

Public Land Auction

Berrien, Cass, Van Buren

August 3rd, 2023

Berrien, Cass, and Van Buren 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.

Berrien

Lot #	Lot Information	Address	Min. Bid	Sold For
1200	<p>Parcel ID: 01-4880-0021-00-9; Legal Description: LOT 21 MILLBURG HEIGHTS NO 1 Comments: This building sits on approximately 0.31 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There was an aggressive dog on the neighboring property. Unable to photograph the North section of the property. Multiple vehicles were parked on the property. Third party stated the former owner was still using property. Large burn pile and debris behind the building. Two cement driveways. There is a mobile home pad in the center of the property. Vinyl siding in poor shape. The back section of the home has had all the vinyl removed. Shingled roof is in decent shape. Looks like a cement slab foundation. Garage door on the front of the building. Large grassy yard. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Personal Property; Contamination Indicators; Mobile Home Pad; Occupied; Dnvi; Beware Of Dog; Summer Tax Due: \$51.17</p>	370 MILLBURG DR BENTON HARBOR;	\$12917.14	
1201	<p>Parcel ID: 03-0001-0015-04-8; Legal Description: COM 206.2'N OF S1/4 PST SEC 1 T4S R18W TH N 250'TH S89DEG08'14"E 803'TH S53DEG43'21"E 65'TH S89DEG 08'14"E 306.92'TH S 418.53'TH N89 DEG08'14"W 790.83'TH N03DEG 02' 05"W 219.15'TH S88DEG52'39"W 359.88'TO POB Comments: This building sits on approximately 10.90 acres of land. This property appeared to be occupied on last visit. Please use caution and be respectful if visiting this property in person. Overall the house looks to be in good/excellent shape. Brick and metal siding are in great shape with only a few cracks here and there. Poured cement foundation looks good. Shingled roof looks fairly new. The cement porch on the front entrance has sunk in a bit. The cement driveway has cracking but is in fair shape overall. It is still level. Attached two car garage. Chain link fence surround the sides and the back of the home. Propane tank. Electric meter still hooked up and appears active. Open grassy yard around the home with trees sprinkled throughout. The large storage barn has metal siding and metal roof that both look fair. Very large sliding doors on both sides of the building with a few normal doors. The barn has multiple large tractors and other personal property. There is a pond on the east section of the property. Wooded area to the east. The aerials make it look like there is an open field surrounded by trees. This is a nice property with plenty of space. In the Coloma Community School district. Land Cover Woody Wetlands: 4.66ac (42.7%), Grassland/Herbaceous: 3.95ac (36.2%), Developed Low Intensity: 1.10ac (10.1%), Deciduous Forest: 0.99ac (9.1%), Developed Open Space: 0.20ac (1.9%) Personal Property; Dnvi; Occupied; Summer Tax Due: \$1,180.40</p>	1745 ROSLIN RD BENTON HARBOR;	\$9788.19	
1202	<p>Parcel ID: 03-0020-0008-01-3; Legal Description: COM 608.5'E OF NW COR SEC 20 T4S R18W TH E 50'TH S 330'TH W 50'TH N 330'TO POB EXC THAT PT LYING ELY OF FOL LN COM 640.88'S89DEG22'29"E OF NW COR SEC 20 TH S10DEG41'22"E 336.98'TO POE PER 905/597 Comments: This vacant lot is approximately 0.38 acres of land. Level ground. Open and grassy with some small trees and bushes on the South section. Next to a house that appears to be in the process of repair after a fire. quick access to I-94. Plenty of space to build a house. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$15.00</p>	992 HIGHLAND AVE BENTON HARBOR;	\$2114.13	

1203	<p>Parcel ID: 03-0029-0025-05-1; Legal Description: COM 665.4'E OF SW COR SEC 29 T4S R18W TH N1DEG W 270'TH E 66'TH S1DEG E 270'TH W 66'TO POB EXC THE S 40'THEREOF BEING USED FOR HWY PURPOSES Comments: This commercial building sits on approximately 0.41 acres of land. Nice looking building with great location for business. The dry cleaner appears to be closed but there were lights still on inside the main building as well as some on inside the back of the building. There was also a dry cleaner van parked on the front parking lot. The South portion of the building has a large glass windowed store front with brick walls and pillars. The South section of the building is two stories with block walls. There are four massive A/C units installed on this building including one on the back and three on the roofs. The foundation looks solid with no visible damage. The shingled roof looks fairly new and the only repairs I saw that were needed were cosmetic. Only some trim pieces missing around the fascia. There is ample parking with a small section in near the front entrance and a larger parking area off the back of the building. The building appears to be in good condition overall. Two electric meters were still hooked up and active. Large gas meter was still hooked up. The interior of the building looks clean. No sanitation or garbage issues seen. Did not go inside the building so I cant be sure of the rest of the building's condition. From the exterior this looks like a good building ready for a new business. In the Benton Harbor Area School District. Adjacent to LOT#1204 which is the large parking lot with a garage. If purchasing this building you may want to consider picking up LOT#1204 as well which would provide all the parking you would need. Dnvi; Personal Property;</p> <p>Summer Tax Due: \$3,610.90</p>	1015 E NAPIER AVE BENTON HARBOR;	\$17487.27	
1204	<p>Parcel ID: 03-0029-0025-12-4; Legal Description: COM 731.4'E OF SW COR SEC 29 T4S R18W TH E 66'TH N1DEG W 330'TH W 132'TH S1DEG E 60'TH E 66'TH S1DEG E 270'TO POB EXC S 40'FOR RD R/W Comments: The garage sits on approximately 0.57 acres of land. Large paved parking lot with garage on the corner of E Napier Ave and Reeder Ave. The garage looks to be in overall fair/good shape. Did not enter the building because we believe it may still be in use. Slab foundation looked solid. Mix of wood and brick siding was in fair shape only needing minor attention. Could use a fresh coat of paint. The shingled roof looks fairly new. There is a light on the exterior of the garage so there is electric getting to it. We did not see a meter however. It may be attached to the adjacent dry clear to the West. There was an underground well pump cap on the property but I believe it may go to the Dry Cleaner. Large paved parking area on the South portion of the lot with an open grassy section on the North side. There is an additional paved parking area to the North West. The property is adjacent to LOT#1203 which is a large commercial building in good shape to the West. The parking lot is connected. In the Benton Harbor Area School District. Dnvi;</p> <p>Summer Tax Due: \$674.74</p>	1027 E NAPIER AVE BENTON HARBOR;	\$4146.00	
1205	<p>Parcel ID: 03-0030-0115-00-0; Legal Description: COM AT NW COR OF E1/2 OF SE1/4 OF SW1/4 SEC 30 T4S R18W TH S 155' TH E 33' TH N TO N LN OF SD E1/2 OF SE1/4 OF SW1/4 TH W ALONG SD LN TO POB Comments: This vacant lot is approximately 0.12 acres of land. The neighboring property has some building materials piled up next to this lot and is not part of this lot. Partial chain link fence found in the woods. Neighbor said it was for a school to the North of the property. Small lot. Wooded. Not sure if this is large enough to build anything. Please do your homework before bidding. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$3.73</p>	161 PEARL ST BENTON HARBOR;	\$704.96	
1206	<p>Parcel ID: 03-0031-0048-17-7; Legal Description: COM 3096.1'E & 213'S OF W1/4 PST SEC 31 T4S R18W TH S89DEG25'E 329.93'TH S 720'TH N89DEG 08'W 122.54'TH N 0 DEG52'E 22.62'TH N89 DEG 08'W 66'TH N 0 DEG52'E 518.95' TH N89DEG25'W 142'TH N 0 DEG52'E 179.85'TO POB Comments: This vacant lot is approximately 3.68 acres of land. Large open area behind a row of houses. Open grassy area. Flat level ground. There was a large pile of branches and tree debris but other than that is clear of debris. There are trees sprinkled throughout the property. Would be a great spot to develop. In a nice neighborhood. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$66.97</p>	LINDA LN BENTON HARBOR;	\$868.81	

