

Public Land Auction

Branch, Calhoun

August 2nd, 2023

Branch, and Calhoun Counties



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am EDT to 07:00pm EDT

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).*

2023 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

Barry, Kalamazoo, Saint Joseph 8/1/2023	Branch, Calhoun 8/2/2023	Berrien, Cass, Van Buren 8/3/2023
Clare, Lake*, Osceola 8/4/2023	Isabella, Gratiot, Mecosta, Montcalm* 8/10/2023	Clinton, Livingston, Shiawassee 8/11/2023
Eastern Upper Peninsula <small>(Alger*, Chippewa*, Delta, Luce, Mackinac (DNR Only), Schoolcraft)</small> 8/15/2023	Western Upper Peninsula <small>(Baraga, Dickinson*, Gogebic, Houghton, Iron Keweenaw, Marquette, Menominee, Ontonagon)</small> 8/16/2023	Antrim, Charlevoix, Otsego 8/17/2023
Crawford, Kalkaska, Missaukee, Roscommon 8/18/2023	Alcona, Alpena, Montmorency, Oscoda* 8/22/2023	Cheboygan, Emmet, Presque Isle* 8/23/2023
Mason, Muskegon, Oceana 8/24/2023	Benzie, Manistee, Wexford, Grand Traverse, Leelanau 8/25/2023	Allegan*, Ionia, Kent*, Ottawa 8/29/2023
Monroe 8/30/2023	Oakland 8/31/2023	Hillsdale, Jackson 9/5/2023
Bay, Gladwin, Tuscola Midland (DNR Only) 9/6/2023	Arenac, Iosco*, Ogemaw 9/7/2023	Lapeer, Saint Clair, Sanilac 9/8/2023
Saginaw 9/12/2023	Genesee 9/13/2023	Minimum Bid Re-Offer Auction 9/29/2023
No Reserve Auction 10/30/2023		

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.

Branch

Lot #	Lot Information	Address	Min. Bid	Sold For
1400	Parcel ID: 010-G70-000-049-00; Legal Description: SHERWOOD TWP/T5S R8W, SEC 16: GREENFIELDS SUBDIVISION NO. 2; LOT 49. Comments: This garage sits on approximately 0.30 acres of land. The South portion of the property is fenced in with the adjacent home to the West. There is a cement mobile home pad with a small trailer parked on it. The small garage is in fair/poor shape. The garage is sitting on a cement slab. Electric and gas hook ups are next to mobile pad but have had the meters removed. Located in the Athens School District. There is a small shed that looks like it could be for a water pump. There is debris throughout the property. Would be a good purchase for one of the surrounding neighbors. Encroachments; Personal Property; Mobile Home Pad; Summer Tax Due: \$50.52	WHEATFIELD DR/SHED SHERWOOD;	\$1157.68	
1401	Parcel ID: 010-M20-000-021-00; Legal Description: CENTER 20 FT OF LOT 21 OF MEL-ROSE ON THE LAKES SEC 8 & 17 T5S R8W Comments: This vacant lot is approximately 0.1 acres of land. There were a couple boats parked on the property on last visit. Most likely from a neighbor taking advantage of the extra space. Mostly open and grassy with a few small bushes. Could be a good spot to launch your kayaks. The lot is only 20 feet wide so I doubt you would be able to build anything other than a shed. Please contact the local municipality about building before making any bids. Pretty spot on the river. This would be a great purchase for one of the adjacent property owners looking to increase their property size. Encroachments; Personal Property; Unbuildable Lands / Too Small; Summer Tax Due: \$15.80	DOTSON DR/VACANT SHERWOOD;	\$507.43	
1402	Parcel ID: 010-O55-000-139-00; Legal Description: LOTS 139-140-141 OLIVERDA BY THE LAKES SEC 8-9 T5S R8W L637 PG478 Comments: This vacant lot is approximately 0.45 acres of land. To access this property you have to drive down a rough dirt road. The lot is mostly wooded but it is easy to walk through the land. Only thick vegetation here and there. There were signs of dumping. A few large tractor tires and automobile remains. Summer Tax Due: \$5.45	OLIVERDA DR/VACANT SHERWOOD;	\$411.98	
1403	Parcel ID: 020-004-200-115-00; Legal Description: UNION TOWNSHIP T5S R7W SECTION 4 BEG AT A POINT IN C/L OF BURNETT RD 293.70 FT NE FROM INTERSECTION WITH COLDWATER RD TH E 96.5 FT TH S 16.5 FT TH W TO C/L OF BURNETT RD TH NELY TO POB .04 AC Comments: This trailer sits on approximately 0.04 acres of land. The lot is small so I doubt you'd be able to build anything other than a small shed. Please contact the local governmental unit to get more information about building before making any bids. Thick vegetation with a few small trees. Land slopes down from road. Possible wet land indicators. Structural Issues; Obsolete Structure; Wetland Indicators; Dangerous Building; Summer Tax Due: \$0.96	CREAMERY RD UNION CITY;	\$377.03	
1404	Parcel ID: 080-025-300-010-01; Legal Description: E 270 FT OF W 540 FT OF S 200 FT OF SW 1/4 SEC 25 T6S R5W L601 P317 Comments: This house sits on approximately 1.21 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 dog on the property although it did not look dangerous. The house is not in the best shape. The concrete steps and porch are crumbling and sunken in leading me to believe the foundation has similar problems. Poured concrete foundation. The two car garage seems low to the ground. Shingled roof isn't in bad shape but there is visible sinking in a few areas. Vinyl siding on all buildings. Siding is falling off of the large storage building and has some melted areas on the smaller garage. These building will require work. The garage is full of debris and personal belongings. Four vehicles were on the property during last visit. The owner stated he was in the process of finding a new home. Large grassy yard surrounds the home. Propane tank in backyard. Large storage/garage on the West side of the property. The large storage barn has dirt flooring wood post foundation. Large amount of debris and garbage on porch. There is potential here depending on the extent of the foundation issues. Beware Of Dog; Foundation Issues; Occupied; Sanitation Issues And Garbage; Summer Tax Due: \$359.33	1210 WILDWOOD RD QUINCY;	\$5911.15	

