Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.20 acres of land. Chain link fenced in lot. Large pine trees near the road. Some overgrown areas. Level ground. Close to S Telegraph road. Some road noise. Please contact the local governmental unit about zoning. Please do your research before bidding. Vul - Vacant Urban Lot; Sideyard Parcel; Summer Tax Due: \$185.70	;	\$2359.11	
7902	Parcel ID: 19-06-205-017; Legal Description: T2N R10E SEC 6 WARD ORCHARDS SELY 80.25 FT OF LOTS 594 595 & 596 ALSO 1/2 VAC KISE AVE ADJ TO SAME Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.43 acres of land. This property has legal road frontage but it is on an unimproved road that was never finished. Wooded. All utilities are in the area. Vul - Vacant Urban Lot; Summer Tax Due: \$1,797.29	;	\$18971.33	
7903	Parcel ID: 19-06-205-018; Legal Description: T2N R10E SEC 6 SUPERVISOR'S PLAT NO 2 SELY 80.25 FT OF LOT 253 ALSO 1/2 OF VAC ALLEY ADJ TO SAME ALSO 1/2 VAC KISE AVE ADJ TO SAME Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.19 acres of land. Partially wooded with an open grassy area. Next to "Dogtopia" and another business. Vul - Vacant Urban Lot; Summer Tax Due: \$1,164.17	;	\$13155.38	
7904	Parcel ID: 19-06-385-006; Legal Description: T2N R10E SEC 6 SQUARE LAKE COUNTRY CLUB LOT 6 BLK 27 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.17 acres of land. This property is on an unimproved road that was never finished out. Close to a small pond. Wooded. Electric, water, and gas are in the area. Small amount of debris/garbage strewn about in the woods. Nothing difficult to clean up. Summer Tax Due: \$72.00	;	\$1747.04	
7905	Parcel ID: 19-19-353-008; Legal Description: T2N R10E SEC 19 HERNDON'S WALNUT LAKE ESTATES THAT PART OF LOTS 21 & 22 LYING IN BLOOMFIELD TWP Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.09 acres of land. On the corner of Lakeshire Drive and Inkster Road. A few large trees. There is a wide paved bike/walk lane on the East perimeter. It appears the adjacent landowner is using this as their lawn. There are no personal items on the property but it is well maintained. Grassy open lot. Summer Tax Due: \$158.76	;	\$5205.57	
7906	Parcel ID: 03-19-102-096; Legal Description: T5N R9E SEC 19 OAKLAND COUNTY CONDOMINIUM PLAN NO 416 CLEARWATER CAMPGROUND UNIT 96 L 9072 P 713 7-28-89 FR 101-005 Comments: ~0.04 acre lot in Clear Water Campgrounds. Entrance and exit are gated. Approximately 25 ft of road frontage. Power, water, and septic hookups are on site. Association Fees; Summer Tax Due: \$111.12	;	\$2270.44	
7907	Parcel ID: 03-20-303-012; Legal Description: T5N R9E SEC 19 & 20 BELLE-ANN FALLS ESTATES NO 3 LOTS 255 & 256 Comments: ~0.35 acres of vacant, unimproved, densely wooded and wet land. ~130 ft of gravel road frontage on Lake Pointe Dr. There may be a structure encroaching the boundary near the SW corner. Center of the property is wet and soupy. This is NOT waterfront property. Wetland Indicators; Summer Tax Due: \$267.31	;	\$3570.36	
7908	Parcel ID: 03-21-427-008; Legal Description: T5N R9E SEC 21 PERRY LAKE HEIGHTS LOTS 4 TO 7 INCL ALSO LOTS 37 TO 40 INCL BLK 25 Comments: This is a vacant parcel with no observed structures. Summer Tax Due: \$336.07	;	\$4267.20	
7909	Parcel ID: 03-34-451-002; Legal Description: T5N R9E SEC 34 PART OF SW 1/4 OF SE 1/4 BEG AT PT DIST N 661.98 FT & N 89-43-30 E 665.99 FT FROM S 1/4 COR TH N 89-43-30 E 176.38 FT TH S 12-09-00 E 227.78 FT TH N 44-59-00 W 315.48 FT TO BEG 0.46 A D518B Comments: This is a vacant parcel that sits behind a home on Morel Ln. Appears to be landlocked. ~0.46 acres. Roads - None Known (Possibly Landlocked); Summer Tax Due: \$83.55	;	\$1207.14	

7910	Parcel ID: 17-02-159-021; Legal Description: T2N R8E SEC 2 CARROLL LAKE HEIGHTS SUB LOT 12 BLK 24 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.06 acres of land. There is a section on the East side along the road that is paved. It looks like the adjacent neighbor has been mowing this lot. The West portion of the lot runs along a small creek. Wet land indicators. Encroachments; Unbuildable Lands / Too Small; Summer Tax Due: \$116.11	;	\$1774.55	
7911	Parcel ID: 17-02-159-022; Legal Description: T2N R8E SEC 2 CARROLL LAKE HEIGHTS SUB LOT 13 BLK 24 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.06 acres of land. Wooded. The West portion of the lot runs along a small creek. Wet land indicators. Unbuildable Lands / Too Small; Summer Tax Due: \$116.11	;	\$1776.96	
7912	Parcel ID: 17-02-159-023; Legal Description: T2N R8E SEC 2 CARROLL LAKE HEIGHTS SUB LOT 14 BLK 24 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.06 acres of land. Wooded. The West portion of the lot runs along a small creek. Wet land indicators. Unbuildable Lands / Too Small; Summer Tax Due: \$116.11	;	\$1776.96	
7913	Parcel ID: 17-02-159-024; Legal Description: T2N R8E SEC 2 CARROLL LAKE HEIGHTS SUB LOT 15 BLK 24 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.06 acres of land. Wooded. The West portion of the lot runs along a small creek. Wet land indicators. Unbuildable Lands / Too Small; Summer Tax Due: \$116.11	;	\$1774.55	
7914	Parcel ID: 17-02-178-005; Legal Description: T2N R8E SEC 2 CARROLL LAKE HEIGHTS SUB LOTS 11 & 12 BLK 13 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.13 acres of land. Appears to be mostly wetlands. I imagine it would be difficult to build but the adjacent lot has been cleared out and looks dry. Please contact the local governmental unit about zoning. Please do your research before bidding. Across the street from Carroll Lake. Swamp Lot; Summer Tax Due: \$148.86	;	\$1669.41	
7915	Parcel ID: 17-02-179-003; Legal Description: T2N R8E SEC 2 CARROLL LAKE HEIGHTS SUB LOTS 25 & 26 BLK 23 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.30 acres of land. The North West perimeter of the property runs along Little Carroll Lake. This appears to be mostly swamp land. There are a handful of large tall trees near the road. The farther you enter the wetter it gets. Swamp Lot; Summer Tax Due: \$108.23	;	\$2980.56	
7917	Parcel ID: 17-02-227-012; Legal Description: T2N R8E SEC 2 BOULEVARD SUB LOT 21 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.18 acres of land. Partially wooded. There is a section of open grass along the road side. Power lines run through the property. Old metal fence post and a few buried logs near the road side. Wetland indicators in the area. Across the street from Long Lake. Summer Tax Due: \$215.39	;	\$1669.37	
7918	Parcel ID: 17-03-431-001; Legal Description: T2N R8E SEC 3 CARROLL LAKE HEIGHTS SUB NO 1 LOT 61 BLK 40 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.06 acres of land. Triangular piece of land. Wooded. Mostly young trees but there are a few large tall ones. At the end of paradise Street. Very low traffic. Small lot most likely unbuildable. Unbuildable Lands / Too Small; Summer Tax Due: \$188.07	;	\$2814.51	
7919	Parcel ID: 17-09-376-059; Legal Description: T2N R8E SEC 9 E 1/2 OF SW 1/4 LYING NLY OF LOT 24 & ELY OF LOT 46 & ELY OF MADISON PARK OF WHISPERING WOODS COMMERCE' SUB 1.61 A 3-20-00 FR 008 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 1.61 acres of land. Tall older trees near the road side. Appears to be woody wetlands. There are wet land indicators near the road but appear to increase the farther you enter the property. Summer Tax Due: \$735.70	;	\$4807.23	