1207	Parcel ID: 03-0033-0090-01-3; Legal Description: COM 389.9'E & 165'N OF SW COR OF SE1/4 OF SE1/4 OF SEC 33 T4S R18W TH E 60'TH N 120'TH W 60'TH S 120' TO BEG LOT 94 Comments: This vacant lot is approximately 0.16 acres of land. This lot may be on an unimproved road. The roads that connect to Alberta St have been gated off by other property owners. Was not able to gain access to the property. The photos are of the gated off roads that lead to Alberta St. The lot appears to be wooded. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$7.49	ALBERTA ST BENTON HARBOR;	\$460.83	
1208	Parcel ID: 03-0495-0008-00-2; Legal Description: LOT 8 ALTI CRYSTAL EMPIRE SUB Comments: This vacant lot is approximately 0.28 acres of land. Flat level ground. Open grassy lot with a few large trees on the sides and back of property. The property backs up to a commercial building. Partial gravel driveway at the road. Small amount of garbage. In the Benton Harbor Area School District. The spot is ready for a new build. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$36.82	1020 S CRYSTAL ARC BENTON HARBOR;	\$677.27	
1209	Parcel ID: 03-0530-0057-00-5; Legal Description: LOT 57 ANTES SUB NO 1 Comments: This vacant lot is approximately 0.29 acres of land. Grassy lot with some thick vegetation on the North section. A few small trees but mostly open and grassy. Dirt driveway entrance at the road. A small amount of debris here and there but nothing difficult to clean out. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$55.95	2421 LAWRENCE DR BENTON HARBOR;	\$770.93	
1210	Parcel ID: 03-0800-0012-00-9; Legal Description: LOT 12 BELMONT ACRES EXC THE W 40' OF THE E90' OF THE S 85'THEREOF ALSO EXC THAT PRT TAKEN BY STATE HWY DEPT Comments: This vacant lot is approximately 0.81 acres of land. Mostly wooded lot. There is a driveway entrance off the road that allows access onto the property but the road is gated off once you pull in. This looks to be a public road or an easement. You should be allowed access to the property. It appears someone has been using a portion of the land to dump vegetation debris such as cut grass. There was a small amount of garbage mixed in as well but nothing major to clear out. In the Benton Harbor Area School District. Looks like this could be a good spot for a commercial spot but it was labeled residential in my notes. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$51.01	1304 E MAIN ST BENTON HARBOR;	\$669.22	
1211	Parcel ID: 03-0810-0088-01-1; Legal Description: COM AT SE COR LOT 88 BELMONT ADD TO CITY OF BENTON HARBOR TH W92' TH N10' TO ALLEY TH NELY 104' TO NE COR LOT 88 TH S 59' TO POB Comments: This vacant lot is approximately 0.01 acres of land. Very small lot that is off an alley. Too small to build. Thick vegetation. Small debris along the road such as plastic cups, and chip bags. Next to a light post. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Unbuildable Lands / Too Small; Summer Tax Due: \$12.49	401 BURTON ST BENTON HARBOR;	\$463.73	
1212	Parcel ID: 03-0810-0130-00-9; Legal Description: LOTS 130 & 131 BELMONT ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.23 acres of land. Tall grassy lot. Level ground. Thick vegetation and a handful of trees. There is an alley to the East but it is overgrown with vegetation. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$63.81	363 WALNUT ST BENTON HARBOR;	\$754.38	

1213	Parcel ID: 03-0810-0280-00-1; Legal Description: LOTS 280 & 281 BELMONT ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.25 acres of land. It is on an unimproved road and we were unable to gain access to it. There is legal road frontage but the road was not build far enough to allow access. There is technically an alley as well but it is overgrown with vegetation. Appears to be wooded. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$63.81	282 MARGARETE AVE BENTON HARBOR;	\$826.80	
1214	Parcel ID: 03-0820-0022-00-9; Legal Description: LOT 22 BLK 2 BENTON HARBOR IMPROVEMENT ASSNS 5TH ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.13 acres of land. Open grassy lot. Level ground. Trees along the border but don't appear to be on this lot. There is technically an alley to the West but it is overgrown with vegetation. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$41.27	248 CORNELIA ST BENTON HARBOR;	\$928.34	
1215	Parcel ID: 03-0820-0038-00-2; Legal Description: LOT 1 BLK 4 BENTON HARBOR IMPROVEMENT ASSNS 5TH ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.14 acres of land. On the corner of Pine St and Chicago Ave. Paved driveway on Pine St. Level ground. Open and grassy. There is loose garbage such as bottle and chip wrappers on the property but nothing major to clean up. There is technically an alley to the South but it is overgrown with vegetation. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$33.77	992 CHICAGO AVE BENTON HARBOR;	\$1214.27	
1217	Parcel ID: 03-0930-0052-01-7; Legal Description: LOTS 52,53,54,55,56,57,58 & 59 BUTLER EAST EUCLID SUB Comments: This vacant lot is approximately 1.65 acres of land. Wooded lot with thick vegetation. There is evidence of dumping but nothing to major. There is an old truck bed cover and some tires. The ground is mostly level but there is a mound the runs through the middle of the property. Doesn't look like a big problem if planning to build. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$431.72	CLINTON RD BENTON HARBOR;	\$3140.46	
1218	Parcel ID: 03-0970-0015-00-5; Legal Description: LOTS 15 & 16 BUTLER NAPIER SUB Comments: This building sits on approximately 0.31 acres of land. Block foundation looked solid. Gas meter has been removed. Electric meter still hooked up and active. Cement driveway runs along the side of the home and leads to a small metal shed with no foundation. There are trees and other debris all over the driveway. Small house. Two bedroom one bathroom. There is access to the basement on the back of the home but the stairs leading down were rotted and falling apart. Furnace and water heater still present. 100 amp breaker box. Submersed well pump with above ground pressure tank. Basement looks like it will get wet. There is a sump pump but it is broken and ripped up. Shingled roof looked ok but there is damage to the soffit on the North side where the gutters have ripped out. The house has been sitting for some time. There were cobwebs all throughout the home. Floors don't feel great but were solid. This house needs work. Could be a good fixer upper. Nice sized yard on the North section of the property. In the Benton Harbor Area School District. Roof Issues; Personal Property; Summer Tax Due: \$693.34	1597 NORTON RD BENTON HARBOR;	\$9335.44	
1219	Parcel ID: 03-1020-0088-00-4; Legal Description: LOT 88 & N1/2 OF LOT 89 BUTLER VILLA NO 2 Comments: This vacant lot is approximately 0.25 acres of land. Wooded with young trees. Thick vegetation throughout. Large tree stump. Electric/telephone pull in the front of the property near the road. Small amount of garbage along the road such as paper plates and chip bags. Nothing difficult to clean out. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$52.54	1096 N EUCLID AVE BENTON HARBOR;	\$769.54	

1220	Parcel ID: 03-1020-0197-00-8; Legal Description: LOT 197 BUTLER VILLA NO 2 Comments: This vacant lot is approximately 0.15 acres of land. Sits in between two houses on Taube Ave. Thick vegetation with trees sprinkled throughout. Close to Dawson Manufacturing. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$39.26	1927 TAUBE AVE BENTON HARBOR;	\$681.21	
1221	Parcel ID: 03-1880-0066-01-3; Legal Description: THE N 84'OF E 21'OF LOT 11 & THE N 84'OF W 12' OF LOT 10 BLK E EAST LAND SUB OF PT OF NW1/4 OF SEC 21 T4S R18W Comments: This building sits on approximately 0.31 acres of land. Possibly a mobile home. The vegetation has grown around most of the building. Electric meter is connected but appears to be off. Occupied or very recently occupied. Was told by a third party that the previous owner died the week before our visit. The house is in over all poor shape. Debris all over the property. The shingled roof is in poor shape as well with a large portion of it being covered by a rubber tarp. Metal siding in poor shape as well. The South section of the property is partially wooded. This property will need a lot of work and a major cleaning before its back in good living condition. In the Benton Harbor Area Schools. Roof Issues; Personal Property; Mobile Home; Occupied; Dnvi; Summer Tax Due: \$168.71	1724 PLYMPTON AVE BENTON HARBOR;	\$9886.17	
1223	Parcel ID: 03-2230-0037-00-6; Legal Description: LOT 37 FAIR ACRE GARDENS Comments: This building sits on approximately 0.33 acres of land. Unfortunately it looks like this house suffered from a fire at one point in the time. Gas meter has been removed. The electric meter on the side of the home is melted in an odd manner. The inside of the home is basically gutted. Block foundation walls with major portions of the ceiling gone. The wood subflooring is falling apart in many areas. There is still a toilet. The electric breaker box has been harvested. There is a front door on the home but the side of the house has a large hole to walk through. Metal siding is falling apart on the back of the home. Singled roof is old. Lots of garbage and debris on the back side of the home. Cement driveway runs along the side of the house. Section of open land to the North. Full of bushes and a few trees. Could be a good spot to rebuild. Please contact the local government unit to get more information about building before making any bids on this property. In the Benton Harbor Area School District. Roof Issues; Incomplete Construction; Dangerous Building; Fire Damage; Harvesting; Summer Tax Due: \$344.12	422 BEVERIDGE BENTON HARBOR;	\$5750.70	
1224	Parcel ID: 03-4530-0048-02-4; Legal Description: THAT PT OF LOTS 6 & 7 BLK C LEESIDE 1ST ADD TO CITY OF BENTON HARBOR LYING ELY OF HWY PER HWY DEED 889/733 & UNREC STATE DEED 7/413/A CONTROL 11031 Comments: This vacant lot is approximately 0.23 acres of land. Open and grassy. Backs up to a row of trees and bushes to the East. There is technically an alley to the East but it appears to be overgrown with vegetation. Electric pole in the center of the property but no electric meter. Level ground. Driveway entrance at the road is crumbling. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$78.55	151 MARTIN LUTHR KING BENTON HARBOR;	\$900.35	
1228	Parcel ID: 03-4540-0083-00-5; Legal Description: LOT 20 BLK 5 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.12 acres of land. Flat level ground. Open and grassy with some vegetation on the West section. There is technically an alley to the North but it has not been constructed. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Directly across the street from LOT#1229 Vul - Vacant Urban Lot; Summer Tax Due: \$28.59	164 WALNUT ST BENTON HARBOR;	\$945.00	
1229	Parcel ID: 03-4540-0088-00-7; Legal Description: THE N 40' OF LOT 5 BLK 6 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.11 acres of land. Flat level ground. Open and grassy with some vegetation on the East section. Next to the Holy Temple C.O.G.I.C. There is technically an alley to the North but it has not been constructed. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Directly across the street from LOT#1229 Vul - Vacant Urban Lot; Summer Tax Due: \$24.47	165 WALNUT ST BENTON HARBOR;	\$1135.21	