1405	<p>Parcel ID: 081-S01-000-211-00; Legal Description: LOT 181 EXC E 2 FT ALSO LOT 182 SOUTHERLY DIVISION OF VILLAGE SEC 15 T6S R5W Comments: This building is approximately 0.08 acres of land. It is in the middle of downtown Quincy at a great location. Unable to access the commercial portion of the building without causing major damage to the entrance. Was able to access the second story that has been made into two apartments. The apartments are very old and don't seem to have been in use for a very long time. Old furnaces in both apartments. The apartment on the West side is in better shape than the East apartment. There is visible leaking in both apartments but the East side is in worse shape. There are buckets placed under the leaks but they have filled to the top and overflowed. The wood floor is about to collapse in certain areas. This should be considered a dangerous building. The rear of the building has a staircase that leads up to the apartments and has a sort of porch. This porch is very dangerous. You can see rotting wood from underneath and you can see holes in the floor when looking from inside the apartment. Do not use these if looking at the building. The Main floor looks like it was a thrift store at one point. There is still personal property throughout. Large glass window front that has only one door entrance. It looks like the other door was boarded up and built over a long time ago. This building will no doubt need a lot of work to bring it back to its former glory but it has a great location and is very large. The gas and electric meters have both been removed. The birds have been able to make their way inside of the apartments so there is some animal damage. The bathrooms and kitchen areas will need to be renovated as well. This is a large project but could be very rewarding. Please contact the local governmental unit to see what will need to be done in order to get this place back up and running. Animal Damaged; Personal Property; Roof Issues; Vandalism; Dangerous Building;</p> <p>Summer Tax Due: \$543.09</p>	7 E CHICAGO ST QUINCY;	\$4481.29	
1406	<p>Parcel ID: 110-023-100-003-00; Legal Description: SE 1/4 OF NW 1/4 FRL ALSO SW 1/4 OF NE 1/4 FRL ALSO NW 1/4 OF SW 1/4 EXC SHADY OAKS PLATS ALSO EXC W120 FT N OF SHADY OAKS DR IN NW 1/4 OF SW 1/4 SEC 23 T7S R6W Comments: This vacant lot is approximately 0.13 acres of land. It appears to be mostly wooded wet lands. Triangular in shape. Largest portion is on the North side and continues to get thinner the further South you travel. No visible dumping seen. A few large trees. This would be a good lot for the association to purchase. Small and more than likely unbuildable. Please contact the local governmental body about any stipulations there might be. Unbuildable Lands / Too Small; Wetland Indicators; Association Fees;</p> <p>Summer Tax Due: \$1.18</p>	BEECHWOOD LN COLDWATER;	\$378.87	
1407	<p>Parcel ID: 110-030-200-004-03; Legal Description: COM 300 FT N OF E & W 1/4 LI & INT OF GRASS LK RD & TH N 60 FT ALG SD RD & TH NELY TO E SEC LI TO A POINT 500 FT N OF E & W 1/4 LI & TH S 60 FT ALG SEC LI & TH SWLY TO POB SEC 30 T7S R6W Comments: This trailer sits on approximately 1.39 acres of land. Decent sized lot with large open grassy areas. There are a few large trees. Some personal property has been left behind. A riding lawnmower is in the backyard. Dirt driveway. There is a septic tank that is hooked up on the side of the trailer it is not completely buried. Two bedroom one bathroom. The water heater looks damaged as well as the electrical box. Two propane tanks in the back yard. The trailer is in decent shape but it will need some repairs. The floors feel a bit soft but nothing major. Kitchen is in decent shape. Backs up to a large field. There was a pressure tank and pump out in the open in the backyard. Burn pile in the back. Some debris in the yard as well. Small trailer parked on property. Could not see foundation. Quiet area, could be a nice place to build. Please contact the local governmental unit about building before bidding on this property. Mobile Home; Personal Property;</p> <p>Summer Tax Due: \$219.89</p>	545 GRASS LAKE RD COLDWATER;	\$2332.82	
1408	<p>Parcel ID: 130-021-200-003-96; Legal Description: PAR BEG AT SE SEC COR TH N 29.9 FT M/L TH N 89DEG 37MIN 18SEC W 617.1 FT TH N 00DEG 15MIN 06SEC E 456.1 FT TH W 789 FT M/L TH S 173.9 FT M/L TH E 694.6 FT M/L TH S 313.9 FT M/L TH E 708.8 FT M/L TO POB NOBLE TWP SEC 21 T8S R8W Comments: This vacant lot is approximately 4.29 acres of land. It is an irregular shape. It appears to be the dirt road leading onto the property that is used by the neighboring property as well. There may be an easement on this property but it is not in the legal description. Please do your homework on this property before bidding. The West portion of the property is wooded. There is some personal property still on the land that is owned by the adjacent neighbor. Personal Property;</p> <p>Summer Tax Due: \$56.05</p>	GREENFIELD RD BRONSON;	\$782.31	

1409	<p>Parcel ID: 160-R12-001-068-00; Legal Description: LOTS 68 & 69 OF MC NAUGHTON ADD TO THE TOWN OF RAY SEC 22 T8S R5W Comments: This vacant lot is approximately 0.40 acres of land. Partially wooded with areas of open grass and young tree saplings. There are a few piles of debris/garbage but for the most part is clean. Small section of concrete slab close to the road. A few large trees along the road as well. Could be a nice spot to build. Please contact the local governmental unit about building before making any bids. In between two houses. One of the neighboring houses looks to be abandoned.</p> <p>Summer Tax Due: \$13.39</p>	DELMAR RD MONTGOMERY;	\$507.50	
1410	<p>Parcel ID: 302-000-000-596-00; Legal Description: W 79.4 FT OF LOT 26 ORCHARD VIEW ADDN, T6S, R6W Comments: This house sits on a approximately 0.29 acres of land and is on the corner of Hull Street and Vans Ave. There was no one home at the time of last visit but it appears someone is still living on the premises. Please use caution and be respectful if visiting this property in person. There was a food and water bowl on the back porch and a couple cats hanging around. Multiple beware of dog signs on the house. There are piles of personal property in the driveway and in the small fenced in area. The house appears to be full of personal items as well. Its possible the residents are in the process of moving out. Electric appears to be turned off but the meter is still presents. The gas meter is still hooked up. Two car garage has a wide double cement driveway with ample parking. Nice sized yard surrounds the home with a handful of tall trees that provide shade. The shingled roof on the home is in fair shape I did not see any glaring damage. There is an uninhabitable notice on the front door that has been torn off. It is unknown how recent this notice was posted. Please contact the local governmental unit for more information. Poured concrete foundation on home looks good. Metal siding is in fair shape as well. Nice looking neighborhood. This house has a lot of potential. The back of the house has multiple large windows and doors. There are some repairs that will need to be done but the house looks like it could be nice after a bit of work. Small privacy fenced in area along the side of the garage. Building materials piled up in front of the garage. This could be a great fixer upper home. It appears to in overall fair shape. Personal Property; Dnvi; Occupied;</p> <p>Summer Tax Due: \$1,009.75</p>	391 HULL ST COLDWATER;	\$13923.92	

Calhoun

Lot #	Lot Information	Address	Min. Bid	Sold For
1500	<p>Parcel ID: 01-120-012-00; Legal Description: . ALB TWP SEC 20 T3S R4W BEG 24 RDS S OF N 1/4 POST, TH E 10 RDS, TH S 16 RDS, TH W 10 RDS, TH N 16 RDS TO BEG. 1 A Comments: This house sits on approximately 1.0 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 poor/fair condition. There is a visible hole in the corner of the roof. Large amounts of debris and garbage throughout the property. The garage/storage building in the back of the property has almost completely collapsed. Surrounded by farm land. Electric appears to still be active. Did not see gas meter. There was a large amount of vegetation growing around and onto the home. Stone foundation has some signs of crumbling. Metal siding is in decent shape. Some of the roof soffits are rotting. The house will no doubt need repair and work before its back in good living condition. Occupied; Personal Property; Roof Issues; Sanitation Issues And Garbage;</p> <p>Summer Tax Due: \$264.77</p>	8850 25 1/2 MI RD HOMER;	\$3168.27	
1501	<p>Parcel ID: 04-008-003-02; Legal Description: SEC.8 T1S R8W S 10 ACRES OF W 30 ACRES OF S1/4 NE1/4 ALSO PART NE1/4 COM N 363 FT FROM E1/4 COR N 66 FT W 670 FT TO E LINE W 30 ACRES S1/4 NE1/4 S 429 FT E 66 FT TO PT 602.25 FT W OF E 1/4 COR N 363 FT E 602.25 FT TO BEG. Comments: The vacant lot is approximately 10 acres. This property appears to be landlocked. I was not able to find access to the property without crossing through private property. There may be an easement to the property but it is not in the legal description. This would be a great property for one of the adjacent land owners that would allow access to the property. It appears to be mostly wooded. Land Cover - Woody Wetlands: 6.61ac (66.1%), Deciduous Forest: 2.83ac (28.2%), Mixed Forest: 0.57ac (5.6%). Residential land use code 402. Please contact the local government unit about building before bidding on this property. In the Gull Lake Community School District. Vul - Vacant Urban Lot; Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: \$299.02</p>	COLLIER AVE BATTLE CREEK;	\$5813.70	
1502	<p>Parcel ID: 04-027-006-01; Legal Description: BEDFORD TWP. SEC.27 T1S R8W PART NW1/4 COM W 180.4 FT & N49DEG 32'W 152 FT FROM SE COR THEREOF N40DEG 28'E 270 FT N23DEG 32'W 33.7 FT N77DEG 45'W 158.7 FT S40DEG 28'W 207.65 FT SE'LY ALG C/L ROAD 170 FT TO BEG. EXC SW'LY 50 FT FOR ROAD. Sanitation Issues And Garbage; Personal Property; Dangerous Building; Wetland Indicators; Dnvi; Occupied;</p> <p>Summer Tax Due: \$490.06</p>	400 BEDFORD RD BATTLE CREEK;	\$21917.77	
1503	<p>Parcel ID: 04-090-064-00; Legal Description: BEDFORD TWP. SUPERVISOR'S PLAT OF BEDFORD LOTS 69 & 70 Comments: This vacant lot is approximately 0.50 acres of land. Would be a nice spot to build. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 401. In the Gull Lake community school district. There was previously a house on this lot but there was a fire and it has since been demolished and cleaned up. All that remains is a sidewalk that leads to a sandy open area where the house once stood. Poles from an chain link fence still section off a portion of the yard. Good size lot. Next to a parking lot for the Bedford Market. A few trees in the middle of the lot. Due to there no longer being a house on this lot the SEV may not be accurately represent the current value of the property. Vul - Vacant Urban Lot; Sev Not Accurate;</p> <p>Summer Tax Due: \$250.27</p>	209 HUTCHINSON RD BATTLE CREEK;	\$5990.65	
1504	<p>Parcel ID: 04-190-073-00; Legal Description: BEDFORD TWP. FRANCES TERRACE LOTS 74 & 75 EXC W 10 FT LOT 74 Comments: This vacant lot is approximately 0.37 acres of land. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 401. In the Battle Creek public school district. Nice quiet neighborhood. There was previously a house on this lot but there was a fire and it has since been demolished and cleaned up. Partial chain link fence still section off a portion of the yard. Long Cement driveway leads to a cement slab in the middle of the property. Large dirt area where house once stood. Submersed well pump. Gas lines still in the ground no meter present. Good size lot with many trees. Due to there no longer being a house on this lot the SEV may not accurately represent the current value of the property. Vul - Vacant Urban Lot; Sev Not Accurate;</p> <p>Summer Tax Due: \$164.90</p>	637 BRUCE AVE BATTLE CREEK;	\$5095.46	