7920	Parcel ID: 17-11-333-005; Legal Description: T2N R8E SEC 11 MAPLE POINTE BEACH SUB LOTS 19 TO 22 INCL BLK 21 Comments: This house sits on approximately 0.25 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Small home on the corner of Silverberry St and Pittsfield St. Partial paved driveway leads to a detached two car garage. Electric and gas meter still hooked up and appear active. Vehicle parked on the driveway. The wood siding on the barn is showing its age and could use some repairs. The siding on the home is in decent shape but could also use some minor repairs. Shingled roof looks to be in good shape. Some of the windows are showing their age. Brick front patio. Occupied; Personal Property; Summer Tax Due: \$1,214.19	3101 SILVERBERRY ST;	\$21080.26	
7921	Parcel ID: 17-11-336-009; Legal Description: T2N R8E SEC 11 MAPLE POINTE BEACH SUB LOTS 14 & 15 BLK 20 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.12 acres of land. There is an old trailer parked in the middle of the property. Neighboring privacy fences on the North and South sides. There is a small section of privacy fence in the North West corner of the property and appears to be random debris and personal property. Pile of lawn/tree debris in the middle of the lot. A few large trees near the road. Open Grassy lot. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. It appears there was a building on this property at one point in time but it has since been removed. The SEV may not accurately reflect the current value of the property. Sev Not Accurate; Summer Tax Due: \$658.52	;	\$5785.95	
7922	Parcel ID: 17-12-231-045; Legal Description: T2N R8E SEC 12 UNION LAKE GARDEN SUB LOTS 45 & 46 5-9-05 FR 033 & 034 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.46 acres of land. Was told by construction workers next door that the land would fail a perc test. The neighboring property looks like its had its soil built up to a higher elevation so this may be true. Wooded. There were cars parked along the road in front of the property but I believe they are parked there temporarily by construction workers in the area. Claims Of Defect From Third Parties; Summer Tax Due: \$1,054.86	;	\$11537.38	
7923	Parcel ID: 17-24-301-039; Legal Description: T2N R8E SEC 24 OAKLAND COUNTY CONDOMINIUM PLAN NO 611 GOLF VIEW LAKE ESTATES UNIT 40 L 10915 P 305 8-26-99 FR 100-093 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.30 acres of land. Small creek/drainage runs parallel with the road. Upscale neighborhood. Wooded. Would be a great spot to build. Beautiful homes in the area. Small wood bench sitting next to tree near the road side. Please contact the local governmental unit about zoning. Please do your research before bidding. Summer Tax Due: \$323.67	8959 CLUBWOOD DR;	\$3238.39	
7924	Parcel ID: 11-11-202-011; Legal Description: T3N R7E SEC 11 DUCK LAKE PARK SUB LOT 218 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.10 acres of land. Wet land indicators. A few trees. Looks to be mostly swamp land. Across the street from Highland Hills Golf course. Summer Tax Due: \$462.24	;	\$9858.54	
7925	Parcel ID: 11-11-226-001; Legal Description: T3N R7E SEC 11 DUCK LAKE PARK SUB OUTLOT C Comments: This is a vacant parcel with no observed structures. Additional Comment: Island behind 1990 club view. Small island. Looks to be mostly swamp or wet lands. If you've ever wanted to own your own island now is your chance. This vacant lot is approximately 1.44 acres of land. Swamp Lot; Summer Tax Due: \$166.09	;	\$2123.16	
7927	Parcel ID: 11-12-203-009; Legal Description: T3N R7E SEC 12 PART OF NE 1/4 BEG AT NE COR OF LOT 34 OF 'SUPERVISOR'S PLAT NO 3' TH N 22-02-30 W 129.60 FT TH S 69-13-00 W 93.30 FT TH S 19-09-00 E 132.50 FT TH N 67-57-30 E 100.00 FT TO BEG 0.29 A Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.29 acres of land. Wooded with thick vegetation. Level ground. Close to Duck Lake. Summer Tax Due: \$287.22	;	\$2397.27	

7928	Parcel ID: 11-12-352-003; Legal Description: T3N R7E SEC 12 DUCK LAKE SUB W 220 FT OF N 50 FT OF LOT 101 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.26 acres of land. A few large trees. Partially wooded on the West portion. There is an unimproved road on to the West which was never finished. Road frontage on Oakridge Drive. Small cement pad foundation with charcoal grill. Bug zapper on a post. Some tree debris. Close to Duck Lake. Summer Tax Due: \$246.70	;	\$4021.73	
7929	Parcel ID: 11-27-301-035; Legal Description: T3N R7E SEC 27 OAKLAND COUNTY CONDOMINIUM PLAN NO 1505 HIDDEN CREEK PINES CONDOMINIUM UNIT 7 L 27776 P 532 1-31-03 FR 026 Comments: This is a vacant parcel with no observed structures. Unit 7 in Hidden Creek Pines Condominium. Open grassy lot. Ground is level for first 30 feet then slopes down and levels out again. Upscale neighborhood. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Possible association fees. Summer Tax Due: \$339.08	1144 ALISSA MARIE DR;	\$3416.86	
7930	Parcel ID: 11-27-301-036; Legal Description: T3N R7E SEC 27 OAKLAND COUNTY CONDOMINIUM PLAN NO 1505 HIDDEN CREEK PINES CONDOMINIUM UNIT 8 L 27776 P 532 1-31-03 FR 026 Comments: This is a vacant parcel with no observed structures. Unit 8 in Hidden Creek Pines Condominium. Open grassy lot. Ground is level for first 30 feet then slopes down and levels out again. Upscale neighborhood. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Possible association fees. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$339.08	1140 ALISSA MARIE DR;	\$3416.86	
7931	Parcel ID: 11-27-301-037; Legal Description: T3N R7E SEC 27 OAKLAND COUNTY CONDOMINIUM PLAN NO 1505 HIDDEN CREEK PINES CONDOMINIUM UNIT 9 L 27776 P 532 1-31-03 FR 026 Comments: This is a vacant parcel with no observed structures. Unit 9 in Hidden Creek Pines Condominium. Open grassy lot. Ground is level for first 30 feet then slopes down and levels out again. Upscale neighborhood. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Possible association fees. Association Fees; Condo Subdivision "site Condo"; Summer Tax Due: \$339.08	1116 RYAN CT;	\$3416.86	
7932	Parcel ID: 11-27-301-038; Legal Description: T3N R7E SEC 27 OAKLAND COUNTY CONDOMINIUM PLAN NO 1505 HIDDEN CREEK PINES CONDOMINIUM UNIT 10 L 27776 P 532 1-31-03 FR 026 Comments: This is a vacant parcel with no observed structures. Unit 10 in Hidden Creek Pines Condominium. Open grassy lot. Ground is level for first 30 feet then slopes down and levels out again. Upscale neighborhood. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Possible association fees. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$339.08	1112 RYAN CT;	\$3416.86	
7933	Parcel ID: 11-27-301-039; Legal Description: T3N R7E SEC 27 OAKLAND COUNTY CONDOMINIUM PLAN NO 1505 HIDDEN CREEK PINES CONDOMINIUM UNIT 11 L 27776 P 532 1-31-03 FR 026 Comments: This is a vacant parcel with no observed structures. Unit 11 in Hidden Creek Pines Condominium. Open grassy lot. Ground is level for first 30 feet then slopes down and levels out again. Upscale neighborhood. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Possible association fees. Association Fees; Condo Subdivision "site Condo"; Summer Tax Due: \$339.08	1098 RYAN CT;	\$3416.86	
7934	Parcel ID: 11-27-301-040; Legal Description: T3N R7E SEC 27 OAKLAND COUNTY CONDOMINIUM PLAN NO 1505 HIDDEN CREEK PINES CONDOMINIUM UNIT 12 L 27776 P 532 1-31-03 FR 026 Comments: This is a vacant parcel with no observed structures. Unit 12 in Hidden Creek Pines Condominium. Open grassy lot. Ground is level for first 30 feet then slopes down and levels out again. Upscale neighborhood. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Possible association fees. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$339.08	1094 RYAN CT;	\$3416.86	