1230	<p>Parcel ID: 03-5930-0012-00-4; Legal Description: LOT 12 PARK MANOR SUB</p> <p>Comments: These buildings sit on approximately 0.25 acres of land. Unfortunately this house and garage are in bad shape. The roof on the garage has multiple large holes in it and is collapsing. Garage sits on cement slab foundation. The back side of the garage is boarded up. Large cement driveway leads to the garage. Poured cement foundation on the home looks solid. The house has suffered from a small fire in the kitchen that has caused damage to the ceiling and roof. The roof is in over all poor shape. Soffit damage on front of home. There are multiple areas where the roof is failing and allowing leaks. The house has many areas with black mold. The basement is in horrible shape with all of the mold. Did not venture far into this area do to the amount of mold. Water heater still in the basement. 100 amp breaker box. The basement was wet and there was damage to the walls and floors. One bedroom one bathroom on the main floor. The basement was finished but it will need to be completely gutted and remediated. Nice open grassy lawn around the home with chain link fencing and some trees. This house was probably nice at one point and should be repaired depending on the expense. In the Benton Harbor Area School District. Mold; Roof Issues; Fire Damage;</p> <p>Summer Tax Due: \$913.75</p>	2382 CRAWFORD DR BENTON HARBOR;	\$11764.90	
1231	<p>Parcel ID: 03-6820-0022-00-1; Legal Description: LOT 22 RICE SUBDN</p> <p>Comments: This building sits on approximately 0.20 acres of land. Cement driveway with an old van parked on it. Unfortunately the house and the garage are in poor shape. The roof on the garage is completely gone. The roof on the house is in poor shape as well. There is a hole in the South West corner. Tarps on the roof as well. Animal damage inside the home. The house is full of garbage and debris. Two bedroom one bathroom. Furnace and water heater still present. 60 amp breaker box. There is possibly another breaker box in the house but we were unable to find it due to the debris. Block foundation has some cracking. Wood siding is old and needs repairs and paint. The backyard is full of debris and there is a trailer parked in the back as well. Road access on both Cay St and Dixie Dr. This house will need major work and cleaning before its back in living condition. In the Benton Harbor Area School District. Sanitation Issues And Garbage; Roof Issues; Personal Property; Animal Damaged;</p> <p>Summer Tax Due: \$710.45</p>	791 DIXIE DR BENTON HARBOR;	\$6005.66	
1232	<p>Parcel ID: 03-7850-0013-01-8; Legal Description: LOTS 13 & 14 SUPERV PLAT OF URBANDALE ADD EXC THAT PT TAKEN FOR HWY SEE 11-03-9875-0003-00-1</p> <p>Comments: This vacant lot is approximately 1.03 acres of land. There is a small creek that runs through the middle of the property. Wet land indicators in certain areas. Most of the lot is wooded but there is a section that has been cleared and leveled along the roadside. There were two vehicles parked in this area at the time of last visit but I believe it is one of adjacent neighbors utilizing the extra space. Nice spot to build. Close to I-94. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Personal Property;</p> <p>Summer Tax Due: \$102.46</p>	202 URBANDALE AVE BENTON HARBOR;	\$1378.64	
1233	<p>Parcel ID: 03-8500-0001-00-1; Legal Description: THE W1/2 OF LOT 1 WAITES SUB</p> <p>Comments: This vacant lot is approximately 0.22 acres of land. This property sits off an unimproved road (Ortega Court). Able to access the property on the "road" but it is just grass. Unimproved. Sits behind a home on Eastland Ave. Flat level ground. Open and grassy with trees along the North and West sections. There was a vehicle parked on the property but it most likely belongs to the neighbor. There is an open trailer in the woods as well. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Personal Property; Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$35.32</p>	1837 EASTLAND AVE BENTON HARBOR;	\$681.87	
1234	<p>Parcel ID: 04-0016-0002-12-7; Legal Description: COM 137'N OF SE COR OF NW1/4 OF SW 1/4 SEC 16 T6S R17W TH N 63'TH SWLY TO A POINT 165'W OF BEG TH E 165'TO POB BEING USED AS DRIVE WAY</p> <p>Comments: This vacant lot is approximately 0.13 acres of land. Open grassy lot. Ground slopes down from the road but levels out. Triangular in shape. Would be difficult to build due to the shape but could be done. Please contact the local government unit to get more information about building before making any bids on this property.</p> <p>Summer Tax Due: \$1.97</p>	HUCKLEBERRY RD BERRIEN CENTER;	\$472.42	

1235	Parcel ID: 06-0010-0015-00-8; Legal Description: THAT PT OF SE1/4 OF NW1/4 SEC 10 T7S R18W N & E OF HWY Comments: This vacant lot is approximately 1.95 acres of land. This property backs up into a pond and marsh lands. Wet land indicators to the North East. Ground slopes from the road but levels out. It looks like there may have been a building here at one point. Dry near the road. Could be a nice spot to build. Out in the county across the street from farm land. Please contact the local government unit to get more information about building before making any bids on this property. In the Buchanan Community School District. Wetland Indicators; Summer Tax Due: \$184.76	13177 N MAIN STREET RD BUCHANAN;	\$23381.86	
1236	Parcel ID: 06-0024-0011-13-4; Legal Description: BEG 668' N OF SE COR SEC 24 T7S R18W TH S89DEG56'16"W 1327.36' TH N00DEG08'06"E 60' TH N89DEG56'16"E 1327.22' TH S 60' TO POB Comments: This vacant lot is approximately 1.84 acres of land. In the Buchanan Community School District. 60 ft by 1327 ft. Runs along Chevy Lane. Large property that starts at Range Line Rd and runs along Chevy Lane till it ends at a tree line. Please contact the local government unit to get more information about building before making any bids on this property. Summer Tax Due: \$33.23	CHEVY LN BUCHANAN;	\$1373.71	
1237	Parcel ID: 08-6850-0006-00-1; Legal Description: LOT 6 & THE N 26' OF LOT 7 OF SUPERVISOR'S PLAT OF RUPLEY SUBDIVISION Comments: This building sits on approximately 0.25 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Large dog was inside the home. The house looks to be in overall fair shape. Paved driveway leads to a cement slab foundation that has a car port built over it. The block foundation on the home looks good. The shingled roof was in good shape as well but there is a section of the soffit on the front of the home that needs repairs. Gas and electric meter were still hooked and active. There was a vehicle parked on the property. Small shed on the back of the property full of debris and personal items. There is a lot of personal property and other debris on the side of the home with the car port and on the back side of the home. Across the street from Little Paw Paw Lake. Open grassy front and back yard. A few trees that provide good shade. This would be a good starter home. In the Coloma Community School District. Beware Of Dog; Dnvi; Occupied; Personal Property; Summer Tax Due: \$320.95	6185 NORTH SHORE DR COLOMA;	\$5918.79	
1238	Parcel ID: 08-8700-0037-00-1; Legal Description: LOTS 37 & 38, WIL O PAW ISLANDS, PAW PAW LAKE. Comments: This building sits on approximately 0.34 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house appears to be in overall fair/good shape. Block foundation looks solid. Shingled roof appears to be fairly new. Gutters are in decent shape. Mix of metal and brick siding in decent shape. Nice sized open grassy front and back yard. The gas meter was removed but the electric meter is still connected and active. Partial paved driveway leads to an attached one car garage. There is a poured cement slab section that leads to the garage. It looks solid. There were two vehicles parked on the property. Large tree in front lawn. Trees along the back yard. Shed in the back yard. This looks like a nice house and is next to Paw Paw Lake. Doesn't look like it needs much work but it all depends on the condition of the interior. In the Coloma Community School District. Dnvi; Occupied; Personal Property; Summer Tax Due: \$280.65	4983 PAW PAW LAKE RD COLOMA;	\$4053.24	
1239	Parcel ID: 10-4550-2844-00-1; Legal Description: LOTS 2844 TO 2864 INCL., LAKE MICHIGAN BEACH, NO. 1. Comments: This vacant lot is approximately 0.94 acres of land. This property is located on an unimproved road. Was not able to gain access but there is legal road frontage. Wooded. There are utilities in the area. In the Coloma Community School District. Wood be a nice spot to build if you like nature and quiet areas. Please contact the local government unit to get more information about building before making any bids on this property. (The photo is of where Jefferson Road Stops.) Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$266.72	5759 JEFFERSON ST COLOMA;	\$3692.59	