1505	<p>Parcel ID: 0520-00-001-0; Legal Description: AMENDED PLAT OF AL E CUMMINGS ADD S 49.5 FT OF LOTS 1 & 2; FRISBIES 4TH ADD N 16.5 FT OF LOTS 98 & 99, EXC W 8.25 FT OF N 16.5 FT OF LOT 98 Comments: This vacant lot is approximately 0.20 acres of land. Close to the Meachem Park. Cement driveway entrance at the road. Wooded lot with mix of old trees and saplings. The lot is built up from the adjacent lot to the North. The stone wall that separates the two is crumbling. Some trash tossed around the lot but nothing to difficult to clean up. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$51.31</p>	MEACHEM AVE BATTLE CREEK;	\$740.58	
1507	<p>Parcel ID: 0705-25-046-0; Legal Description: SUPERVISOR'S PLAT OF BOX COMPANY PLAT #1; LOT 17 Comments: This vacant lot is approximately 0.02 acres of land. It sits behind a row of three houses on Emmet St. Part of the Box Company Plat. There's not much you can do with this property due to its size and being potentially landlocked. It would be a good purchase for one of the adjacent property owners that would allow access. City utilities are in the area. In the Battle Creek Public School District. Roads - None Known (Possibly Landlocked); Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: \$3.16</p>	E EMMETT ST BATTLE CREEK;	\$647.35	
1508	<p>Parcel ID: 08-181-057-00; Legal Description: CONVIS TWP SEC 18 T1S R6W THAT PART OF SE 1/4 OF NW 1/4 LYING SELY OF BELLEVUE RD. 1 A M/L Comments: This vacant lot is approximately 0.55 acres of land. Triangular in shape. Has road access on Bellevue Rd, S Dr N, and 12 1/2 Mile Rd. Remains of a foundation for an old building in the middle of the property Cast drain with toilet flange sticking out of the ground. Possible septic tank. Power lines run through the property. A few trees. Mostly open and grassy. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district.</p> <p>Summer Tax Due: \$9.81</p>	BELLEVUE RD;	\$703.91	
1510	<p>Parcel ID: 10-160-040-00; Legal Description: EMMETT TWP/T2S R7W, SEC. 8: BRADFORD PLACE SUP PLAT; LOT 51 Comments: This house sits on approximately 0.10 acres of land. Unfortunately this house has suffered from a fire causing damage to the side of the home and possibly the roof as well. Its difficult to determine when the fire happened. There is visible fire damage to the basement and first floor walls and there is newer metal roofing above this area. The roof may have been repaired after the fire. The house is in poor shape regardless. The wires and plumbing have been harvested. Floors are broken. Mix of tile, subfloor linoleum. Fenced in backyard. Open and grassy. Some debris. There is a burn pit. Vinyl siding needs repairs. Block foundation looks good from the exterior but the basement area is questionable. Some cracking. The basement was damp. Sliding glass door gives second access to the basement. The support beams are old tree trunks. The breaker box is still present but all the wires have been cut from it. This house will need great deal of work before its back in good living condition. Be prepared. Roof Issues; Harvesting; Fire Damage; Foundation Issues;</p> <p>Summer Tax Due: \$75.72</p>	18 SHIRLEY AVE. BATTLE CREEK;	\$3293.58	
1513	<p>Parcel ID: 10-390-032-03; Legal Description: EMMETT TWP/T2S R7W, SEC 10: GREEN ACRE EXTENSION; N 66 FT OF E 379.5 FT OF W 660 FT OF LOT 47. Comments: This house sits on approxaimetly 0.58 acres of land. The house is in fair shape overall. There are some repairs and renovations that will need to be done but overall its in decent shape. Chain link fenced in side and front yard. The East portion of the lot is wooded. There is a small shed in the back yard. A water heater, stove, and fridge have been dumped in the backyard. There is a water heater hooked up inside the home. Furnace still present. Three bedroom two bathrooms. Some of the floors are bare sub floor others are carpet of linoleum. Shingled roof looks fine no major damage seen. Block foundation looks sound. Submersed well. Gas meter was still hooked up but the electric meter has been removed. Dirt driveway. There is some garbage and debris left inside and outside the home but nothing to major to clean up. It looks like the former residents were in the process of moving out. This would be a good fixer upper. Residential land use code 401. In the Harper Creek Community Schools. Mobile Home;</p> <p>Summer Tax Due: \$1,583.30</p>	144 PECK BATTLE CREEK;	\$12621.07	

1514	Parcel ID: 10-540-004-00; Legal Description: EMMETT TWP/T2S R7W, SEC 2: KINGSHIRE GLENN LOT 4 Comments: This vacant lot is approximately 0.60 acres of land. Would be a nice spot to build. In a nice neighborhood. Open and grassy near the road. Woods on the North section of the property. Open inside the woods but full of poison ivy. Flat level ground. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Harper Creek Community school district. Vul - Vacant Urban Lot; Summer Tax Due: \$224.31	KINGS BATTLE CREEK;	\$4415.30	
1515	Parcel ID: 12-200-022-00; Legal Description: HOMER TOWNSHIP T4S R4W SECTION 20 N 208 FT OF E 416 FT OF NE 1/4 OF SE 1/4 2.00 AC Comments: This vacant lot is approximately 1.46 acres of land. There was previously an old home and other debris on the property but the county recently had the property demo'd and the lot cleaned. What remains is a flat lot with many trees and open grassy/dirt areas. Since there is no longer a building on the property the SEV may not accurately reflect the current value of the property. This would be a nice spot to build if you're looking for privacy. Very low road traffic and the property is surrounded by farm crops. Residential land use code 401. Please contact the local governmental unit to get more information about building before making any bids on this property. Sev Not Accurate; Summer Tax Due: \$1,120.78	25800 S DRIVE SOUTH HOMER;	\$18896.35	
1516	Parcel ID: 13-160-009-02; Legal Description: LEE TOWNSHIP T1S R5W SEC 16 BEG S 773.72 FT OF N 1/4 POST, S 257 FT, S 88 DEG 32'W 334.80 FT, N 257 FT, N 88 DEG 32'E 334.80 FT 1.98 AC Comments: This trailer sit on approximately 1.79 acres of land. The trailer is in very poor shape. I nearly fell through the floor a handful of times walking through. There is a large amount of garbage and debris throughout the trailer. There is a small shed in the back but the walls have fallen through and it is full of debris as well. Many plastic bottles surround the trailer. Deck is falling apart. Most of the trailer has vegetation growing up over it. Propane tank in the back yard. Electric meter has been removed. The actual property however is nice. It is an a quiet area in the country there are plenty of trees for privacy. Once the trailer is removed and the property is cleaned up this would be a great spot to build. Please contact the local governmental unit to get more information about building before making any bids on this property. Residential land use code 401. In the Olivet community school district. There is no foundation. Trailer is sitting on blocks that are on the ground. Mobile Home; Sanitation Issues And Garbage; Dangerous Building; Summer Tax Due: \$161.65	21820 20 1/2 MILE RD MARSHALL;	\$2318.71	
1517	Parcel ID: 1390-00-001-0; Legal Description: BURROWS SUB LOT 1 Comments: This vacant lot is approximately 0.16 acres of land. Residential land use code 402. Next to a parking lot. Open and grassy with a few trees. Across the street from La Mora Park Elementary School. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. In the Battle Creek public school district. Vul - Vacant Urban Lot; Summer Tax Due: \$52.71	N CEDAR AVE BATTLE CREEK;	\$1089.02	
1518	Parcel ID: 1390-00-002-0; Legal Description: BURROWS SUB WLY 120 FT OF LOTS 2 & 3 Comments: This vacant lot is approximately 0.44 acres of land. Residential land use code 402. On the corner of Michigan Ave W and Cedar St. Sidewalk runs along the Michigan Ave. Open and grassy with a few trees. Across the street from La Mora Park Elementary School. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. In the Battle Creek public school district. Vul - Vacant Urban Lot; Summer Tax Due: \$121.88	W MICHIGAN AVE BATTLE CREEK;	\$1415.57	