7935	Parcel ID: 11-27-301-041; Legal Description: T3N R7E SEC 27 OAKLAND COUNTY CONDOMINIUM PLAN NO 1505 HIDDEN CREEK PINES CONDOMINIUM UNIT 13 L 27776 P 532 1-31-03 FR 026 Comments: This is a vacant parcel with no observed structures. Unit 13 in Hidden Creek Pines Condominium. Open grassy lot. Ground is level for first 30 feet then slopes down and levels out again. Upscale neighborhood. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Possible association fees. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$339.08	1078 RYAN CT;	\$3416.86	
7936	Parcel ID: 11-27-301-042; Legal Description: T3N R7E SEC 27 OAKLAND COUNTY CONDOMINIUM PLAN NO 1505 HIDDEN CREEK PINES CONDOMINIUM UNIT 14 L 27776 P 532 1-31-03 FR 026 Comments: This is a vacant parcel with no observed structures. Unit 14 in Hidden Creek Pines Condominium. Open grassy lot. Ground is level for first 30 feet then slopes down and levels out again. Upscale neighborhood. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Possible association fees. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$339.08	1074 RYAN CT;	\$3416.86	
7938	Parcel ID: 01-10-101-009; Legal Description: T5N R7E SEC 10 THAT PART OF E 1/2 OF NW 1/4 LYING W OF PM RR R/W 0.19 A I129 Comments: ~0.08 acres of vacant, unimproved, wooded land. Approximately 5 ft wide by 665 ft long. Bordered to the west by farmland, and a railroad to the east. Likely the result of a survey error. No known legal access. Unbuildable Lands / Too Small; Summer Tax Due: \$3.70	;	\$646.11	
7939	Parcel ID: 01-24-355-023; Legal Description: T5N R7E SEC 24 SUPERVISOR'S PLAT OF GREAT LAKES COUNTRY CLUB LOT 1 BLK 17 Comments: ~0.17 acres of vacant, unimproved, wooded, wet, and generally flat land. Approximately 50 ft of easement frontage. Road frontage is incomplete, but near the corner of Oak Park and Blueberry Dr. The north portion of the parcel borders a marsh. Association Fees; Wetland Indicators; Summer Tax Due: \$75.98	;	\$1323.71	
7940	Parcel ID: 01-24-360-002; Legal Description: T5N R7E SEC 24 SUPERVISOR'S PLAT OF GREAT LAKES COUNTRY CLUB LOT 10 BLK 16 Comments: ~0.22 acres of vacant, wooded, unimproved, and generally flat land. 50 ft gravel road frontage on Birchwood Dr to the west, and ~85 ft of gravel road frontage on Oak Park Dr to the east. Association Fees; Summer Tax Due: \$82.62	;	\$2572.04	
7941	Parcel ID: 01-25-101-002; Legal Description: T5N R7E SEC 25 SUPERVISOR'S PLAT OF GREAT LAKES COUNTRY CLUB LOTS 5 & 6 BLK 13 Comments: ~0.48 acres vacant, unimproved, wooded, and generally flat land. 100 ft of gravel road frontage on the private Great Lakes Blvd. The neighborhood seems quiet and pleasant. Association Fees; Summer Tax Due: \$208.48	;	\$3700.62	
7942	Parcel ID: 01-33-228-020; Legal Description: T5N R7E SEC 33 NORTHERN ADD W 85 FT OF LOT 16 EXC S 132 FT THEREOF Comments: This is a vacant parcel that does not appear to have road access. Aerial images show this to be very wet and partially under water. Wetland Indicators; Roads - None Known (Possibly Landlocked); Summer Tax Due: \$82.62	;	\$2969.14	
7943	Parcel ID: 08-11-277-006; Legal Description: T4N R9E SEC 11 THENDARA PARK COUNTRY CLUB LOTS 13 & 14 BLK 26 Comments: ~0.14 acres of vacant, unimproved, partially wooded, hilly land. Triangular shaped corner lot. Approximately 120 ft of paved road frontage on Tuscarora Dr, and another 80 ft on Iroquois Blvd. Land is high to the east, and grades down sharply to the west. Due to the shape and terrain, this could be a difficult parcel to build on. Terrain Challenged; Unbuildable Lands / Too Small; Summer Tax Due: \$27.72	;	\$837.38	
7944	Parcel ID: 08-12-331-005; Legal Description: T4N R9E SEC 12 SUNNY BEACH COUNTRY CLUB SUB LOTS 1 & 2 BLK 2 Comments: ~0.15 acres of vacant, lightly wooded, flat land. Parcel is triangular shaped, and at an intersection. Approximately 100 ft of paved road frontage on Mohawk Ave, and 130 ft on Lakeview boulevard. Neighborhood seems Summer Tax Due: \$211.24	;	\$21976.55	