1240	Parcel ID: 10-4550-3339-00-8; Legal Description: LOTS 3339 & 3340, LAKE MICHIGAN BEACH NO. 1. Comments: This vacant lot is approximately 0.09 acres of land. This property is located on an unimproved road. I was able to gain access but the road is a grassy lot next to a house. The road is non existent. Wooded. This would be a good purchase for one of the adjacent property owners that already have access to the property. There are utilities in the area but have not been established at this spot. In the Coloma Community School District. Please contact the local government unit to get more information about building before making any bids on this property. Unbuildable Lands / Too Small; Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$7.35	5866 WASHINGTON ST COLOMA;	\$503.09	
1241	Parcel ID: 10-4560-5662-00-8; Legal Description: LOTS 5662 & 5663, LAKE MICHIGAN BEACH NO. 2. Comments: This vacant lot is approximately 0.09 acres of land. Sits in between two houses. Across the street from the highway. Road noise. Level ground for the most part. Open grassy lot with one large tree. In the Coloma Community School District. Please contact the local government unit to get more information about building before making any bids on this property. We have been informed by the adjacent property owner that their well is located on this lot. This is unverified however we strongly encourage you to do thorough research with the Local Municipality for more information. Sideyard Parcel; Summer Tax Due: \$7.47	6255 WILSON ST COLOMA;	\$354.82	
1242	Parcel ID: 10-4560-5666-00-3; Legal Description: LOTS 5666 TO 5670 INCLUSIVE, LAKE MICHIGAN BEACH NO. 2. Comments: This vacant lot is approximately 0.23 acres of land. On the corner of Wilson St and Evanston St. Partially wooded. The West portion of the lot is cleared out with a few large trees. Open and grassy. Level ground. Across the Street from the highway. Road noise. In the Coloma Community School District. Please contact the local government unit to get more information about building before making any bids on this property. We have been informed by the adjacent property owner that their septic tank is located on this lot. This is unverified however we strongly encourage you to do thorough research with the Local Municipality for more information. Sideyard Parcel; Summer Tax Due: \$17.20	6271 WILSON ST COLOMA;	\$420.37	
1243	Parcel ID: 10-4560-7153-00-3; Legal Description: LOTS 7153,7154,7155,7156 & 7157, LAKE MICHIGAN BEACH NO. 2. Comments: This vacant lot is approximately 0.23 acres of land. This property is located on an unimproved road. Was not able to gain access but there is legal road frontage. Photos of are of where the road stops. Gas and Electric are in the area but most likely not established on this section of road. In the Coloma Community School District. Please contact the local government unit to get more information about building before making any bids on this property. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$22.62	6287 TAYLOR ST COLOMA;	\$778.66	
1244	Parcel ID: 10-4570-9186-00-3; Legal Description: LOTS 9186 TO 9190 INCL., LAKE MICHIGAN BEACH NO. 3. Comments: This vacant lot is approximately 0.20 acres of land. This property is located on an unimproved road. I was able to access the property but I had to walk down a dirt grassy road that is being used as a parking and storage area for the neighbors. Sits back behind some homes. Partially wooded but mostly cleared out. Mostly level ground once you get onto the property. In the Coloma Community School District. Please contact the local government unit to get more information about building before making any bids on this property. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$11.86	5534 PINE ST COLOMA;	\$573.69	

1245	<p>Parcel ID: 14-0005-0002-01-0; Legal Description: FROM A POINT 376'W OF E1/4 PST SEC 5 T7S R17W RUN S15DEG E 1345'TO POB TH W 326.4'TH N22DEG40'W 150'TH E TO HWY C/L TH S15DEG E 150'TO BEG Comments: The house sits on approximately 1.08 acres of land. There was a large travel trailer parked on the property on last visit. The house looks like it was in the process of being cleared out but the house is still full of personal property and debris. There is a large amount of debris behind the home on the South West corner. There is also a small shed on the this corner. Terrain challenged yard with many trees. Small storage section built on the side of the home off the front porch. Overall the house looks to be in fair shape. Mix of brick and vinyl siding is in good shape. Poured foundation feels solid. Shingled roof is older but no leaks were seen. House was dry. No basement. We could not locate the water heater. Wood burning stove was used to heat the home and is located in the living room. 100 amp break box in the kitchen. Three bedroom one bathroom. Could not find a gas meter. Electric meter was still hooked and active. Could not find a submersed well pump cap or any other pumps but the property was very overgrown with vegetation. This property will need work and needs to be cleared of all the debris and leftover items before its back in good condition. But the bones of the house feel solid. Would be a good fixer upper for someone wanted to work on a smaller home. In the Niles Community School District. Personal Property; Terrain Challenged;</p> <p>Summer Tax Due: \$425.44</p>	3132 OLD 31 BERRIEN SPRINGS;	\$4363.96	
1246	<p>Parcel ID: 14-0950-0012-01-8; Legal Description: THE N 20'OF LOT 12 BRANDYWINE SHORES Comments: This vacant lot is approximately 0.09 acres of land. In the Brandywine Public School District. Looks to small to build. Side yard parcel between two homes. Partially wooded. 20 feet wide. Please contact the local government unit to get more information about building before making any bids on this property. Sideyard Parcel; Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: \$49.77</p>	FERNDAL BLVD NILES;	\$706.01	
1247	<p>Parcel ID: 15-0011-0012-15-4; Legal Description: COM 875.6' E OF SW COR OF SEC 11 T6S R18W TH W 129.55' TH N 277.9' TH E 129.55' TH S 277.5' TO POB EXC THAT WHICH LIES EASTERLY OF A LINE LOCATED WLY OF THE WLY R/W LINE OF US 31 DESCRIBED AS FOLLOWS POB 751.99' S88DEG15'47"E OF THE SW COR OF SEC 11 TH N3DEG33'52"E 432.56' TH N1DEG12'06"W 635.21 TO POE OF LINE Comments: This vacant lot is approximately 0.07 acres of land. Runs along US-131. At the end of E Lemon Creek Rd. Metal guard railing. Thin property. I don't believe you would be able to build on this. In the Berrien Springs Public School District. Please contact the local government unit to get more information about building before making any bids on this property. This would be a good purchase for the adjacent property owner. Unbuildable Lands / Too Small; Sideyard Parcel;</p> <p>Summer Tax Due: \$3.42</p>	3421 E LEMON CREEK RD BERRIEN SPRINGS;	\$479.36	
1248	<p>Parcel ID: 18-0136-0077-00-6; Legal Description: THE WEST 67' OF EAST 522' OF SOUTH 290.4' OF SE QTR OF NE QTR OF SEC 36 T4S R19W Comments: This building sits on approximately 0.45 acres of land. The house is in overall fair shape but it will need work. Gravel/dirt driveway leads to an attached one car garage full of tools and other belongings. The back yard has debris near the house. There are some branches and other vegetation on the roof but it did not look like they caused any damage. Block foundation looks solid. Wheel chair accessible ramp on the front entrance. Surface pump with pressure tank in the basement next to water heater. The plumbing looks old. Electric and gas meter were still hooked up. 100 amp breaker box. Furnace still present. The house is full of personal property and debris. The basement felt damp. There was some slight mold forming on things but didn't look to bad. Two bedrooms and one bathroom on the main floor. The basement was partially finished with a bedroom in the corner. Large back yard is open and grassy with a few large trees. Wood floors. This house will need repairs and a major cleaning but it looks like it has a lot of potential. This would be a great fixer upper. In the Benton Harbor Area School District. Personal Property; Mold;</p> <p>Summer Tax Due: \$559.39</p>	202 W DELAWARE AVE BENTON HARBOR;	\$4536.91	
1250	<p>Parcel ID: 18-6780-0021-00-9; Legal Description: LOT 21 SUPERVISOR'S PLAT OF RAVINESIDE Comments: This vacant lot is approximately 0.37 acres of land. Mostly open and grassy but there are a few trees. Road access on both Colfax as well as an alley/street on the North section. Good sized lot. Land slopes up from Colfax but levels out. Nice spot to build. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Right on the border of St Joseph Charter. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$309.81</p>	1200 COLFAX AVE BENTON HARBOR;	\$3553.08	