1519	<p>Parcel ID: 14-342-006-00; Legal Description: LEROY TWP. SEC.34 T3S R8W PART SE1/4 & PART SW1/4 COM 1270.5 FT W OF E1/4 COR S 165 FT W 49.5 FT TO N & S 1/4 LINE W 4 FT N 165 FT E 53.5 FT TO BEG. Comments: The house sits on approximately 0.16 acres of land. The house is in poor shape. There is about 2 ft of standing water in the basement. Some slight mold on the back of the basement door. The shingled roof has holes in a few areas. The roof section above the kitchen/porch area needs repairs. The house has animal droppings in most of the rooms. The walls and floors have been damaged. There is a garage that is full of debris and a large amount of garbage on the side porch of the house. There is an old obsolete shed/storage building farther South on the property. There is debris in this as well as in the back yard. Two bedroom one bathroom. This house will need major work to get it back in living condition. Some open grassy spots around the house as well as many trees throughout. Residential land use code 401. Athens school district. Gas meter hooked up. Electric meter has been removed. Sanitation Issues And Garbage; Animal Damaged; Roof Issues; Mold;</p> <p>Summer Tax Due: \$306.56</p>	3754 K DRIVE SOUTH EAST LEROY;	\$5163.35	
1520	<p>Parcel ID: 1500-00-065-0; Legal Description: CAINES 2ND ADD LOT 50 Comments: This vacant lot is approximately 0.14 acres of land. This property is fenced in with the adjacent home owner to the North. The south section of the cement driveway sits on this property as well. Encroachment issues. This would be a good purchase for the adjacent property owners that built a fence on the lot. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 401. In the Battle Creek public school district. Vul - Vacant Urban Lot; Encroachments;</p> <p>Summer Tax Due: \$58.88</p>	CAINE ST BATTLE CREEK;	\$954.42	
1521	<p>Parcel ID: 1730-00-007-0; Legal Description: ASSRS PLAT OF CHICAGO HEIGHTS LOT 7, ALSO POB AT NW COR OF LOT 7 N 30 FT - E 60 FT - S 30 FT - W 60 FT Comments: This vacant lot is approximately 0.15 acres of land. There was previously a building on this lot but it has since been removed. Level ground. Dirt and hay lay where the building once was. A large tree in the middle of the property. Two car wide cement driveway entrance. Some small debris around the property. Some chunks of cement. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 401. In the Battle Creek public school district. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$294.41</p>	114 FRISBIE AVE BATTLE CREEK;	\$2168.68	
1524	<p>Parcel ID: 18-011-281-10; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 11 COMM SW CORNER OF N 1/2 OF SW 1/4, N 390 FT TO POB, N 109.6 FT, E 408.75 FT TO C/L OF PINE LAKE RD, S 40*56' W 133.55 FT ALONG C/L, S 41*42' W 220 FT, N 48*36' W 233 FT TO POB Wetland Indicators; Occupied; Personal Property; Dnvi;</p> <p>Summer Tax Due: \$1,957.39</p>	22365 PINE LAKE RD BATTLE CREEK;	\$15427.65	
1525	<p>Parcel ID: 18-026-790-30; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 26 COMM 370 FT N OF SW CORNER OF E 1/2 OF NW 1/4, E 370 FT, N 170 FT, W 370 FT, S 170 FT TO POB 1.44 AC +/- Comments: This vacant lot is approximately 1.46 acres of land. Great spot to build if you like quiet areas and nature. Wooded with old trees and young saplings. Interesting spot. There is a drive entrance at the road that leads up to the adjacent property owners but there is also a cleared route that heads North into this lot. The path goes for awhile and leads past the property boundary. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Pennfield School district.</p> <p>Summer Tax Due: \$184.08</p>	JESSUP RD BATTLE CREEK;	\$2111.23	
1526	<p>Parcel ID: 18-300-225-00; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 32 LOT 225 CONVIS SECOND ADD Beware Of Dog; Personal Property; Dnvi; Occupied;</p> <p>Summer Tax Due: \$269.28</p>	253 SHARON BATTLE CREEK;	\$3288.92	

1529	<p>Parcel ID: 3000-03-004-0; Legal Description: FOREST GLEN PLAT NO 1 BLK 3 LOT 4 & ELY 7 FT OF LOT 5 Comments: This house sits on approximately 0.12 acres of land. The house is not in the best shape. The house feels like it is settling still. The windows and the door ways have a slant to them. Wood siding looks old and needs a new paint job. The Shingled roof is old and there are signs of leaking inside the home. Block foundation looks ok some cracking here and there. Furnace and water heater are still present. 100 amp break box hooked up. There was water in the basement near the water heater. Not a lot but there was a puddle. The house is mostly cleared out but the basement is full of personal property. Attached one car garage with shed doors. Grass driveway. Broken back yard fence. Three bedroom one bathroom. The bathroom and one of the bedrooms ceilings has collapsed. There is water entering the home. Slight mold is starting to form. The floors feel bit wavy. The house is going to need work before its back in good living condition. This is a fixer upper be prepared. Residential land use code 401. In the Battle Creek public school district. Structural Issues; Personal Property; Roof Issues; Mold; Boarded; Summer Tax Due: \$650.37</p>	133 HARRIS AVE BATTLE CREEK;	\$4174.73	
1530	<p>Parcel ID: 3000-10-001-0; Legal Description: FOREST GLEN PLAT NO 1 BLK 10 LOT 1 & N 5 FT OF VACATED ALLEY Comments: This vacant lot is approximately 0.14 acres of land. Corner lot on W Grand Cir Ave and Spring St. Cement driveway entrance on Grand Cir. There was previously a house on this property but it has since been removed. Open grassy lot with hay and dirt where the building once stood. Partial chain link fence along south and west property line. There is some fence damage on the west portion. A few trees. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 401. In the Battle Creek public school district. Vul - Vacant Urban Lot; Summer Tax Due: \$41.33</p>	293 SPRING ST BATTLE CREEK;	\$3780.24	
1531	<p>Parcel ID: 3060-00-005-0; Legal Description: ASSRS REPLAT OF FOUNTAIN HEAD PARK LOT 5 Comments: This vacant lot is approximately 0.11 acres of land. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 401. In the Battle Creek public school district. Mostly flat level land but the lot has been built up from the adjacent property owners to the North East. This wall has started crumbling. This shouldn't be a big issue. Large tree in the back has some "tree fort" boards nailed to it. Small amount of debris throughout the property such as glass. There is a vehicle parked on the property and doesn't look like its been moved for some time Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$43.52</p>	23 JANOAH AVE BATTLE CREEK;	\$2561.81	
1532	<p>Parcel ID: 3240-00-038-0; Legal Description: FRISBIES 2ND ADDITION LOT 35 Sanitation Issues And Garbage; Vandalism; Harvesting; Roof Issues; Summer Tax Due: \$911.58</p>	396 UPTON AVE BATTLE CREEK;	\$7998.96	
1533	<p>Parcel ID: 3250-00-026-0; Legal Description: FRISBIES 3RD ADD LOT 26, EXC BEG SE COR OF SD LOT - S 89 DEG 28 MIN 10 SEC W ALG S LI OF SD LOT 115.27 FT - N ALG W LI OF SD LOT 27.12 FT - S 89 DEG 58 MIN 28 SEC E 115.27 FT - S ALG E LI OF SD LOT 26.37 FT TO POB Comments: This vacant lot is approximately 0.06 acres of land. This vacant lot is fenced in with the adjacent property owner to the North. Flat and level. Open and grassy with a small tree in the back. Some debris. Most likely a side yard parcel. Please contact the local government unit to get more information about building before making any bids on this property. May be to small to build. Do your homework. Residential land use code 402. In the Battle Creek public school district. Vul - Vacant Urban Lot; Unbuildable Lands / Too Small; Sideyard Parcel; Summer Tax Due: \$16.20</p>	N MCKINLEY AVE BATTLE CREEK;	\$699.37	