7945	Parcel ID: 08-12-335-027; Legal Description: T4N R9E SEC 12 SUNNY BEACH COUNTRY CLUB SUB LOT 17 BLK 10 Comments: ~0.08 acres vacant, improved land. ~30 ft of paved road frontage on N Eston Rd. No driveway access. This parcel has been mowed and maintained. The south boundary is fenced. This is likely used as a sideyard parcel for the property to the north. Unbuildable Lands / Too Small; Sideyard Parcel; Summer Tax Due: \$23.56	;	\$1528.33	
7946	Parcel ID: 08-13-156-001; Legal Description: T4N R9E SEC 13 SUNNY BEACH COUNTRY CLUB SUB NO 2 LOTS 4 & 5 BLK 43 Comments: ~0.19 acres of vacant, unimproved, lightly wooded land. Corner lot with ~75 ft of gravel road frontage on Crescent Dr to the west, and ~100 ft on Sylvan View to the north. Parts of the driveway and garage from the parcel to east may be encroaching on this parcel. This land is on a slope, with the high point being to the SE, grading down generally to NW. Encroachments; Summer Tax Due: \$47.27	;	\$1738.00	
7947	Parcel ID: 08-14-403-003; Legal Description: T4N R9E SEC 14 RICHMOND KNOLLS LOT 32 Comments: ~0.44 acres of vacant, unimproved, lightly wooded, flat land. ~130 ft gravel road frontage on Eames Ct, near the Marconi intersection. In spite of what the tall cattails growing in the culvert would indicate, the land is dry and lightly wooded. Summer Tax Due: \$63.38	;	\$1636.86	
7948	Parcel ID: 08-35-227-040; Legal Description: T4N R9E SEC 35 SUPERVISOR'S PLAT NO 6 PART OF LOT 3 BEG AT SE LOT COR TH N 78-31-42 E 150 FT TH N 02-40-10 W 105.67 FT TH S 85-58-29 E 148.73 FT TH S 01-38-00 E 125 FT TO BEG Comments: This house sits on approximately 0.39 acres of land. Overall this house is in poor shape. Block foundation looks solid. Aluminum siding is in decent shape but there are areas that need attention. Shingled roof is in poor shape. There were multiple areas inside of the home that are showing water damage. Paved driveway leads to an attached two car garage. The garage is full of debris and personal property. The entire house is full of garbage, debris, and personal items. The excess moisture from the roof leaks has caused mold to form on a large portion of the home. Water heater and furnace are still present but both look shot. The basement was very wet with some spots having standing water. You can tell that the water has been at least 2 feet high due to stains and rusting. There is a large amount of dirt was out. Two bedroom one bathroom. The former residents were doing some DIY renovation and never finished. The renovations are an odd shaped room. It looks like the garage section used to be a detached garage but they combined the two at some point in the past. Crawlspace basement accessible through a hole in the kitchen. The basement is concrete The house has been vandalized. Many things are broken and there is graffiti all over the walls. There is an RV parked in the back yard as well as a small car parked in a small carport. There is a large fabric/tarp car port with a small shed type structure on the side. All the structures in the back yard are in poor shape as well. There is a very high tree fort in one of the trees. This property will need a great deal of work to get it back into good living condition. Be prepared. Sanitation Issues And Garbage; Personal Property; Roof Issues; Mold; Summer Tax Due: \$1,370.90	5031 CLINTONVILLE RD;	\$8314.79	
7949	Parcel ID: 21-26-100-036; Legal Description: T1N R7E SEC 26 PART OF NW 1/4 BEG AT NW SEC COR TH N 89-26-25 E 942 FT TH S 00-33-35 E 871.20 FT TH N 89-26-25 E 35.93 FT TH S 28-50-47 W 246.57 FT TH S 68-47-19 W 150.65 FT TH ALG CURVE TO LEFT RAD 200 FT CHORD BEARS S 22-44-45 E 94.93 FT DIST OF 95.84 FT TH S 36-28-26 E 91.30 FT TH S 57-05-05 W 60.12 FT TH N 36-28-26 W 87.57 FT TH ALG CURVE TO RIGHT RAD 260 FT CHORD BEARS N 29-53-15 W 59.65 FT DIST OF 59.77 FT TH N 85-19-47 W 168.08 FT TH S 24-23-08 W 168.72 FT TH S 32-58-51 E 476.07 FT TH S 05-08-45 W 377.96 FT TH S 00-57-07 E 307.43 FT TH S 14-53-56 E 220.21 FT TH S 89-54-44 W 723.71 FT TH N 00-14-10 W 2638.23 FT TO BEG EXC THAT PART PLATTED INTO 'TANGLEWOOD GRENELEFE SUB' ALSO EXC THAT PART WHICH LIES N OF SLY LINE OF 'TANGLEWOOD-POINTE O'WOODS SUB' 7.51 A 3-24-00 FR 032 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 7.5 acres of land. Wooded lot. Possible wet land indicators. Nice Area to build. Labeled as residential land use. Please contact the local governmental unit about zoning. Please do your research before bidding. The East side of the property borders the Tanglewood golf course. The North portion of the property borders the Tangelwood neighborhood. Summer Tax Due: \$2,232.77	;	\$26043.17	

7950	<p>Parcel ID: 21-26-201-002; Legal Description: T1N R7E SEC 26 W 3960 FT OF N 1/2 OF SEC EXC THAT PART LYING WLY OF ELY R/W LINE OF COUNTRY CLUB DR ALSO EXC BEG AT PT DIST N 89-12-15 W 1323.20 FT FROM NE SEC COR TH S 00-02-25 E 2653.56 FT TH N 89-29-05 W 499.97 FT TH N 00-02-25 W 2656.01 FT TH S 89-12-15 E 500 FT TO BEG ALSO EXC BEG AT PT DIST S 89-26-25 W 126.62 FT & S 00-33-35 E 140.19 FT & S 33-33-35 E 381.25 FT & S 23-26-25 W 20 FT & S 66-33-35 E 297.14 FT & S 20-33-35 E 690.57 FT & S 25-26-25 W 172.50 FT & S 21-49-14 W 53.03 FT FROM N 1/4 COR TH S 71-47-58 E 186.26 FT TH S 01-48-10 E 159.91 FT TH S 68-11-38 W 186.26 FT TO ELY R/W LINE OF COUNTRY CLUB DR TH ALG CURVE TO RIGHT RAD 420 FT CHORD BEARS N 01-48-10 W 287.34 FT DIST OF 293.26 FT TO BEG ALSO EXC THAT PART TAKEN FOR 'TANGLEWOOD ST ANDREWS SUB' ALSO EXC THAT PART PLATTED INTO 'TANGLEWOOD SHINNECOCK HILLS SUB' 1.26 A 4-15-02 FR 001 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 1.29 acres of land. Wet land indicators throughout. There is a pond on the North East section of the property. Paved golf cart path runs along the North section of the lot. Possible association fees. Partially wooded. Section of grass on the North section that runs adjacent to the neighboring houses. Nice area. It would most likely be difficult to build on this land due to the wet lands. Please contact the local governmental unit about zoning and do your research before bidding. Part of the Tanglewood Gold Community. Swamp Lot;</p> <p>Summer Tax Due: \$62.19</p>	;	\$1719.77	
7951	<p>Parcel ID: 21-27-200-018; Legal Description: T1N R7E SEC 27 PART OF NE 1/4 BEG AT PT DIST N 1391.19 FT FROM E 1/4 COR TH S 88-08-50 W 219.96 FT TH N 00-39-00 W 189.37 FT TH S 89-49-20 E 222 FT TH S 181.56 FT TO BEG 0.94 A Comments: This house sits on approximately 0.94 acres. Cement driveway leads to a paved parking area on the side of the home. Roofed porch on front entrance. Sun room on the back of the home. There was a cement slab foundation on the North West section of the back yard. There was a boat parked in the driveway. Personal property throughout the house. The exterior of the home is in nice shape. Brick siding looks good. Shingled roof looks good as well. Foundation looks solid. Unfortunately the inside of the home is heavily animal damaged. Two bedroom one bathroom. The bedrooms, bathroom, living room, and closets are all in fine shape but when you enter the kitchen the floors have been damaged by animal excrement. We did not enter further into the property due to sanitation issues and smell. Nice sized lot. Large grassy back yard with many trees. There is an additional storage barn in the South West section of the lot. It is in decent shape but there is some leaking which is causing ceiling damage in one of the corners. The barn is full of personal property as well. Electric meter still present but inactive. Propane tank next to driveway. This is a nice house, its a shame it was animal damaged. With some TLC and a major cleaning this would be a great property. Personal Property; Sanitation Issues And Garbage; Animal Damaged;</p> <p>Summer Tax Due: \$2,549.75</p>	23777 CURRIE RD;	\$19538.60	
7952	<p>Parcel ID: 16-08-130-014; Legal Description: T2N R7E SEC 8 NEEDEL'S OAK PARK SUB NO. 1 LOT 218 Comments: This house sits on approximately 0.08 acres of land. Small front and back yard with a few large trees. Nestled amongst the other homes in the neighborhood. Dirt/gravel driveway. The house is in overall good shape. Two bedroom one bathroom home. "Michigan" basement accessible through a trap door in the kitchen. There is a pressure tank and boiler in the basement. 100 amp breaker box is intact. No water heater was found but there are hot and water hook ups on the wall where there washer and dryer are installed. The house was been cleaned out before the former tenants left. Nice area. Would be a great little starter home. Vinyl siding in good shape. Could use a pressure wash. Shingled roof didn't show any signs of leaking but there is a large amount of vegetation build up and moss that should be addressed in the near future. Submersed well head in front lawn. Sewer clean out located behind the home.</p> <p>Summer Tax Due: \$968.65</p>	217 WOODBINE DR;	\$9220.10	
7953	<p>Parcel ID: 16-02-357-013; Legal Description: T2N R7E SEC 2 & 3 OAKLAND COUNTY CONDOMINIUM PLAN NO 892 VILLA DEL LAGO CONDOMINIUM UNIT 13 BLDG 3 L 15105 P 638 6-19-96 FR 351-003 Comments: This is a two story apartment in the Villa Del Lago condominiums. It appears to be unoccupied. The former residents have cleared their things out before leaving. Mix of brick, cedar and aluminum siding is in fair shape. A/C central air unit in the front. Shingled roof looks good. Possible association fees. Over all the building looks to be in fair/good shape. Glass sliding doors open up into a shared back yard. There is a parking space in front of the building. Occupied; Condominium;</p> <p>Summer Tax Due: \$706.54</p>	904 N MAIN ST;	\$4906.00	