1251	Parcel ID: 19-7500-0004-00-6; Legal Description: LOT 4 TOWN LINE SUBDIVISION Comments: This vacant lot is approximately 0.19 acres of land. Wooded lot. There is a pile of wood debris but other than that it is clean. Small open area near the road but mostly wooded. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Summer Tax Due: \$5.38	2456 TOWNLINE RD BENTON HARBOR;	\$470.27	
1252	Parcel ID: 19-7500-0068-02-1; Legal Description: LOTS 68 & 69, TOWN LINE SUBDIVISION EXCEPT THE EAST 100' OF SAID LOTS Comments: This vacant lot is approximately 0.30 acres of land. Partial dirt/gravel driveway. It appears the former owners were in the process of building a structure but stopped after installing wood posts. A section of the property has been cleared out for construction but the rest is wooded with thick vegetation. There is a pallet full of cement bags that have hardened due to being exposed to the elements. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Summer Tax Due: \$9.10	2274 MOORE ST BENTON HARBOR;	\$537.09	
1253	Parcel ID: 20-0003-0028-01-8; Legal Description: COM AT SW COR SEC 3 T8S R20W TH N 530.4'TO SLY R/W OF PCRR TH N88DEG 33'20"E ON SD R/W 407.39'TH S 539.16'TH S89DEG47'20"W 407.27'TO POB PER SURVEY 1002/570 Comments: This vacant lot is approximately 5.00 acres of land. In the River Valley School District District. This lot is on the corner of US-12 and S Schwark Rd. The North border of the property runs along train tracks. The South West corner of the lot has a billboard built on it. The East half of the property is wooded. The ground is mostly flat and level. The West portion of the lot is mostly clear with some vegetation. Plenty of space to build. Please contact the local government unit to get more information about building before making any bids on this property. Billboards; Billboard Easements; Summer Tax Due: \$85.91	US 12 W THREE OAKS;	\$1527.01	
1254	Parcel ID: 21-0014-0009-05-6; Legal Description: COM 1281.5'N & 1311.36'N45DEG22'E OF S1/4 PST SEC 14 T3S R17W TH N45 DEG22'E 171'TO PAW PAW LAKE OUTLET TH N50DEG23'W ON OUTLET 90.46'TH S45DEG22'W 161.94'TH S44DEG38'E 90' TO POB Comments: This vacant lot is approximately 0.40 acres of land. Unable to access the property without going on private property. There may be an easement but it is not written in the legal description. Please do your homework on this one. The North section of the property runs along the Paw Paw River. Appears to be wooded. In the Watervliet School District District. Please contact the local government unit to get more information about building before making any bids on this property. This would be a good purchase for one of the adjacent property owners that already have access to the land. Utilities are in the area. Roads - None Known (Possibly Landlocked); Summer Tax Due: \$102.99	DWIGHT BOYER RD WATERVLIET;	\$1514.51	
1255	Parcel ID: 21-0028-0008-06-8; Legal Description: COM 561'W OF NE COR SEC 28 T3S R17W TH W 165'TH S 330' TH E 165'TH N 330'TO POB Comments: These structures sit on approximately 1.26 acres of land. One of the three trailers was occupied on last visit. Please use caution and be respectful if visiting this property in person. There was a dog inside the property. The other two trailers are in different states of rehab. It appears the unoccupied trailers do not have mobile home pads. The trailer in the back is in better shape than the middle trailer. The middle trailer has wall damage and there are holes in the floor near one of the bathrooms. This trailer is full of debris and tools. The other trailer has three bedrooms and two bathrooms. This trailer was for the most part cleared out, but one of the bedrooms is full of debris and personal property. Electric meter still present for all trailers. Two gas meters still present. The two car garage is sitting on a cement slab. Wood siding on the garage and shingled roof in fair shape. Needs sanding and a paint job. The trailers have a mix of metal, flat, and shingle roofing. Vinyl siding is in decent on most of the trailer. Chain link fenced in areas between two trailers on the back side of the occupied trailer. Two small sheds in the back one has a hose coming out of it. Possible pump house. Submersed well cap in the backyard. This is a decent property over all. The Trailers need work but they are sitting on 1.26 acres and are close to downtown Coloma. In the Watervliet School District. Multiple Family Use; Mobile Home Pad; Beware Of Dog; Mobile Home; Occupied; Personal Property; Summer Tax Due: \$743.26	7198 RED ARROW HWY WATERVLIET;	\$11126.09	

1256	<p>Parcel ID: 21-1400-0020-00-0; Legal Description: UNIT 20 COUNTRY MEADOWS LIBER 69 PAGE 1 Comments: This vacant lot is approximately 0.46 acres of land. In the Country Meadows. Possible association fees. There was previously a house on this property but it has been removed. Due to a building no longer being on this lot the SEV may not be accurately represent the current value of the property. There is a cement driveway that runs up the property. It is in fair shape but there is cracking. Submersed well cap in the middle of the property. The property backs up to wooded area. Nice spot to build. Please contact the local government unit to get more information about building before making any bids on this property. In the Watervliet School District. Association Fees; Sev Not Accurate; Condo Subdivision "site Condo"; Summer Tax Due: \$266.67</p>	3937 JACQUELYN LN WATERVLIET;	\$15432.03	
1257	<p>Parcel ID: 30-0710-0021-00-6; Legal Description: LOT 21, ASSESSOR'S PLAT OF FIRST ADDITION TO THE VILLAGE OF BARODA. Comments: These buildings sit 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. On the corner of Church St and Second St. There is a paved alley to the East. The house looks to be in overall good condition. Block foundation looked solid from what was visible. There was vegetation growing up over certain areas of the home. Some vines going up the brick, bushes and small saplings. These will need attention before they begin to damage the home. Brick siding looks very nice with some minor cracking. Electric and gas meter were still hooked up and active. Shingled roof was in fair shape, no major damage seen. Gutters look to be in fair shape as well. Wrap around back porch as well as a front porch. Fenced in yard with sidewalk that leads to a detached garage that is in good shape as well. The garage has two garage doors. One opens up to Church St and the other into the alley. The garage has vinyl siding and shingled roof that are in good shape. Very close to downtown. In the Lakeshore School District. This is a nice one. We don't see these very often. Occupied; Dnvi; Summer Tax Due: \$5,288.64</p>	9069 SECOND ST BARODA;	\$23185.97	
1258	<p>Parcel ID: 45-0028-0055-00-2; Legal Description: COM 693'S0DEG01'W OF N1/4 PST SEC 28 T5S R19W TH S0DEG 01'W 625.54'TH W 654.02'TH N 55DEG06'E 224.72'TH N63DEG 57'E 239.14'TH N33DEG07'E 466.95'TO POB Comments: This vacant lot is approximately 3.61 acres of land. Irregular shaped lot that sits in between a row of houses on Ridge road and a commercial property to the East. It appears there is road access off of Lawrence street where it dead ends. Unknown if there is enough to allow building equipment onto the land. Please do your homework on this one. Appears to be wooded. Could be a good spot for a commercial building or new development. Close to downtown Stevensville. In the Lakeshore School District District. Please contact the local government unit to get more information about building before making any bids on this property. Summer Tax Due: \$1,095.74</p>	LAWRENCE ST STEVENSVILLE;	\$2167.26	
1260	<p>Parcel ID: 51-3120-0022-00-0; Legal Description: LOT 10 BLK B HEATH 2ND ADD TO CITY OF BENTON HARBOR EXCEPT THE N 2.5' THEREOF Comments: This building sits on approximately 0.14 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Garbage can was out on the road and the back porch light was on. Metal siding in fair shape. Vegetation is growing up around the house in a few areas. Block foundation looked solid. Shingled roof looked to be in good shape as well although there is some damage to the soffit on the South side. There is debris on the sides and back yard of the house. Small shed in the back yard. Old cement slab foundation on the East side of the property. Road access on McAllister St and an alley to the East. This house looks to be in overall fair shape and looks like it has potential judging from the exterior. In the Benton Harbor Area School District. Occupied; Dnvi; Personal Property; Summer Tax Due: \$800.38</p>	765 MC ALISTER AVE BENTON HARBOR;	\$4418.92	

1275	<p>Parcel ID: 53-2000-0058-00-7; Legal Description: LOT 9 BLK 3 EMPIRE ADD TO CITY OF BENTON HARBOR Comments: This building sits on approximately 0.14 acres of land. Unfortunately this house is in poor shape. The shingled roof is in very poor shape and has a tarp draped across a large portion of it. The Ceiling have all collapsed on the second story floor and there is mold throughout the home. There is debris throughout most of the home as well. Mainly in the basement and the second floor due to the ceiling collapsing. Three bedroom one bathroom. Furnace and water heater still in the basement but both look to be in rough shape. Breaker box is open. New copper water main supply. Block foundation looked fairly solid with some minor cracking. Cement driveway runs along the side of the home and leads to the remains of a garage foundation. Open back yard with thick vegetation and some trees. Access from Monroe St as well as an alley to the East. This house will need a large amount of work to get it back into good living condition. Please be prepared. There was a vehicle in the back yard that looks to have been abandoned. There was a vehicle parked in the driveway but it belongs to a neighbor. Gas meter and electric meter still connected. The electric meter has been damaged by fallen tree limb. In the Benton Harbor Area School District. Mold; Sanitation Issues And Garbage; Roof Issues; Personal Property;</p> <p>Summer Tax Due: \$749.76</p>	1073 MONROE ST BENTON HARBOR;	\$5200.71	
1276	<p>Parcel ID: 53-2000-0067-00-6; Legal Description: LOT 18 BLK 3 EMPIRE ADD TO CITY OF BENTON HARBOR Comments: This building sits on approximately 0.14 acres of land. This house is in overall poor shape. Block foundation has some areas that are cracking. Shingled roof looks fair from the outside but the interior of the home has multiple areas where the ceiling has fallen in. Staircase leads to the attic area but was boarded shut. Two bedrooms share the same bathroom. Composite siding is in fair shape. There is a large amount of debris in the house and in the back yard. Small cement slab in the back yard enough to park a car on. Dement driveway entrance at the road turns to gravel and then grass. The front porch is about to fall over. Both doors have been boarded as well as a couple windows. The floors in the kitchen are in bad shape. The basement was mostly cleared out with a lot of debris in the back basement room. Furnace and water heater still present but look like they need work. The furnace was opened up and the water heater had rust. 100 amp breaker box. The house will need a major cleaning and repairs before its back to good living condition. But there is potential here. In the Benton Harbor Area School District. Boarded; Sanitation Issues And Garbage; Roof Issues; Personal Property;</p> <p>Summer Tax Due: \$448.37</p>	1056 JENNINGS AVE BENTON HARBOR;	\$3867.56	
1278	<p>Parcel ID: 54-0700-0002-00-0; Legal Description: LOT 2 BELLS ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.14 acres of land. There is road access on both N McCord St as well as a paved alley to the West. Level ground. Open and grassy with trees along the North and South borders. Driveway entrance at the road. There was a temporary "party" tent installed on the lot on last visit. Small amount of debris such as paper plates and cups. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$21.24</p>	392 N MC CORD ST BENTON HARBOR;	\$833.38	
1279	<p>Parcel ID: 54-0903-0127-00-4; Legal Description: LOT 13 BLK 14 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.12 acres of land. This lot is fenced in with the house to the West. Cement driveway has a vehicle parked on it but it belongs to the renters next door. Property is still being used. Encroachment issues. There is access to this property from both Highland Ave as well as a paved alley to the North. Open and grassy with a few trees. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Encroachments; Sideyard Parcel;</p> <p>Summer Tax Due: \$21.24</p>	773 HIGHLAND AVE BENTON HARBOR;	\$636.02	