1534	Parcel ID: 3260-00-080-0; Legal Description: FRISBIES 4TH ADD LOT 78 Comments: This vacant lot is approximately 0.18 acres of land. Sits in between two houses. There are multiple vehicles and a trailer parked on the property and look to still be in use. Possibly former owners or neighbors taking advantage of the extra space while they can. Level ground. Some smaller trees along the property line. Cement driveway entrance at road. Mostly open and grassy. Pile of branches and other vegetation debris in the middle of the lot. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 401. In the Battle Creek public school district. Due to a building no longer being on this lot the SEV may not be accurately represent the current value of the property. Vul - Vacant Urban Lot; Occupied; Personal Property; Sev Not Accurate; Summer Tax Due: \$32.42	75 FRISBIE AVE BATTLE CREEK;	\$3723.72	
1535	Parcel ID: 3550-00-005-0; Legal Description: GRAVES ADD W 1/2 OF LOT 5 Comments: This vacant lot is approximately 0.09 acres of land. Open grassy lot with trees along the West property line. Smaller sized lot. Please contact the local government unit to get more information about building before making any bids on this property. May be to small to build. Do your homework. Residential land use code 402. In the Battle Creek public school district. Level ground. Vul - Vacant Urban Lot; Sideyard Parcel; Summer Tax Due: \$26.16	W MANCHESTER ST BATTLE CREEK;	\$987.27	
1536	Parcel ID: 3550-00-047-0; Legal Description: GRAVES ADD LOT 47 Comments: This vacant lot is approximately 0.18 acres of land. Due to a building no longer being on this lot the SEV may not accurately represent the current value of the property. Flat even ground. Mostly open and grassy with a few large trees along the property lines. Possible shared driveway entrance at the road. Small amount of left over debris from the former structure, but mostly cleaned up well. Evidence that there is an animal borrowed and living on the property. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$32.71	111 OAKLAWN AVE BATTLE CREEK;	\$5673.91	
1537	Parcel ID: 3870-00-041-0; Legal Description: HARTS ADD N 71 FT OF S 120.5 FT OF W 115 FT LOT 13 Comments: This vacant lot is approximately 0.19 acres of land. Due to a building no longer being on this lot the SEV may not accurately represent the current value of the property. Level ground. Open grassy. A few trees along the South property line. Shared cement driveway entrance at the road. Very small amount of debris. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$45.77	35 ELM ST BATTLE CREEK;	\$3827.16	
1538	Parcel ID: 3970-00-179-0; Legal Description: ASSRS REPLAT HEALY & HOUGHTALING ADD LOT 179 Comments: This vacant lot is approximately 0.20 acres of land. Wooded with thick vegetation throughout. Small amount of debris/garbage. Ground appears to be level. Mix of old and young trees. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Vul - Vacant Urban Lot; Summer Tax Due: \$51.34	E BALDWIN AVE BATTLE CREEK;	\$1093.08	
1539	Parcel ID: 41-034-054-01; Legal Description: ATHENS VILLAGE/T4S R8W, SEC 34: ORIGINAL PLAT; BLK 10, S 33.0 FT OF W 16.5 FT OF LOT 1 AND W 16.5 FT OF LOT 4. Comments: This vacant lot is approximately 0.04 acres of land. This lot appears to have no road access. It is surround by houses on the adjacent properties. Wooded. Residential land use code 402 but the lot is very small and without road access I don't see anyone building on this. Please contact the local governmental unit to get more information about building before making any bids on this property. This would be a good purchase for one of the surrounding property owners that would give access to this parcel. Gas, electric, and water are in the area. Unbuildable Lands / Too Small; Roads - None Known (Possibly Landlocked); Summer Tax Due: \$10.50	S CAPITAL/VACANT ATHENS;	\$701.02	

1540	<p>Parcel ID: 4100-00-015-0; Legal Description: ASSRS PLAT OF HINMANS ADD LOT 14 Comments: This house sits on approximately 0.11 acres of land. The house appears to have been set up as a duplex at one point. There are 3 electric meters on the side of the home. All have been removed. There is one gas meter and it is still hooked up. The kitchen on the main floor has been completely removed. The furnace has been harvested as well as the breaker boxes and electrical wiring in the basement. The house has cat litter boxes on all floors. Animal damaged in certain areas. The foundation is crumbling in a few spots in the basement. Shingled roof looks ok. Did not see any major damage. Some areas of the roof soffit do need attention however. Metal siding in fair shape as well. Many of the windows have been boarded up. Lots of broken glass. The house has for the most part been cleared out except for all of the animal boxes and random garbage. Stone work on the front porch area. Someone applied tile to the wood floors in the living room on the main floor and they have broken apart. Shared driveway leads to a one car garage in behind the home. Staircase on the back of the home for entrance to the second floor apartment. The staircase is breaking and looks dangerous. The two living areas are not closed off from one another. There is some new duct work on the main floor that is outside of the walls and in plain view. This house will need a good deal of work before its back in good living condition. Be prepared. Residential land use code 401. In the Battle Creek public school district. Boarded; Foundation Issues; Harvesting; Animal Damaged; Multiple Family Use;</p> <p>Summer Tax Due: \$970.92</p>	22 N WABASH AVE BATTLE CREEK;	\$6852.80	
1541	<p>Parcel ID: 42-040-003-03; Legal Description: BURLINGTON TOWNSHIP T4S R7W SECTION 23 BURLINGTON VILLAGE LOTS 3 & 4 BLOCK 3 OF ORIGINAL PLAT .60 AC Mobile Home Pad; Mobile Home; Beware Of Dog; Occupied; Personal Property; Dnvi;</p> <p>Summer Tax Due: \$541.52</p>	413 W NORTH ST BURLINGTON;	\$3988.09	
1542	<p>Parcel ID: 4500-00-003-0; Legal Description: JORDAN & FOGGS ADD LOTS 5 & 6, EXC RIPARIAN RIGHTS TO KALAMAZOO RIVER Comments: This vacant lot is approximately 0.40 acres of land. Most of the property is flat gravel parking lot next to an auto shop. There are many vehicles parked on the property which I believe are from the auto shop. A few grassy portions with trees and bushes along the back side of the property opposite W Michigan Ave. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Commercial land use code 202. In the Battle Creek public school district. Vul - Vacant Urban Lot; Personal Property;</p> <p>Summer Tax Due: \$899.47</p>	W MICHIGAN AVE BATTLE CREEK;	\$5983.98	
1543	<p>Parcel ID: 4990-00-011-0; Legal Description: ASSRS PLAT OF MAC GREGORS ADD LOT 11 Comments: This house sits on approximately 0.14 acres of land. Unfortunately this house is in bad shape. I think that it has good bones but the inside of the house has seen better days. The roof has holes in a few areas and you can tell its had tarps on it in the past. There is a hole above the garage that has allowed water in. There is a large amount of debris in the garage. The house for the most part has been cleared out but there are still piles of debris here and there. There are a few holes in the roof above the house. Particularly bad in the back side. There are three bedrooms on the second floor one of the rooms floor is collapsing from the water damage. There is a hole in one of the rooms closets. Much of the plaster has fallen off the ceiling and some of the walls. There are two bathrooms. The house was posted as winterized but the water heater and softener have been removed, so there's no telling what has been done to the plumbing. Old oil tank in the basement. Furnace still present. The basement drywall is covered in black mold from all of the moisture getting into the house. There are animal droppings throughout the house. I believe racoons have been coming in through the holes in the roof. Grassy back yard. Two track cement driveway leads to an attached one car garage. The house is going to need a lot of work and remediating the black mold issue. Its a shame because you can tell the house was very beautiful once. Nice woodwork throughout the home and nice glass doors separating the living rooms. Roof Issues; Animal Damaged; Harvesting; Mold; Dangerous Building;</p> <p>Summer Tax Due: \$1,850.83</p>	27 WOODWARD AVE BATTLE CREEK;	\$12547.87	