7954	Parcel ID: 09-01-206-005; Legal Description: T4N R10E SEC 1 BUNNY RUN COUNTRY CLUB ANNEX NO 4 LOTS 8 & 9 BLK 51 Comments: This house sits on approximately 0.15 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There were dogs inside the home. Block foundation looks solid. Mix of stone and wood siding. The wood siding could use a sanding and fresh coat of paint. Gas and electric meter were still hooked up and appear to be active. Shingled roof looked ok no major damage seen. Grassy front and back yard. Overgrown vegetation on some parts of the exterior. Paved driveway leads to an attached two car garage. There was a truck parked on the property on last visit. Large wooden deck on the back of the home. Occupied; Beware Of Dog; Summer Tax Due: \$1,852.20	845 N CONKLIN DR;	\$18750.44	
7955	Parcel ID: 09-16-229-010; Legal Description: T4N R10E SEC 16 RANDALL BEACH NO 1 LOT 77 Comments: ~0.29 acres of vacant, flat land. 50 ft of gravel rd frontage on Beach Dr. Property is generally clear and flat, but overgrown. Most of the trees are along the boundaries. The first ~200ft from the road is flat, with the remainder grading down sharply to the lake. A wellhead was seen on the property, but no sign of other utilities. It should be noted that there is an adjacent parcel to the east, in the lake itself, for approximately 35 ft of the boundary line. This may impact the placement of a future dock. Association Fees; Summer Tax Due: \$1,073.92	1075 BEACH DR;	\$30456.47	
7956	Parcel ID: 09-28-377-003; Legal Description: T4N R10E SEC 28 DAWSON WOODS NO 1 LOT 40 Comments: ~0.47 acres of vacant land, with 100 ft gravel road frontage on Hammerslea St. Property is thickly wooded at the roadside, but relatively clear thereafter. The central portion of the land is quite moist, and may be part of an artery to nearby Judah Lake. Both adjacent parcel have been built upon, and a small pond sits on the property to the west. Wetland Indicators; Summer Tax Due: \$316.24	;	\$3002.23	
7957	Parcel ID: 09-28-377-005; Legal Description: T4N R10E SEC 28 DAWSON WOODS NO 1 LOT 38 Comments: ~0.43 acres of vacant land, with 100 ft gravel road frontage on Hammerslea St. Property is thickly wooded at the roadside, but relatively clear thereafter. The central portion of the land is quite moist, and may be part of an artery to nearby Judah Lake. An adjacent parcel as been built upon, and a small pond sits on that property. This property is at the end of a paved road, and although water and sewer extend to that point, they may not make it all the way to this parcel. Wetland Indicators; Summer Tax Due: \$383.02	;	\$3455.29	
7958	Parcel ID: 04-09-451-008; Legal Description: T5N R10E SEC 9 PART OF W 1/2 OF SE 1/4 BEG AT PT DIST N 01-00-20 E 1008.63 FT FROM S 1/4 COR TH N 01-00-20 E 113.87 FT TH S 88-20-50 E 354.49 FT TH S 25-17-33 E 127.73 FT TH N 88-20-50 W 411.08 FT TO BEG 1.00 A Comments: ~1.0 acres vacant, improved, flat, overgrown land. Approximately 110 ft of gravel road frontage on Metamora Rd to the west, with driveway access. Approximately 125 ft of frontage on N Lapeer Rd to the NE. There is a rusted out crane, semi trailer, and pop up camper on the property. There is a billboard erected on the NE corner of the property. There is a large berm along the north/northwest property line. Property is fenced on three sides, with a gate on Metamora Rd. Billboards; Summer Tax Due: \$612.53	;	\$7110.47	
7959	Parcel ID: 06-32-452-015; Legal Description: T4N R7E SEC 32 SUPERVISOR'S PLAT NO 1 LOT 130 Comments: This is a vacant parcel with no observed structures. Wooded lot with thick vegetation. Quiet area. This vacant lot is approximately 0.17 acres of land. Near Fish Lake. Summer Tax Due: \$351.17	;	\$3355.58	
7962	Parcel ID: 25-33-305-027; Legal Description: T1N R11E SEC 33 FOREST GROVE SUB LOT 115 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.06 acres of land. Open grassy lot. Cement driveway entrance at road. Neighboring fence along the North perimeter. A few small trees along the North side. Level ground. Vul - Vacant Urban Lot; Summer Tax Due: \$24.94	21385 WESTVIEW AVE;	\$50054.74	

7965	Parcel ID: 07-26-251-026; Legal Description: T4N R8E SEC 26 ROBERT-BRUCE SUB LOT 106 Comments: ~0.14 acres of vacant, unimproved, wooded, and generally flat land. ~40 ft gravel road frontage on N Bay Dr. Land slopes downward to the west, where it meets Green Lake, also with ~40ft of shore. Land is likely too narrow to build upon. Border is partially fenced on the north and south boundaries. This is a vacant parcel with no observed structures. Unbuildable Lands / Too Small; Summer Tax Due: \$151.34	5995 N BAY DR;	\$2268.61	
7966	Parcel ID: 07-28-228-009; Legal Description: T4N R8E SEC 28 COLONIAL ACRES SUB NO 2 LOT 155 Comments: ~0.34 acres vacant, unimproved, wooded, generally flat land. ~40 ft gravel road frontage on Hillsboro Rd. No driveway access. Nearby Big Lake is visible from the roadside. Property is likely unbuildable at 40 ft wide. Neighborhood seems nice. Unbuildable Lands / Too Small; Summer Tax Due: \$398.20	;	\$2163.69	
7967	Parcel ID: 07-28-228-010; Legal Description: T4N R8E SEC 28 COLONIAL ACRES SUB NO 2 LOT 156 Comments: ~0.34 acres vacant, unimproved, wooded, generally flat land. ~40 ft gravel road frontage on Hillsboro Rd. No driveway access. Nearby Big Lake is visible from the roadside. Property is likely unbuildable at 40 ft wide. Neighborhood seems nice. Unbuildable Lands / Too Small; Summer Tax Due: \$398.20	;	\$1894.34	
7968	Parcel ID: 07-28-228-011; Legal Description: T4N R8E SEC 28 COLONIAL ACRES SUB NO 2 LOT 157 Comments: ~0.32 acres vacant, unimproved, wooded, generally flat land. ~45 ft gravel road frontage on Hillsboro Rd. No driveway access. Nearby Big Lake is visible from the roadside. Property is likely unbuildable at 40 ft wide. Neighborhood seems nice. Unbuildable Lands / Too Small; Summer Tax Due: \$393.83	;	\$1878.41	
7969	Parcel ID: 13-01-151-022; Legal Description: T3N R9E SEC 1 PART OF NW 1/4 BEG AT PT DIST N 04-36-48 W 1120.06 FT FROM W 1/4 COR TH N 04-36-48 W 32.96 FT TH N 86-50-30 E 475.85 FT TH S 02-34-52 E 33 FT TH S 86-50-30 W 474.69 FT TO BEG 0.36 A 5-27-91 FR 007 Comments: ~0.36 acres of vacant, improved, clear and flat land. Approximately 33 ft of paved road frontage on Clintonville Rd, 480 ft on Nottingham Dr, and another 33 ft on Muirwood Dr. Southern boundary is partially fenced. Likely unbuildable at only 33 ft wide. Parcel looks to be maintained and mowed. Unbuildable Lands / Too Small; Summer Tax Due: \$267.35	;	\$2312.70	
7970	Parcel ID: 13-06-301-003; Legal Description: T3N R9E SEC 6 MOUNTAIN VIEW COUNTRY CLUB LOTS 386 & 387 Comments: Vacant wooded parcel that sits on an unimproved road. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$156.50	;	\$1941.97	
7971	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 13-06-306-002; Legal Description: T3N R9E SEC 6 MOUNTAIN VIEW COUNTRY CLUB LOT 364 Comments: 2 vacant wooded parcels that sit on an unimproved road. Roads - Platted Or Easement Known, But Unimproved; (2 of 2) Parcel ID: 13-06-306-003; Legal Description: T3N R9E SEC 6 MOUNTAIN VIEW COUNTRY CLUB LOT 365 Comments: This is a vacant parcel with no observed structures. Summer Tax Due: \$716.36	;	\$11046.26	
7973	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 13-13-102-014; Legal Description: T3N R9E SEC 13 SILVER BEACH LOT 90 Comments: Combined ~0.32 acres vacant, unimproved land. Zoned commercial, code 202. ~135 ft paved road frontage on Silverside Dr, and 100~ on Dixie Hwy. Silver Lake is visible from Silverside. Ground coverage is almost entirely deciduous forest. (2 of 2) Parcel ID: 13-13-102-015; Legal Description: T3N R9E SEC 13 SILVER BEACH LOT 91 Comments: This is a vacant parcel with no observed structures. Summer Tax Due: \$859.75	2830 DIXIE HWY; ;	\$8671.22	