1280	<p>Parcel ID: 54-0903-0138-03-1; Legal Description: THE W 26'OF LOT 4 BLK 15 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR SEE 11-54-9975-0407-00-3 Comments: This building sits on approximately 0.08 acres of land. Unfortunately this building is in very poor shape. The flat roof is failing in multiple areas. Most of the ceilings are caved in. There was a broken water line at the front entrance that had an active small spray of water. The building is full of black mold. It looks like this was a thrift store of some sort. A couple old arcade boxes in the front store area. There were living quarters farther inside the building. Shower in the room with the bed. The hallway was blocked by a large metal shelf/safe. The back side of the property has a storage building that is in very poor shape. There is vegetation growing up all around it. Brick siding on the front of the main building but turns to metal. There are piles of garbage and tires fenced in with the storage building. This building will need major work to get it back into good usable condition. Be prepared. In the Benton Harbor Area School District. Personal Property; Mold; Roof Issues;</p> <p>Summer Tax Due: \$294.53</p>	718 E MAIN ST BENTON HARBOR;	\$1761.28	
1281	<p>Parcel ID: 54-0903-0161-01-6; Legal Description: THE S 45' OF LOT 5 BLK 16 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.06 acres of land. Road access on both N Winans St and a paved alley to the South. Small grassy lot with remains of an old cement foundation. Probably too small to build. Level ground. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: \$10.08</p>	169 N WINANS ST BENTON HARBOR;	\$750.81	
1282	<p>Parcel ID: 54-0903-0190-00-8; Legal Description: LOT 13 BLK 17 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.12 acres of land. Open grassy lot with parking area. There is road access on both Highland Ave as well as a gravel alley to the North. Level ground. There is one tree in the middle of the lot. Neighbors stated they have been taking care of the property for ~15 years. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Sideyard Parcel;</p> <p>Summer Tax Due: \$21.24</p>	625 HIGHLAND AVE BENTON HARBOR;	\$816.02	
1283	<p>Parcel ID: 54-0903-0195-00-0; Legal Description: LOT 18 BLK 17 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.14 acres of land. Overgrown grass and vegetation. Level ground. There is technically an alley to the West but it is overgrown with vegetation. Some slight garbage here and there but nothing major to clean. A few trees. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$21.24</p>	132 N WINANS ST BENTON HARBOR;	\$1101.38	
1285	<p>Parcel ID: 54-0906-0092-00-1; Legal Description: LOT 35 BLK 4 BENTON HARBOR IMPROVEMENT ASSOC 6TH ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.13 acres of land. Road access on both High St as well as an alley to the North. This property is fenced in with a house to the East. Encroachments issues likely. Level ground. Open and grassy. Appears to still be in use. A couple trees. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Sideyard Parcel; Encroachments;</p> <p>Summer Tax Due: \$21.24</p>	733 E HIGH ST BENTON HARBOR;	\$1028.02	
1286	<p>Parcel ID: 54-2970-0010-00-7; Legal Description: LOT 10 ASSESSORS HADLOW PLAT CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.11 acres of land. Open grassy lot with trees along the West border. Level ground. Possible driveway entrance but it looks like that belongs to the house to the East. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$15.91</p>	793 E HIGH ST BENTON HARBOR;	\$809.21	

1287	Parcel ID: 54-2970-0022-00-5; Legal Description: LOT 22 ASSESSORS HADLOW PLAT CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.11 acres of land. This property is fenced in with the house to the East. It is still being used as a dirt driveway for the residents to the East. Old wood shed in the back that is falling apart. Remains of an old block foundation in the middle of the lot. Open grassy lot with a few trees along the border. Dirt area by the road for parking. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Sideyard Parcel; Encroachments; Summer Tax Due: \$15.91	780 BUSS AVE BENTON HARBOR;	\$539.21	
1288	Parcel ID: 54-5100-0016-00-0; Legal Description: THE N 46.25' OF LOT 16 BLK A MILLS ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.05 acres of land. Small lot that is being used for parking and boat storage. Flat ground. Open and grassy. Next door to a church. There is road access on both S McCord St as well as a paved alley to the North. Most likely to small to build. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Personal Property; Unbuildable Lands / Too Small; Summer Tax Due: \$21.24	123 S MC CORD ST BENTON HARBOR;	\$636.02	
1289	Parcel ID: 54-5100-0017-01-4; Legal Description: THE N 51'OF LOT 1 BLK B MILLS ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.06 acres of land. On the corner of Highland Ave and S Seeley St. Flat dirt lot. There was a loose dog running around the area on last visit. Please use caution if visiting the property in person. Small lot. May be to small to build. Next to Lot# 1290. If bought together this will most likely be big enough to build. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Unbuildable Lands / Too Small; Beware Of Dog; Summer Tax Due: \$10.08	101 S SEELEY ST BENTON HARBOR;	\$750.81	
1290	Parcel ID: 54-5100-0017-02-2; Legal Description: THE S 61'OF LOT 1 BLK B MILLS ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.07 acres of land. Road access on both S Seeley St and a paved alley to the South. There was a loose dog running around the area on last visit. Please use caution if visiting the property in person. Small dirt lot. Level ground. Remains of an old block foundation. May be to small to build. Next to Lot# 1289. If bought together this will most likely be big enough to build. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Unbuildable Lands / Too Small; Beware Of Dog; Summer Tax Due: \$10.59	117 S SEELEY ST BENTON HARBOR;	\$587.74	
1293	Parcel ID: 54-5950-0007-00-8; Legal Description: ENTIRE LOT 7 & THE E1/2 OF LOT 8 BLK A PACKARDS IMPROVED ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.22 acres of land. Road access on both Nate Wells Sr Dr as well as an alley to the North. The vegetation has grown thick in the back of the property where the alley is. Nice sized lot that could easily fit a house. Partial paved driveway that is beginning to crumbling. Open and grassy with a few large trees that provide ample shade. There are pieces of garbage sprinkled throughout the property. Such as bottles and chip wrappers. Level ground. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$37.18	771 NATHANIEL WELLS SR BENTON HARBOR;	\$743.84	
1295	Parcel ID: 54-6050-0130-00-2; Legal Description: LOT 24 BLK F PARKSIDE ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.13 acres of land. There was a house on this property but it was removed after suffering from a fire. Due to a building no longer being on this lot the SEV may not be accurately represent the current value of the property. The cement slab in in good shape. Looks solid with minimal cracks. Side walk leads to the slab. There is a paved driveway on the North section. A couple trees were cut down and left on the back of the property. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$58.45	599 N WINANS ST BENTON HARBOR;	\$2361.42	

1298	Parcel ID: 54-7580-0078-00-0; Legal Description: THE E 32' OF LOT 11 & W 8' OF LOT 12 BLK 19 THRESHER IMPROVEMENT ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.11 acres of land. Road access on both Highland Ave as well as a paved alley to the North. Mostly open and grassy but there is a chain link fenced in area that is housing a couple dogs. Most likely belonging to one of the neighbors. Tall vegetation on the North section with a couple trees. No driveway entrance on Highland Ave. You would have to enter the property from the alley. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Beware Of Dog; Summer Tax Due: \$15.91	HIGHLAND AVE BENTON HARBOR;	\$791.91	
1299	Parcel ID: 54-7580-0082-00-7; Legal Description: THE E 44' OF LOT 15 BLK 19 THRESHER IMPROVEMENT ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.12 acres of land. Road access on Highland Ave and a paved alley to the North. Very large pile of tires on the property along the alley. There is also a large tree that has fallen over on the property that will need to be cleared out. Level flat ground. Mostly open and grassy with a few trees along the border. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$21.24	591 HIGHLAND AVE BENTON HARBOR;	\$636.02	
1300	Parcel ID: 54-8550-0011-00-6; Legal Description: LOT 11 WALLACE BROTHERS ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.17 acres of land. Open grassy lot. Level ground. Road access on both E High Street as well as a paved alley to the South. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Adjacent to lot #1301 Vul - Vacant Urban Lot; Summer Tax Due: \$26.54	E HIGH ST BENTON HARBOR;	\$875.11	
1301	Parcel ID: 54-8550-0012-00-2; Legal Description: LOT 12 WALLACE BROTHERS ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.17 acres of land. On the corner of High St and S Seeley St. There is addition road access through a paved alley to the South. Level ground. Open and grassy with some large bushes along High Street. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Adjacent to lot# 1300 Vul - Vacant Urban Lot; Summer Tax Due: \$26.54	E HIGH ST BENTON HARBOR;	\$875.11	
1302	Parcel ID: 54-8550-0020-00-5; Legal Description: LOT 20 WALLACE BROTHERS ADD TO CITY OF BENTON HARBOR Comments: This vacant lot is approximately 0.17 acres of land. Road access on both E High St and an alley to the South. The lot has overgrown vegetation that is blocking the alley entryway. Open grassy lot with a few trees to the South. Thick vegetation on the South side. Driveway entrance at the road. Partial gravel driveway. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$26.54	774 E HIGH ST BENTON HARBOR;	\$875.11	
1303	Parcel ID: 58-0025-0270-17-8; Legal Description: THAT PT OF FRMR MCRR SPUR TRACK IN SEC 25 T7S R18W LYING BETWEEN NLY & SLY LN OF LOT 49 STRYKERS ADD SD LOT LINES EXT WLY ON RESPECTIVE BRGS TO WLY LN SD FRMR SPUR TRACK EXT TH E 6' THEREFROM Comments: This vacant lot is approximately 0.10 acres of land. Could not find access to the property. Sits behind a home on Moravia St. This would be a great purchase for one of the surrounding neighbors that already have access to the property. Looks like there are a few trees but its mostly open and grassy. In the Buchanan Community School District. Please contact the local government unit to get more information about building before making any bids on this property. Utilities are in the area. Vul - Vacant Urban Lot; Roads - None Known (Possibly Landlocked); Summer Tax Due: \$80.98	503 MORAVIA ST BUCHANAN;	\$608.25	