1544	<p>Parcel ID: 51-000-786-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 47 BEG ON W LINE OF BERRIEN ST EXT OVER CENTER ST 48 FT S OF SE COR OF LOT 6, BLK 47 & 226 FT N OF N LINE OF PORTER S W 132 FT, N 110.6 FT TO MCRR R/W, SELY ON R/W 150 FT TO BERRIEN ST, S ON W LINE OF BERRIEN ST 39.2 FT TO BEG EXCEPT THE WEST 33 FT Comments: This vacant lot is approximately 0.15 acres of land. Property runs along some railroad tracks. Someone has been dumping garbage bags and other debris on the the property. Driveway entrance at the road. Remains of an old sidewalk lead into the property from the road. A few large trees on the North portion. Backs up against a commercial building. Residential land use code 402. Please contact the local governmental unit to get more information about building before making any bids on this property. In the Albion public school district. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$44.29</p>	202 S BERRIEN ST ALBION;	\$939.48	
1545	<p>Parcel ID: 51-008-615-00; Legal Description: ALBION CITY, ASSESSORS PLAT OF ORCHARD PARK LOT 15. (608 ORCHARD DRIVE) Comments: This house sits on approximately 0.34 acres of land. The house was boarded on last visit. Large open grassy back yard with a handful of trees. Cement driveway leads to a detached one car garage. The garage is block foundation where as the house has a poured cement foundation. Water heater and furnace still present. City water. Two bedroom one bathroom. There is some evidence of a fire in the attic window. There are some small bits of melted vinyl on the side of the house. The West portion of the house has had the vinyl siding removed and the older wood siding is showing. You couldn't really tell there was a fire when inside the home although there is roof damage visible in one of the rooms. There is a small hole that has allowed rain to gain access to the attic which has cause the ceiling to collapse in this spot. The house will need repairs and renovations but it is in a nice area and the lot is a good size. Would be a good fixer upper for someone looking for the job. In the Albion school district. Residential land use code 401. Roof Issues; Fire Damage; Boarded;</p> <p>Summer Tax Due: \$486.65</p>	608 ORCHARD DR ALBION;	\$5496.77	
1546	<p>Parcel ID: 51-009-638-00; Legal Description: ALBION CITY, ASSESSORS PLAT OF PROSPECT HILL ADDITION TO THE CITY OF ALBION LOT 38. Comments: This vacant lot is approximately 0.20 acres of land. Open grassy lot that slopes down the farther East you go. There are a handful of trees along the North and South boundaries. Driveway entrance at the road. Shared by adjacent neighbor. Residential land use code 402. Please contact the local government unit to get more information about building before making any bids on this property. Remains of an old wire fence on the South side. Small cement slab in the front of the property possibly from an old sidewalk. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$200.23</p>	712 N IONIA ST ALBION;	\$2042.36	
1547	<p>Parcel ID: 51-010-543-00; Legal Description: ALBION CITY, SCHUMACHER ADDITION LOTS 43-44-45. Comments: This house sits on approximately 0.40 acres of land. Unfortunatley this house is in disarray. It looks like someone was trying to do some renovations but they only got to the demo portion of it. Many of the walls have been ripped down to the studs. The foundation is crumbling in certain areas. Mix of cement and brick. Wood siding needs repairs. The roof has a few areas that are covered in tarps. The house has mold forming in certain areas because of the excess moisture. There is debris and garbage around and inside the home. The back portion of the house is in rough shape with whole walls and ceilings being removed. The floor joists are rotting in areas that have been exposed to the elements. Gas and electric meters have been removed. The electric box is partially hooked up. Someone has been working on it. The water heater is gone and the softener is broken. The furnace is still present but unknown if it is working. There was a propane tank and heater in the basement. There is some evidence the house was being used to grow "plants". There are growing lights in some of the ceilings and soil on the floors. This house needs some major work before its back in good living condition. Be prepared. Residential land use code 401. Albion public school district. Foundation Issues; Structural Issues; Incomplete Construction; Roof Issues; Mold; Boarded;</p> <p>Summer Tax Due: \$695.19</p>	903 N ALBION ST ALBION;	\$5936.55	

1548	Parcel ID: 51-012-072-00; Legal Description: ALBION CITY, ASSESSORS PLAT OF SUPERIOR HEIGHTS LOT 72 EXC S 11 FT. (919 N SUPERIOR ST) Comments: This vacant lot is approximately 0.20 acres of land. Open grassy lot. Clean lot. Level ground. Residential land use code 402. Please contact the local governmental unit to get more information about building before making any bids on this property. Nice area. Sidewalks on the North and East boundary. Cement driveway entrance on North Superiors. Vul - Vacant Urban Lot; Summer Tax Due: \$43.26	921 N SUPERIOR ST ALBION;	\$501.01	
1550	Parcel ID: 51-012-525-00; Legal Description: ALBION CITY, WAKELIN ADDITION LOT 25. Sanitation Issues And Garbage; Beware Of Dog; Occupied; Dnvi; Personal Property; Summer Tax Due: \$562.33	407 E NORTH ST ALBION;	\$4435.63	
1551	Parcel ID: 51-012-922-00; Legal Description: ALBION CITY, WARNER & CHURCH ADDITION (514 S EATON) BLK 89 E 82.5' OF LOT 10. Comments: This house sits on approximately 0.29 acres of land. Unfortunately this house is in poor condition. The inside of the home is torn apart. There are three bedrooms upstairs and two full bathrooms. I'm led to believe this house has had some additions built onto the original home. One side of the house is stone foundation with some cracking. The other side of the house is poured cement. You can see where parts of the house connect to the additions. The floor is ripped out in one of the rooms and much of the plumbing. The electric box has been removed. Possible harvesting. Some of the walls are down to studs. The upstairs looks like some animals have gotten in through the attic and have been shredded whatever has been left in the home. Many broken windows. The wood floor in one of the rooms is bowing and breaking. The house will need major repairs and renovations to get it back into good living condition. Mix of shingled and flat roof. Two electric meters have been removed as well as the gas meter. Residential Land use code 401. In the Albion school district. Roof Issues; Structural Issues; Animal Damaged; Harvesting; Incomplete Construction; Summer Tax Due: \$289.47	514 S EATON ST ALBION;	\$5095.19	
1552	Parcel ID: 51-012-942-00; Legal Description: ALBION CITY, WARNER & CHURCH ADDITION LOT 2. BLK 91. Comments: This house sits on approximately 0.16 acres of land. The house is in overall poor shape. The last residents look to have been hoarders. The entire house is full of garbage and debris. It was difficult to walk through. The basement is full of debris as well. Furnace and water heater still present. Breaker box was still present as well. Block and Cement foundation appear to be solid. There is a large animal hole on the side of the house. Dirt floor basement. Gas meter and electric meter have been removed. Grass driveway. The house will need a major cleaning before anything is done to it. Be prepared for some work. Animal Damaged; Sanitation Issues And Garbage; Personal Property; Summer Tax Due: \$434.31	407 W ASH ST ALBION;	\$3963.52	
1553	Parcel ID: 51-013-005-00; Legal Description: ALBION CITY, WARNER & CHURCH ADDITION LOT 5. BLK 97. Personal Property; Roof Issues; Occupied; Dnvi; Summer Tax Due: \$352.10	313 WASHINGTON ST ALBION;	\$3307.45	
1557	Parcel ID: 5350-00-102-0; Legal Description: MERRITTS ADD S 73 FT LOT 60, EXC W 1 FT OF N 30.5 FT THEREOF Comments: This vacant lot is approximately 0.11 acres of land. Being used as parking area for surrounding buildings. Half dirt lot half open grass. Some trees along the property lines. There was a trailer parked on the property as well as two vehicles at the time of last visit. Small amount of debris. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$97.01	FREMONT PL BATTLE CREEK;	\$1160.88	