7976	<p>Parcel ID: 13-24-154-004; Legal Description: T3N R9E SEC 24 LA SALLE PARK LOT 24 Comments: ~0.14 acres vacant, improved, generally clear and flat land. ~100 ft paved road frontage on Buick St. There are numerous trees lining the property. There is a small shed near the SE boundary, with some cut up logs nearby. A small brick firepit sits near the south line. This could possibly be a side lot to the nearby home to the south Summer Tax Due: \$458.34</p>	;	\$3863.04	
7977	<p>Parcel ID: 13-28-326-017; Legal Description: T3N R9E SEC 28 ELIZABETH SHORES S 1/2 OF LOT 297 ALSO LOTS 298 & 299 4-24-89 FROM 016 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.27 acres of land. There is legal road frontage but it is on an unimproved road that was never finished. The road is currently a dirt/grass alley next to an adjacent neighbors privacy fence. Wooded with thick vegetation. It appears people in the neighborhood have been dumping grass clippings. Nice neighborhood. Would be a great spot to build. lease contact the local governmental unit about zoning. Please do your research before bidding. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$127.81</p>	;	\$1622.58	
7978	<p>This lot is a "bundle" comprised of 6 parcels</p> <p>(1 of 6) Parcel ID: 13-28-329-008; Legal Description: T3N R9E SEC 28 ELIZABETH SHORES LOT 232 Comments: This is a vacant parcel with no observed structures. Nice neighborhood. Across the street from Elizabeth Lake Woods Park. Close to Elizabeth lake. This is a bundle of 6 vacant lots that are 0.11, 0.11, 0.11, 0.11, 0.12, 0.12 acres in size. Wooded wet lands. Most of the road frontage is on an unimproved road that was never finished but currently there is road frontage on Artesian Dr. Swamp Lot; Bundle;</p> <p>(2 of 6) Parcel ID: 13-28-329-009; Legal Description: T3N R9E SEC 28 ELIZABETH SHORES LOT 233 Comments: This is a vacant parcel with no observed structures.</p> <p>(3 of 6) Parcel ID: 13-28-329-010; Legal Description: T3N R9E SEC 28 ELIZABETH SHORES LOT 234 Comments: This is a vacant parcel with no observed structures.</p> <p>(4 of 6) Parcel ID: 13-28-329-011; Legal Description: T3N R9E SEC 28 ELIZABETH SHORES LOT 235 Comments: This is a vacant parcel with no observed structures.</p> <p>(5 of 6) Parcel ID: 13-28-329-012; Legal Description: T3N R9E SEC 28 ELIZABETH SHORES LOT 236 Comments: This is a vacant parcel with no observed structures.</p> <p>(6 of 6) Parcel ID: 13-28-329-013; Legal Description: T3N R9E SEC 28 ELIZABETH SHORES LOT 237 Comments: This is a vacant parcel with no observed structures. Summer Tax Due: \$200.94</p>	;	\$6744.44	
7984	<p>Parcel ID: 13-29-126-011; Legal Description: T3N R9E SEC 29 DOYON SUB LOT 14 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.29 acres of land. The parcel sits back in the woods because the road wasn't finished. There was suppose to be a cul-de-sac style road here. Wooded. Wet land indicators in the area but this lot looks dry for the most part. Low traffic. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Summer Tax Due: \$65.46</p>	;	\$2607.93	
7985	<p>Parcel ID: 13-30-103-001; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS OUTLOT H Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.08 acres of land. Water frontage on Pleasant Lake. It appears that a large chunk of this lot is swamp/wet. Wet land indicators. The lot appears too small to build on. Please contact the local governmental unit about zoning. Please do your research before bidding. Swamp Lot; Summer Tax Due: \$3.86</p>	;	\$3692.99	