1304	Parcel ID: 58-6800-0025-00-7; Legal Description: LOT 5 BLK F ROSS ADD TO CITY OF BUCHANAN & COM AT SE COR OF LOT 5 BLK F TH S TO HWY NWLY ALONG HWY TO PORTAGE ST N ALONG ST TO SW COR OF SD LOT 5 E 132' TO BEG Comments: This vacant lot is approximately 0.33 acres of land. In the Buchanan Community School District. Level ground. Open and grassy with one large pine tree. No driveway entrance. Sidewalk along West border. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Summer Tax Due: \$561.36	709 S RED BUD TR BUCHANAN;	\$1533.11	
1305	Parcel ID: 60-0800-0007-00-3; Legal Description: LOTS 7 & 8 BAKERS ADDITION TO COLOMA Comments: This vacant lot is approximately 0.40 acres of land. It appears there was 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. Level flat ground. Open and grassy with few large trees. Cement two car driveway entrance at the road as well as an additional cement driveway entrance. Partial cement driveway that is cracking and crumbling at both entrances. There is a small metal shed with some personal property in it. As well as a temporary metal frame tarp shed. There is a sewer man hole on the property. Nice spot to build. Plenty of space for a large house. In the Coloma Community School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Sev Not Accurate; Personal Property; Summer Tax Due: \$424.80	276 E CENTER ST COLOMA;	\$38904.10	
1307	Parcel ID: 72-3050-0165-00-2; Legal Description: THE W1/2 OF LOT 165 H B HOFFMANS ADD TO NILES Comments: This vacant lot is approximately 0.12 acres of land. In the Niles Community School District. Side yard. Looks like its being used by the neighbors as additional yard space. Level ground. Driveway entrance at road. Please contact the local government unit to get more information about building before making any bids on this property. Personal Property; Sideyard Parcel; Vul - Vacant Urban Lot; Summer Tax Due: \$32.91	614 CASS ST NILES;	\$578.75	
1308	Parcel ID: 72-3940-0008-00-4; Legal Description: LOT 8 SUPERVISORS REPLAT OF LOTS 62 & 63 WILLIAM JUSTICE ADD CITY OF NILES Comments: This vacant lot is approximately 0.16 acres of land. There was previously a house on this property but it has been removed. Due to the building no longer being on this lot the SEV may not be accurately represent the current value of the property. Flat open grassy lot with one small tree next to the adjacent neighbors privacy fence. Would be a good spot to build. Please contact the local government unit to get more information about building before making any bids on this property. Close to downtown Niles. In the Niles Community School District Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$1,183.20	536 BROADWAY ST NILES;	\$8471.90	
1309	Parcel ID: 73-2700-0073-00-8; Legal Description: THE S 32.29'OF LOT 73 H B & G W HOFFMANS & C K GREEN ADD TO NILES Comments: This building sits on approximately 0.10 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 fair shape. Block foundation appears to be solid. Vinyl siding in good shape. The shingled roof looks to be in good shape however there is a section on the back of the home that has a temporary repair on it that needs attention before it causes major damage to the interior. Roofed cement front porch. Wood porch off the back of the home. There is a cement sidewalk that leads to a detached one car garage. The garage is in fair shape. Slab foundation looks solid from the exterior. Wood siding needs a fresh coat of paint due to some vandalism. Shingled roof is older but did not see any major damage. Some vegetation build up on the roof. There is a large amount of debris on the side and behind the garage. Shared cement driveway runs between two homes and leads to the garage. Electric and gas meters were still hooked up and active. This house has a lot of potential. A bit of TLC would go a long way with this one. In the Niles Community School District Occupied; Dnvi; Personal Property; Summer Tax Due: \$581.03	211 S 4TH ST NILES;	\$7537.08	

1310	<p>Parcel ID: 73-2730-0029-05-1; Legal Description: TH S 66' OF OUT LOT 29 GREEN & HOFFMANS OUT LOTS CITY OF NILES EXC THE E 11' THEREOF</p> <p>Comments: This building sits on approximately 0.15 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. A third party neighbor stated the former residents were in the process of moving out. There is a large amount of personal property and debris inside and around the building. The house looks to be in overall fair shape. Block foundation looked solid. Vinyl siding was in fair shape as well. Shingled roof looks ok with no major damage visible. However there are some areas of the soffit and the fascia of the roof that need minor repairs. Gas and electric meter were still hooked up and appear active. Chain link fenced in side yard. Small grassy front yard with a small tree. Roofed cement porch on the front of the home. Short cement driveway lead to an attached one car garage. There was a broken window on the second floor that has been boarded. This house has a lot of potential. Could be a good starter home. In the Niles Community School District Occupied; Personal Property; Dnvi;</p> <p>Summer Tax Due: \$987.50</p>	325 S 5TH ST NILES;	\$15317.50	
1312	<p>Parcel ID: 73-8790-0167-00-1; Legal Description: LOT 167 WOODWARDS 2ND ADD TO CITY OF NILES</p> <p>Comments: This vacant lot is approximately 0.14 acres of land. In the Niles Community School District. Level ground. Open grassy lot with a few tall trees. Some vegetation debris on the South portion near the property border. Nothing difficult to clear out. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$46.90</p>	CHERRY ST NILES;	\$794.09	
1313	<p>Parcel ID: 74-0034-0051-06-7; Legal Description: PT OF SEC 34 T7S R17W COM AT NE COR LOT 9 PLYM'S TOPINABEE ADD TH E 10'TH S 100'TH W 10'TH N 100'TO POB</p> <p>Comments: This vacant lot is approximately 0.02 acres of land. Could not find access to the property without crossing over private land. This would be a great purchase for one of the surrounding neighbors that already have access to the property. In the Niles Community School District District. This property is most likely to small to build. Please contact the local government unit to get more information about building before making any bids on this property. Utilities are in the area. Unbuildable Lands / Too Small; Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: \$21.99</p>	NILES;	\$552.67	
1314	<p>Parcel ID: 74-5440-0012-01-8; Legal Description: THE W 132' OF LOT 12 IN SUPERVISORS PLAT NO 5 CITY OF NILES</p> <p>Comments: This building sits on approximately 0.93 acres of land. The house is not in the best shape. Mix of wood and brick siding is in decent shape but it needs some minor repairs and could use a fresh paint job. Block foundation looks solid. Shingled roof looks to be in fair shape as well. The interior of the home hasn't been touched for awhile. The basement was full of spiders and cobwebs. There was mold and mildew on a lot of the walls in the main living area. There is personal property and other debris throughout the home. Some of the plaster walls are crumbling. Many of the walls and ceilings have peeling paint. Two bedroom one bathroom. Electric breaker box in the basement. The basement has an entrance off the back. Attached one car garage. There was an older car parked in the dirt/gravel driveway that is U shaped with two entrances. Vegetation is growing up all over the exterior of the home. This house will need work and a deep cleaning before its back in good living condition. There is a lot of potential here though. Nearly an acre close to downtown Niles. This would be a great house for someone looking for a fixer upper. The back yard is wooded and terrain challenged. In the Niles Community School District Terrain Challenged; Mold; Personal Property; Sanitation Issues And Garbage;</p> <p>Summer Tax Due: \$1,215.06</p>	707 PLATT ST NILES;	\$5777.33	
1315	<p>Parcel ID: 03-2970-0010-00-4; Legal Description: LOTS 10 & 11 HARRIS SUB</p> <p>Comments: This vacant lot is approximately 0.25 acres of land. Was able to access the property from Vincent Ct. Margarete Ave is an unimproved road that was not built all the way to the property. I was able to get access to the property but the road turns from paved to dirt. The area is partially wooded. People have been using the area to dump vegetation debris such as cut grass and branch trimmings. A small amount of garbage was found as well. In the Benton Harbor Area School District. Please contact the local government unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot; Roads - Platted Or Easement Known, But Unimproved;</p> <p>Summer Tax Due: \$23.59</p>	250 MARGARETE AVE BENTON HARBOR;	\$980.12	