1558	Parcel ID: 54-120-127-00; Legal Description: SP CITY, MERRILL PK SUBD., E 50 FT OF LOT 4, BLK D. Comments: This vacant lot is approximately 0.13 acres of land. There is road access on both Avenue C and Avenue D. A few trees but mostly open and grassy. There is a wooden post hanger in the middle of the lot. Small firepit and a bit of debris along Avenue D. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Vul - Vacant Urban Lot; Summer Tax Due: \$34.82	78 AVENUE C SPRINGFIELD;	\$799.04	
1559	Parcel ID: 54-140-031-00; Legal Description: SP CITY, ORCHARD ACRES 2, LOT 113. Comments: This house sits on approximately 0.55 acres of land. The house is in overall fair/good shape. There are three bedrooms on the main floor with a full bathroom off the hallway although the tub has been removed and a full bathroom in the main bedroom. The basement looks to be in the process of being turned into a second living area. There is an oven in the middle of the room with hook ups for a sink. A full bathroom in the basement as well. There is incomplete construction in the house. Mostly dry wall and mud. The wood and linoleum floor on the main floor. Carpet in the basement. It smelled a bit musty in the basement. No mold but it felt damp. Water heater and furnace still present. There is a submersed well with a pressure tank in the basement. Block foundation is solid. Shingled roof looked fairly new. There are piles of debris on the back side of the home. Broken glass slider door off the wood porch. There is some cracking on the block foundation around the basement door. The siding needs some repairs. Electric and gas meter are still hooked up and active. Large back yard leads to a good portion of woods. This house will need some work but there is a lot of potential here. This would be a great house for someone looking for a fixer upper. The house is in pretty good shape. Residential land use code 401. In the Battle Creek public school district. Incomplete Construction; Multiple Family Use; Personal Property; Summer Tax Due: \$2,066.09	271 REYNOLDS RD SPRINGFIELD;	\$10061.69	
1560	Parcel ID: 5650-00-074-1; Legal Description: MOTTS ADD PART OF LOT 25 BEG SE COR OF SD LOT - W 26.41 FT - N 59.53 FT - W 10.91 FT - NWLY TO PT 47 FT W OF E LOT LI & 89.5 FT N OF S LOT LI - N 35.5 FT TO N LI OF S 125 FT OF SD LOT - E ALG SD N LI 47 FT - S ALG E LOT LI 125 TO POB, EXC N 46 FT THEREOF (ASSESSED WITH 5650-00-075-0 IN '95) Comments: This vacant lot is approximately 0.05 acres of land. Corner lot on Cliff St and Elm St. There is a cement driveway entrance on Elm St. Open grassy lot with level ground. A couple trees along the sidewalk. Smaller lot. Possibly too small to build. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek Public School District. Vul - Vacant Urban Lot; Unbuildable Lands / Too Small; Summer Tax Due: \$17.38	CLIFF ST BATTLE CREEK;	\$876.31	
1561	Parcel ID: 6030-00-023-0; Legal Description: NORTH WASHINGTON HEIGHTS W 46 FT OF LOT 22 Occupied; Personal Property; Drvi; Summer Tax Due: \$660.19	104 W ROOSEVELT AVE BATTLE CREEK;	\$3821.38	
1562	Parcel ID: 6080-00-179-0; Legal Description: NORTH WOODLAWN E 72 FT OF LOTS 179 & 180 Comments: This house sits on approximately 0.20 acres of land. Partially fenced in back yard. Partial gravel driveway. Shingled roof looks like it will need to be replaced in the near future. Possible leaking evidence in the living room. Slight mold begging to form on the drywall ceiling. Cement slab foundation appeared to be in good shape. The furnace in the basement looks like it will need repairs and the water heater has been disconnected from the system. Small basement was difficult to walk down into. Washer and dryer in the basement. Breaker box was on the main floor. Bathroom was trashed and will need repairs. Multiple animals were living inside this home at one point. Many cat litter boxes that are full. Vinyl siding is in decent shape. Small metal shed on the side of the home with some old tires and other debris. There are piles of debris on the back side of the house. Nice open grassy back yard. Gas and electric meter are still hooked up but are off. This house will need renovations and repairs to get it back into good living condition but the house has potential. The bones feel solid in the home but it will need work. Be prepared. Residential land use code 401. In the Battle Creek public school district. Roof Issues; Mold; Animal Damaged; Summer Tax Due: \$776.96	262 W SPAULDING AVE BATTLE CREEK;	\$5116.68	

1563	Parcel ID: 6550-00-014-0; Legal Description: PASCOS ADD E 115.5 FT OF LOTS 4 & 5 Comments: This vacant lot is approximately 0.34 acres of land. The lot is fenced in to the adjacent property owner. Property has vehicles and other personal property on the land. Large pile of wood. Mostly open and grassy. It is still being used by the former owner. Please use caution and be respectful if visiting this property in person. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Commercial land use code 202. In the Battle Creek public school district. Vul - Vacant Urban Lot; Encroachments; Personal Property; Summer Tax Due: \$110.63	HAMBLIN AVE BATTLE CREEK;	\$1152.43	
1564	Parcel ID: 6810-07-009-0; Legal Description: POSTS ADD BLK 7 LOT 9 Comments: This vacant lot is approximately 0.11 acres of land. There was previously a building on this property but it has been removed. Due to the property no longer having a structure the SEV may not accurately represent the current value of the property. Dirt driveway entrance at the road. Open and grassy level ground. Some small trees on the back border of the lot. Partial chain link fence. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 401. In the Battle Creek public school district. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$21.96	118 NELSON ST BATTLE CREEK;	\$3888.89	
1565	Parcel ID: 6820-05-012-0; Legal Description: POSTS 2ND ADD BLK 5 W ½ OF LOT 11 & ALL OF LOT 12 Comments: This vacant lot is approximately 0.14 acres of land. Corner lot on Lathrop and Euclid. There was previously a building on this property but it has been removed. Due to the property no longer having a structure the SEV may not accurately represent the current value of the property. Wide paved driveway entrance at the road. Open, grassy, and level ground. Some trees along the side walk on Euclid. Minor debris such as a tire. Nothing difficult to clean. Partial chain link fence. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 401. In the Battle Creek Public School District. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$46.89	145 LATHROP AVE BATTLE CREEK;	\$12881.19	
1566	Parcel ID: 7550-00-043-0; Legal Description: ROBERTS ADD TO BATTLE CREEK LOT 40 Comments: This vacant lot is approximately 0.10 acres of land. This lot is on an unimproved road. I was able to access the property by driving down Idaho St but it quickly gets taken over by vegetation. Once the road turns into woods I continued down next to the railroad track access road. Wooded. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. There are city utilities in the area but are not established on this road. Vul - Vacant Urban Lot; Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$18.36	IDAHO ST BATTLE CREEK;	\$693.84	
1567	Parcel ID: 7750-00-014-0; Legal Description: ASSRS PLAT OF SCHRAMS ADD LOT 14 & N 1/2 OF LOT 15 Comments: This vacant lot is approximately 0.20 acres of land. There were two vehicles parked on the property at the time of last visit. Partial gravel driveway. Partial chain link fence. Level ground. There was a trampoline on the property as well as other debris. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$56.39	ONEITA ST BATTLE CREEK;	\$1103.91	
1568	Parcel ID: 7940-00-005-0; Legal Description: SKINNERS ADD LOT 5, EXC S 16 FT Comments: This vacant lot is approximately 0.15 acres of land. Driveway entrance at the road. Land slopes up from the road but levels out fairly quickly. Small amount of debris. Garbage can, grill, chair. There is a small vigil. Open and grassy with a couple trees along the property lines. In between houses. Close to Piper Park. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 401. In the Battle Creek public school district. Vul - Vacant Urban Lot; Summer Tax Due: \$70.32	N UNION ST BATTLE CREEK;	\$1136.05	

1571	Parcel ID: 8120-00-015-0; Legal Description: SPERRYS ANNEX TO PIPERS ADD LOT 15 Comments: This vacant lot is approximately 0.15 acres of land. Road access on both Byron St and an alley to the West. Stone work along Byron street. Street parking. Level ground. There was previously a house on this property but it has since been removed. Near the Battle Creek River. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Vul - Vacant Urban Lot; Summer Tax Due: \$36.81	82 BYRON ST BATTLE CREEK;	\$1969.68	
1572	Parcel ID: 8140-00-079-0; Legal Description: SPRING GROVE ADD LOTS 62, 63, 64, & 65 Comments: This vacant lot is approximately 0.60 acres of land. Would be a nice spot to build. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Open grassy lot. The ground slopes up and down. Slightly terrain challenged but would not be to difficult to level out. Cement driveway entrance at the road. The East portion of the lot is wooded with thick vegetation. Fire hydrant near the road. Vul - Vacant Urban Lot; Summer Tax Due: \$107.76	LASALLE ST BATTLE CREEK;	\$1486.46	
1573	Parcel ID: 8810-00-009-0; Legal Description: WALTERS ADD LOT 8 Comments: This vacant lot is approximately 0.20 acres of land. Road access on both Parkway Dr. and Seedorf St. Across the street from the Claude Evans Park. Ground slopes down towards Parkway Dr. Large bush in the North section of the property. Mostly open and grassy. Cement driveway entrance on Seedorf. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Vul - Vacant Urban Lot; Summer Tax Due: \$52.12	SEEDORF ST BATTLE CREEK;	\$1081.34	
1574	Parcel ID: 8810-00-100-0; Legal Description: WALTERS ADD N 115.5 FT OF LOT 89 Comments: This vacant lot is approximately 0.18 acres of land. On the corner of Seedorf St and Hanover St. Just South of the Claude Evans Park. There are some piles of debris including tires and wood pallets. Mostly open and grassy with trees along the West and South property line. Cement driveway entrance on Seedorf. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Vul - Vacant Urban Lot; Summer Tax Due: \$48.71	SEEDORF ST BATTLE CREEK;	\$1307.29	
1575	Parcel ID: 8870-00-082-0; Legal Description: WASHINGTON HEIGHTS E 87 FT OF LOT 78 Comments: This vacant lot is approximately 0.12 acres of land. Open grassy lot with younger trees along the property lines. No driveway entrance. Partial chain link fence surrounds the property. Minor amount of dumping/debris. There is a mattress and some other garbage but nothing to major to clean. Level ground. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Vul - Vacant Urban Lot; Summer Tax Due: \$22.45	N KENDALL ST BATTLE CREEK;	\$1406.95	
1576	Parcel ID: 8990-00-068-0; Legal Description: ASSRS PLAT OF WEBSTER TERRACE LOT 68 Comments: This house sits on approximately 0.13 acres of land. Three bedroom 1.5 bathroom. Stone foundation is in very poor shape with major crumbling. It looks like an animal is borrowing around the exterior and has gotten into the basement. Old fuse box. Older large octopus furnace. Water heater still present. There is debris and personal belongings in most of the house. There is a hole in the roof and has allowed water to enter one of the second story closets causing damage. Grassy back yard. There are the remains of a cement slab foundation in the back section of the property. Possibly from a previous garage. A lot of the plaster inside the home is falling off the walls and ceilings. Nice wood features throughout the home. Major cracking and sinking on the front porch and steps. Shingled roof is old and in poor shape. Peeling and cracking. This house will need a large amount of work to get it back into good living condition. The roof and foundation need attention first. Be prepared. In the Battle Creek Public school district. Animal Damaged; Personal Property; Roof Issues; Foundation Issues; Summer Tax Due: \$701.62	65 GROVELAND ST BATTLE CREEK;	\$4742.56	