7986	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3) Parcel ID: 13-30-178-014; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 222 Comments: This is a bundle of 3 vacant lots that sit on an unimproved road. The aerial images indicate this area may have wetland indicators as well. Wetland Indicators; Roads - Platted Or Easement Known, But Unimproved;</p> <p>(2 of 3) Parcel ID: 13-30-178-015; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 221 Comments: This is a vacant parcel with no observed structures.</p> <p>(3 of 3) Parcel ID: 13-30-178-016; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 220 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street.</p> <p>Summer Tax Due: \$23.31</p>	;	\$7129.47	
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7989	<p>This lot is a "bundle" comprised of 12 parcels</p> <p>(1 of 12) Parcel ID: 13-30-179-001; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 194 Comments: This is a bundle of 12 vacant platted lots on an unimproved area. No road access. The aerial images indicate this area may have wetland indicators. Wetland Indicators; Roads - Platted Or Easement Known, But Unimproved;</p> <p>(2 of 12) Parcel ID: 13-30-179-002; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 193 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(3 of 12) Parcel ID: 13-30-179-003; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 192 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(4 of 12) Parcel ID: 13-30-179-004; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 191 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(5 of 12) Parcel ID: 13-30-179-005; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 190 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(6 of 12) Parcel ID: 13-30-179-006; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 189 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(7 of 12) Parcel ID: 13-30-179-007; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 188 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(8 of 12) Parcel ID: 13-30-179-008; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 187 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(9 of 12) Parcel ID: 13-30-179-009; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 186 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(10 of 12) Parcel ID: 13-30-179-010; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 185 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(11 of 12) Parcel ID: 13-30-179-011; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 184 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(12 of 12) Parcel ID: 13-30-179-012; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 183 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>Summer Tax Due: \$93.24</p>	;	\$28452.88	
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8001	<p>This lot is a "bundle" comprised of 4 parcels</p> <p>(1 of 4) Parcel ID: 13-30-179-017; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 178 Comments: This is a bundle of 4 vacant lots that sit on an unimproved road. Aerial images show this area may have wetland indicators. Wetland Indicators; Roads - Platted Or Easement Known, But Unimproved;</p> <p>(2 of 4) Parcel ID: 13-30-179-018; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 177 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(3 of 4) Parcel ID: 13-30-179-019; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 176 Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(4 of 4) Parcel ID: 13-30-179-020; Legal Description: T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS OUTLOT F Comments: This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge. Summer Tax Due: \$34.20</p>	;	\$8776.45	
8005	<p>Parcel ID: 13-34-156-011; Legal Description: T3N R9E SEC 34 CHETOLAH SHORES SUB LOT 22 BLK 2 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.11 acres of land. Swamp lot. The property technically has road frontage on an unimproved road but the road would need to be built on a swamp/pond. Looks to be unbuildable. There is a make shift wood bridge that leads out to the property. Partially wooded but mostly swamp. Swamp Lot; Summer Tax Due: \$35.05</p>	;	\$2581.82	
8006	<p>Parcel ID: 13-36-231-005; Legal Description: T3N R9E SEC 36 HURON GARDENS NO 1 LOT 696 Comments: ~0.17 acres of vacant, improved, generally flat and clear land. ~50 ft paved road frontage on Draper Ave. Land is mostly lawn. There is a large tree near the sidewalk, and some overgrowth at the rear. There are a two small trailers parked on the property, and some parked vehicles straddling the north line. It appears the house to the north is using this property for extra space. Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$194.46</p>	;	\$2930.26	
8008	<p>Parcel ID: 18-05-101-045; Legal Description: T2N R9E SEC 5 UNION-SCOTCH LAKE SUB NO 1 W 1/2 OF LOT 309 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.51 acres of land. Tamson Road touches this property but most of the road frontage is on an unimproved road that was never finished. Very close to Mercedes Lake. Wooded. Summer Tax Due: \$185.89</p>	;	\$1891.33	
8009	<p>Parcel ID: 18-06-205-059; Legal Description: T2N R9E SEC 6 SANDY BEACH GROVE ESTATES N 75 FT OF LOT 11 10-04-05 FR 035 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.23 acres of land. Wooded with thick vegetation throughout. Difficult to traverse. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Close to Union Lake. Summer Tax Due: \$688.68</p>	1770 MARYLESTONE DR;	\$25505.97	
8010	<p>Parcel ID: 18-06-276-016; Legal Description: T2N R9E SEC 6 DEWEY BEACH SUB LOT 103 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.15 acres of land. Wooded with thick vegetation. Across the street from Union Lake. Would be a great spot for a storage barn for lake toys. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Appears dry from the front. Possible wet land indicators farther back into the woods. Summer Tax Due: \$3.47</p>	;	\$963.35	
8011	<p>Parcel ID: 18-09-152-030; Legal Description: T2N R9E SEC 9 DARB LAKE COLONY SUB LOT 17 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.28 acres of land. About half of this lot has wetland indicators. The other side is part of a well manicured lawn with some trees. It appears the adjacent neighbors are taking care of this portion. Swamp Lot; Summer Tax Due: \$38.70</p>	;	\$1134.07	

8012	Parcel ID: 18-09-154-006; Legal Description: T2N R9E SEC 9 DARB LAKE COLONY SUB NO 1 LOT 43 ALSO E 40 FT OF LOT 46 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.50 acres of land. There is a small amount of road frontage on Birchena Crescent but there is additional legal road frontage on an unimproved section of road. Wooded. A few random pieces of debris but nothing difficult to clean up. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Summer Tax Due: \$9.55	;	\$988.80	
8013	Parcel ID: 18-17-127-020; Legal Description: T2N R9E SEC 8 & 17 RIDING CLUB ADDITION TO TWIN BEACH COUNTRY CLUB LOT 7 BLK 12 Comments: This is a vacant parcel with no observed structures. This vacant lot is 50'x100' approximately 0.11 acres of land. Sits in between two houses in a nice neighborhood. May be too small to build. Please contact the local governmental unit about zoning. It appears an adjacent property owner has been stacking old firewood and other yard debris on this lot. Partially wooded. The South portion of the lot appears to be a manicured lawn that the neighbor is using. Summer Tax Due: \$139.36	;	\$1404.81	
8014	Parcel ID: 18-28-326-012; Legal Description: T2N R9E SEC 28 ROYAL POINTE SUB NO 2 LOT 111 2-5-88 FR 001 Comments: This house sits on approximately 0.45 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. This house is amazing. We rarely get buildings of this caliber. Large cement wrap around driveway with entrances on both Walnut Ridge Ct and Cromwell Road. The driveway leads to an attached 3 car garage which is built into the home. Large front doorway entrance with large windows. Huge wood wrap around deck on the back and side of home. Skylight windows. Beautiful stone work on most of the buildings exterior. Aluminum siding sections are in good shape as well. Shingled roof in good shape. Gas and electric meters are still hooked up and appear active. Good size back yard with trees throughout. Neighboring houses are up scale and in great shape. Two A/C units on the back of the home. Septic tank top was found in the back yard but there was also a sewer cover near the home so I believe it would be possible to switch to sewer lines. Nice stone work and landscaping throughout the property. This house is amazing, we did not see any glaring issues from the exterior of the home. The interior looks to be in good shape but it is unknown what the overall condition. We do not see these very often. Don't miss your chance to own this incredible home. Part of the Royal Pointe neighborhood. Its possibly there are association fees. Occupied; Personal Property; Summer Tax Due: \$11,599.50	5591 WALNUT RIDGE CT;	\$94510.51	
8015	Parcel ID: 18-29-111-045; Legal Description: T2N R9E SEC 29 PLEASANT LAKE HIGHLANDS LOTS 12 & 13 BLK 3 5/15/89 FR 023 & 024 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.14 acres of land. There is legal road frontage on Loveland Street but the road was not finished. Unimproved road. Appears to be wooded wetlands. Gas and Electric are in the area. Summer Tax Due: \$124.78	;	\$3182.99	
8016	Parcel ID: 18-29-135-052; Legal Description: T2N R9E SEC 29 PLEASANT LAKE HIGHLANDS LOTS 39 TO 43 INCL BLK 10 1-19-17 FR 049 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.34 acres of land. Partially wooded. Section of open grassy area along the road. Tall older trees and young trees. Level ground. Nice neighborhood with beautiful homes. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Summer Tax Due: \$671.10	;	\$8315.36	
8017	Parcel ID: 18-29-203-034; Legal Description: T2N R9E SEC 29 PLEASANT LAKE HIGHLANDS LOTS 24 TO 30 INCL BLK 19 ALSO LOTS 1 TO 8 INCL OF 'SUPERVISOR'S PLAT NO 10' 5/15/89 FR 013 TO 027 INCL Comments: Please note: This lot is not buildable per the building department. This is a vacant parcel with no observed structures. This vacant lot is approximately 0.99 acres of land. Road access on Brookhurst Boulevard, Stanhope Street and Irene Drive. Appears to be mostly wooded wetlands but about 1/3 of the lot looks dry. Nice neighborhood with beautiful homes. Please contact the local governmental unit about zoning. Please do your research before bidding. Summer Tax Due: \$315.76	;	\$3149.97	