1577	<p>Parcel ID: 9100-00-074-0; Legal Description: WELCHS 5TH ADD LOT 56</p> <p>Comments: This vacant lot is approximately 0.20 acres of land. Mostly open and grassy but there are trees and bushes along the West portion of the property line. Cement driveway entrance at the road. There are multiple vehicles parked on the property but they are most likely from the adjacent property owners. Small amount of debris. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Vul - Vacant Urban Lot; Personal Property;</p> <p>Summer Tax Due: \$35.52</p>	GRAVES AVE BATTLE CREEK;	\$695.29	
1578	<p>Parcel ID: 9280-00-068-0; Legal Description: WEST END ADD E 33 FT OF LOT 51</p> <p>Comments: This house sits on approximately 0.10 acres of land. Two bedroom one bathroom. Block foundation looks solid. The shingled roof is in poor shape. The shingles are cracking and peeling. There are also tarps ripped up and hanging from it. There is a visible hole in the roof that you can see through in one of the second floor closets. The metal siding is in decent shape. Small wood porch on the back side of the home. There is detached one car garage on the North portion of the property. The garage appears to be a two car garage but one of the doors has been boarded up. This wall is molding from moisture getting inside. Cement pad foundation with block walls. The roof on the garage is in better shape then the house. Both doors to the garage are broken. Evidence that an animal is burrowing under the house/porch. Electric and gas meter are still hooked up but appear to be disconnected. The house has personal property through out. Mix of carpet and linoleum. Mix of breaker box and fuse box. Water heat and furnace both still present. The basement felt damp but there was no mold. This house will need some work but it has potential. Fix the roof and clean everything out and you'll have a decent house. Residential land use code 401. In the Battle Creek Public School District. Personal Property; Roof Issues;</p> <p>Summer Tax Due: \$655.87</p>	636 HAMBLIN AVE BATTLE CREEK;	\$5157.56	
1580	<p>Parcel ID: 9460-24-025-0; Legal Description: WHITE & HUNT ADD WLY 171 FT OF S 40 FT OF N 326 FT OF BLK C, EXC W 16.5 FT THEREOF</p> <p>Comments: This vacant lot is approximately 0.14 acres of land. Across the street from the Lakeview little league fields. Wooded with a small trail. There is a chain-link fence that runs through the middle of the property. It is unclear what the fence would go to. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Lakeview school district. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$155.14</p>	ARBOR ST BATTLE CREEK;	\$1354.33	
1581	<p>Parcel ID: 9740-00-056-0; Legal Description: WILLIS 2ND ADD LOT 45 & N 49.5 FT LOT 46</p> <p>Comments: This house sits on approximately 0.28 acres of land. This is a large three story building that was in the process of being rehabbed. It appears they only got around to the demo portion. The house is mostly ripped down to the studs and subfloors. The basement has had rooms built with plywood walls. Mix of brick and vinyl walls. Shingled roof is in different states of repair. Some sections look newer while others are old and peeling. There is a small section near the front of the home on the third floor that appears to be leaking slightly. The basement is wet and most of the plywood walls have begun to form mold. The furnace and water heater are still present. Stone foundation has some crumbling in certain spots. Cement driveway runs along the back of the property and leads to a slab foundation. Back porch is unstable. The electric meter has been removed but the gas meter is still hooked up. Large grassy back yard. Chain link fence along the roadside. This house will need a lot of work to get it back into good living condition. If you're looking for a good fixer upper this could be it. All of the demolition and most of the clean up has been done for you. Residential land use code 401. In the Battle Creek Public School district. Incomplete Construction; Roof Issues; Foundation Issues; Mold;</p> <p>Summer Tax Due: \$403.65</p>	60 GRAVES AVE BATTLE CREEK;	\$3510.15	

1582	<p>Parcel ID: 9850-00-012-0; Legal Description: WOODLAWN ADD TO URBANDALE LOTS 11 & 12 Comments: This house sits on approximately 0.14 acres of land. Unfortunately this house is in poor shape. The foundation is crumbling. There is mold forming in the basement. The wood floors are bowing and breaking. The furnace has been removed and the water heater has been cut off from the system. The breaker box is open and looks like its been messed with. The rock facade on the front entrance is falling apart. The fireplace on the front of the home is cracking. The house is in overall poor shape. Paved driveway leads to a detached two car garage. Cement pad foundation has a crack in the middle but mostly level. Vinyl siding is ok needs a good cleaning and some minor repairs, the back side of the garage has wood siding. The soffit around both the house and the garage looks bad. The garage door is half painted grey. The inside is mostly cleared out and the shingled roof looks ok, didnt see any leaking. The garage is in decent shape overall and has its own breaker box. Small shed connected to the back of the garage. The house will need a great deal of work to get it back in safe condition. DO your homework before bidding on this one. It may end up being only a vacant lot you are bidding on. Residential land use code 401. In the Battle Creek public school district. Foundation Issues; Multiple Family Use; Dangerous Building; Mold;</p> <p>Summer Tax Due: \$2,691.59</p>	1817 W MICHIGAN AVE BATTLE CREEK;	\$15704.56	
1583	<p>Parcel ID: 9940-32-179-1; Legal Description: YOUNG FARM PLAT NO 1 S 1/2 OF W 137.75 FT OF LOT 178 & N 3/4 OF W 137.75 FT OF LOT 179, EXC W 33 FT THEREOF USED FOR STREET Comments: This vacant lot is approximately 0.20 acres of land. Would be a nice spot to build. Close to the Prairieview Elementary School. Please contact the local government unit to get more information about building before making any bids on this property. Do your homework. Residential land use code 402. In the Battle Creek public school district. Open grassy lot with few large trees along the roadside that provide nice shade. Level ground. Clean. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$187.10</p>	S 29TH ST BATTLE CREEK;	\$1903.37	
1584	<p>Parcel ID: 51-013-072-00; Legal Description: ALBION CITY, WARNER & CHURCH ADDITION LOT 2, BLK 101 Comments: This house sits on approximately 0.20 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. Mix of stone and cement foundation. Crumbling in a few areas. Gas and electric meter are still hooked up. Cement driveway leads to the back yard. There are a few small trees and that have fallen over. The shingled roof looked ok no major damage seen. Vinyl siding in decent shape. There are areas around the house with thick vegetation growing up it. The house looks to be in overall fair shape. Some garbage and debris around the house. The house will need some repairs but could be a good fixer upper. Foundation Issues; Beware Of Dog; Occupied; Dnvi;</p> <p>Summer Tax Due: \$239.95</p>	224 S ANN ST ALBION;	\$4233.58	

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		8. Buyer's (Transferee) Name and Mailing Address
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.		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.