8018	Parcel ID: 18-29-204-049; Legal Description: T2N R9E SEC 29 PLEASANT LAKE HIGHLANDS LOTS 32 TO 36 INCL BLK 18 7-05-88 FR 026 TO 030 INCL Comments: This is a vacant parcel that sits behind some homes off Brockhurst Blvd. May have platted access on an unimproved road, or possibly landlocked. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$6.80	;	\$1316.71	
8019	Parcel ID: 18-29-208-041; Legal Description: T2N R9E SEC 29 PLEASANT LAKE HIGHLANDS LOTS 7 & 8 BLK 12 08-01-88 FR 034 & 035 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.09 acres of land. Small amount of garbage/debris. Nothing difficult to clean up. Wooded. Easily traversable. Land slopes up a bit from the road but is mostly level ground. Nice neighborhood. This is a small property unknown if buildable but would be a great place to build if you can. Please contact the local governmental unit about zoning. Please do your research before bidding. Summer Tax Due: \$40.97	;	\$2177.67	
8020	Parcel ID: 12-07-378-053; Legal Description: T3N R8E SEC 7 SUPERVISORS PLAT NO 2 PART OF LOT 4 DESC AS BEG AT PT DIST S 32-35-25 W 20 FT & N 82-23-48 E 67.28 FT & S 81-33-01 E 94.60 FT & N 24-39-20 E 111.17 FT FROM NE COR OF LOT 19 OF 'SMITH'S WHITE LAKE SUB' TH N 01-50-34 W 30.52 FT TH N 82-24-12 E 41.35 FT TH S 07-33-00 E 30.28 FT TH S 82-18-13 W 45 FT TO BEG 2-11-02 FR 048 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.03 acres of land. Was able to access the property by going through the parking lot for the grocery store. Most likely no legal road access unless there is an easement. Please do your research before bidding. Summer Tax Due: \$10.51	;	\$1833.71	
8030	Parcel ID: 12-17-104-018; Legal Description: T3N R8E SEC 17 RAYWOOD PARK LOT 37 3/25/86 FR 015 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.09 acres of land. Across the street from Grass Lake. Wooded with thick vegetation. It looks like the neighbors are parking their trailer on a portion of the property. 15611556 Summer Tax Due: \$222.39	;	\$2808.05	
8031	Parcel ID: 12-20-427-008; Legal Description: T3N R8E SEC 20 PART OF NE 1/4 OF SE 1/4 STRIP OF LAND MEAS 100 FT BY 125 FT IN SE COR OF SD NE 1/4 OF SE 1/4 DESC AS BEG AT PT DIST S 67 FT FROM NW COR OF LOT 259 OF 'BRENDEL HEIGHTS' SUB TH W 100 FT TH S 125 FT TH E 100 FT TO W LINE OF LOT 258 OF SD 'SUB' TH N ALG W LINE OF SD LOT 258 & 259 TO BEG 0.29 A 9-1-94 NEW PCL CREATED Comments: This is a vacant parcel that sits behind some homes on Kent Way. Appears to be landlocked. May have wetland indicators as well. Roads - None Known (Possibly Landlocked); Wetland Indicators; Summer Tax Due: \$8.89	;	\$1304.33	
8032	Parcel ID: 12-20-477-005; Legal Description: T3N R8E SEC 20 E 100 FT OF N 250 FT OF SE 1/4 OF SE 1/4 0.57 A 8-6-99 FR 001 Comments: This is a vacant parcel with that sits behind some homes off Kent Way. Appears to be landlocked. May have wetland indicators as well. Roads - None Known (Possibly Landlocked); Wetland Indicators; Summer Tax Due: \$19.42	;	\$1998.44	
8033	Parcel ID: 12-24-402-004; Legal Description: T3N R8E SEC 24 RIVERDALE SUB LOT 42 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.31 acres of land. Mostly open and grassy. Nice lot in a nice neighborhood. Waterfront along a river. A group of trees near the road. Small gravel area for parking. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Summer Tax Due: \$118.47	;	\$2775.21	
8034	Parcel ID: 12-26-184-010; Legal Description: T3N R8E SEC 26 CEDAR CREST SUB NO 4 LOT 623 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.11 acres of land. On a rough dirt road that has a large mud section. Wooded. There are some signs of dumping. Gas and electric are in the area but may not be exactly on this road but they are close. Road is blocked on the West section. Summer Tax Due: \$113.27	;	\$1442.26	

8035	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 12-27-403-024; Legal Description: T3N R8E SEC 27 CEDAR VIEW PART OF OUTLOT A DESC AS BEG AT SW COR OF 'SD' OUTLOT A TH ALG CURVE TO RIGHT RAD 264.57 FT CHORD BEARS N 29-32-19 E 261.16 FT DIST OF 273.13 FT TH S 24-31-52 E 171.48 FT TH S 00-02-10 E 71.26 FT TH N 89-59-10 W 200 FT TO BEG 2-5-08 FR 023 Comments: This is a vacant parcel with no observed structures. Bundle of two lots. They are approximately 0.72 and 0.58 acres of land. Wooded with thick vegetation throughout. On the curve of Oxbrow Lake Road. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. Bundle;</p> <p>(2 of 2) Parcel ID: 12-27-403-025; Legal Description: T3N R8E SEC 27 CEDAR VIEW PART OF OUTLOT A DESC AS BEG AT PT DIST S 89-59-10 E 200 FT & N 00-02-10 W 71.26 FT FROM SW COR OF 'SD' OUTLOT A TH N 24-31-52 W 171.48 FT TH ALG CURVE TO RIGHT RAD 264.57 FT CHORD BEARS N 62-34-25 E 31.93 FT DIST OF 31.95 FT TH N 66-13-48 E 115.07 FT TH S 24-31-52 E 173.01 FT TH S 66-02-00 W 146.96 FT TO BEG 2-5-08 FR 023 Comments: This is a vacant parcel with no observed structures. Summer Tax Due: \$451.29</p>	;	\$4744.39	
8037	<p>Parcel ID: 12-35-277-020; Legal Description: T3N R8E SEC 35 MARJORIE VESTA PARK LOT 242 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.09 acres of land. Wooded. There is a small amount of debris/garbage on the lot. Nothing difficult to clean out. There are multiple "no dumping" signs on the lot. On the corner of Gladys Street and Ennest Street Summer Tax Due: \$121.89</p>	;	\$3045.58	
8038	<p>Parcel ID: 12-35-378-024; Legal Description: T3N R8E SEC 35 ROUND LAKE OVERLOOK NO 3 LOT 244 Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.18 acres of land. No road access. Sits in the middle of a pond surrounded by homes. Looks to be unbuildable. Gas and Electric are in the area. Summer Tax Due: \$33.77</p>	;	\$1973.83	
8039	<p>Parcel ID: 12-36-302-013; Legal Description: T3N R8E SEC 36 HARRY & MATTIE BERTRAMS LOG CABIN PARK WLY PART OF LOT 20 SAME BEING 18 FT ON N LOT LINE & 29 FT ON SLY LOT LINE Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.12 acres of land. It appears there was once a bridge that led to this property but it has been removed. Appears to be mostly wooded. Wet land indicators in the area. Next to Cooley Lake. Wetland Indicators; Summer Tax Due: \$11.47</p>	;	\$1694.51	
8040	<p>Parcel ID: 12-36-307-001; Legal Description: T3N R8E SEC 36 HARRY & MATTIE BERTRAMS LOG CABIN PARK ELY PART OF LOT 13 SAME BEING 11.50 FT ON FRONT & 12 FT ON REAR Comments: This is a vacant parcel with no observed structures. This vacant lot is approximately 0.06 acres of land. It appears there was once a bridge that led to this property but it has been removed. Appears to be mostly wooded. Wet land indicators in the area. Next to Cooley Lake. Wetland Indicators; Summer Tax Due: \$4.99</p>	;	\$2025.82	

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. PIN. 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	

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers 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.