Cass

Lot #	Lot Information	Address	Min. Bid	Sold For
1600	<p>Parcel ID: 14-010-100-095-00; Legal Description: 645C LOTS 95 & 96 PARADISE LAKE RESORT Comments: This vacant lot is approximately 0.10 acres of land. This lot is on an unimproved Road. It is not accessible at the moment but there is road frontage on Oakland Avenue and Chicago Boulevard. This is a wooded lot. Thick vegetation. Very close to paradise lake. Residential land use code 401. This would be a good purchase for one of the surrounding property owners. Could be a good spot to build a storage building for your lake toys. Please contact the local governmental unit to get more information about building before making any bids on this property. Roads - Platted Or Easement Known, But Unimproved;</p> <p>Summer Tax Due: \$11.42</p>	CHICAGO BLVD VANDALIA;	\$588.10	
1602	<p>Parcel ID: 14-020-370-019-00; Legal Description: 990B-1 SEC 20 T7S R16W LOTS 19, 20 & 21 BARTAK ACRES. Comments: This is a newly vacant lot of approximately 0.8 acres of land. There was a house but it has recently been demolished and the SEV may not reflect accordingly. Large open grassy lot. The lot is uneven at spots sloping down from Huntly St. Land use code 401. Close to Baron Lake. Could be a great place to build. Please contact the local governmental unit to get more information about building before making any bids on this property. Sev Not Accurate;</p> <p>Summer Tax Due: \$600.35</p>	1265 HUNTLY RD NILES;	\$5735.83	
1603	<p>Parcel ID: 14-040-035-005-00; Legal Description: 458-B 6S-15W N 273 FT OF W 240 FT NW QTR NW QTR SEC 35. Comments: This vacant lot is approximately 1.33 acres of land. Mostly open and grassy with a some wood areas in the South West portion. There are three large tanks on the property with large pumps. I'm not positive what these were used for. A neighbor stated that "Strefling oil has some above ground oil tanks stored there, and that the land is unbuildable" Please contact the local foreclosing governmental unit about building restrictions before making any bids on this property. There is an old electrical hook up. There was a wooden box that housed a few breaker boxes and the electric meter. The meter has been removed. The breaker boxes are old and are rusting. Its difficult to judge when the last time this equipment was used. Ground was dry but it did slop down from the road. Listed as Residential land use with a 402 land use code. Ust - Underground Tanks;</p> <p>Summer Tax Due: \$33.43</p>	POKAGON HWY CASSOPOLIS;	\$811.37	
1604	<p>Parcel ID: 14-041-136-056-00; Legal Description: 3921168 V-492-B COM AT PT ON E LINE EAST ST 264.58 FT N OF N LINE JOHNSON ST, TH N ON E MARGIN EAST ST 63.60 FT, E 99 FT, S 63.60 FT, W 99 FT TO BEG. UNPLATTED VILLAGE OF CASSOPOLIS SEC 36. Comments: This trailer sits on approximately 0.14 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Large cement driveway leads to a one car garage that is in over all fair/poor shape. Shingled roof looks like it needs work, sagging in the middle with a few patches. The garage door is also missing section. Large wooded porch on the back of the home. The modular home has a mix of metal and wood siding. Gas meter has been removed and i could not locate an electric meter. There was a lot of debris around the home. The house is sitting on a cement slab. Overall the trailer looks to be in poor shape. Flat roof has some tarps on it and the siding changes style on nearly every side. There is a hole in one of the walls and it looks like there is a hole in the roof as well. Residential land use code 401. In the Cassopolis Public school district. The property will need some work be prepared. Personal Property; Roof Issues;</p> <p>Summer Tax Due: \$1,261.20</p>	419 S EAST ST CASSOPOLIS;	\$9121.58	
1605	<p>Parcel ID: 14-041-160-001-00; Legal Description: 440-679 413-692 402-4 559 E HAF LOTS 1 & 2. EX COM AT NE COR LOT 1, TH S 30 FT, NWLY TO PT ON N LN LOT 1 30 FT W OF BEG, E 30 FT TO BEG. VILLA OF ANDERSONVILLE VILLAGE OF CASSOPOLIS Comments: This vacant lot is approximately 0.17 acres of land. Very busy street corner could a good spot for a billboard or small shop although this is zoned residential so it would have to go through rezoning if that is what you'd want to do. Please contact the local governmental unit to get more information about building before making any bids on this property. Side walk along the North section of the property. Residential land use code 402. Mostly open and grassy with a few trees on the South section</p> <p>Summer Tax Due: \$57.26</p>	130 REED ST CASSOPOLIS;	\$821.30	

1606	<p>Parcel ID: 14-050-275-022-00; Legal Description: 389-272 506A FINCH LAKE ACRES LOT 22. Comments: This vacant lot is approximately 2.88 acres of land. There are the remains of a small old building possibly a trailer near the road. There are piles of debris such as old tires and wire fencing/cages. The ground appears to be dry on the North section of the property along the road but get wetter the farther South you travel. Wet land indicators. A good portion of the lot is wooded with thick vegetation. Has a residential land use code 401. Could be a nice spot to build if you like your privacy. Low traffic road. Please contact the local governmental unit to get more information about building before making any bids on this property. Obsolete Structure; Wetland Indicators;</p> <p>Summer Tax Due: \$20.31</p>	FINCH RD MARCELLUS;	\$712.58	
1607	<p>Parcel ID: 14-051-622-002-00; Legal Description: 490-1125 272 SEC 22 T5S R13W UNPLATTED VIL MARCELLUS COM 59 RDS S OF NE COR W 1/2 NW 1/4, N ON 1/8 LINE 7 RDS 22 LKS, S 50 DEG W 87 LKS, N 36 DEG W 3 RDS, S 54 DEG W 14 RDS 12 LKS, S 89 1/2 DEG E 16 RDS 11 LKS TO BEG. Comments: This house sits on approximately 0.41 acres of land. Unfortunately this house has suffered from a major fire. There is damage visible from the outside of the home. Most of the windows and doors have been boarded up. Cement driveway entrance at the road turns to grass and leads to a garage in the back yard. The garage is in just as poor shape as the house. There are multiple tarps on the shingle roof and it is boarded up as well. Block foundation on the house has some areas that are crumbling. The back section of the house has vegetation growing up over it. There is debris piled up around the house and garage. A few trees have fallen over as well. I believe I inspected this property in the past 2/3 years and it has still been sitting in the same condition. Some vandalism is present. This house and garage will need a great deal of work to get them back into good living condition. Be prepared. Please contact the local governmental unit to get more information about building before making any bids on this property. Fire Damage; Vandalism; Boarded;</p> <p>Summer Tax Due: \$601.83</p>	378 CENTRE ST S MARCELLUS;	\$13789.66	
1608	<p>Parcel ID: 14-091-105-011-00; Legal Description: 124C V 504-1133 COM N 34 DEG 45'20"W 628.76 FT, N 64 DEG 21'W 1242 FT, N 72 DEG 6'30"W 386.8 FT, N 8 DEG 15'42"E 275.7 FT & N 29 DEG 41'37" E 222.34 FT FRM SE COR SEC, TH N 29 DEG 42'30"E 732.56 FT, N 71 DEG 55'30"W 215.92 FT, S 47 DEG 40'W 100 FT, N 71 DEG 55'W 150 FT, S 47 DEG 40'W 151.3 FT, SLY ALG HWY TO PT N 37 DEG 31'25"W OF BEG, S 37 DEG 31'25"E 511.19 FT TO BEG. SEC 5 VILLAGE OF EDWARDSBURG Comments: This vacant lot is approximately 5.49 acres of land. This lot is mostly woody wetlands. There is a body of water but it is full of thick vegetation. I did not see any signs of dumping or garbage. Commercial. Land use code 202. We have been informed that this property is not buildable. Do your homework on this one. Wetland Indicators;</p> <p>Summer Tax Due: \$207.14</p>	M 62 EDWARDSBURG;	\$2049.88	
1609	<p>Parcel ID: 14-101-110-035-50; Legal Description: 483-150 V-45A 6S-14W COM IN CEN HWY WHERE W LINE SEC 26 INTERSECTS SLY LINE OF ORIG 100 FT RIGHT OF WAY OF AIR LINE BR OF ME RR, TH S ALONG CEN LINE HWY 82.5 FT, TH ELY PARA WITH CEN LINE SD 100 FT RIGHT OF WAY 330 FT, TH ELY 495 FT, TH NLY 33 FT TO SLY LINE OF SD ORIG 100 FT RIGHT OF WAY, TH WLY ALONG SD SLY RIGHT OF WAY LINE TO BEG. EX W 16 RDS. SEC 26 UNPL VILLAGE OF VANDALIA. Comments: This vacant lot is approximately 0.74 acres of land. This lot appears to be landlocked. I was able to access the property to take photos by walking through land that is owned by the Indiana Michigan Power Company. I do not see any legal access to the property. This would be a good purchase for one of the adjacent property owners that already has access to the property. The lot is wooded with thick vegetation. Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: \$19.51</p>	VANDALIA;	\$885.77	

1610	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 14-101-180-069-01; Legal Description: LOT 69 ADDITION TO VILLAGE OF VANDALIA. AKA; STEPHEN BOGUE'S 4TH ADDITION PROPERTY COMBINATION 11.06.2020 PARENTS: 14-101-180-069-01 AND 14-101-180-070-00 Comments: This vacant lot is approximately 0.40 acres of land. The lot is wooded but you can walk fairly easy through it. There are remains of an old concrete foundation and what is left of a small metal shed. Some old debris like car tires have been left behind. Mostly small saplings but there are some old trees. Residential land use code 402. Please contact the local governmental unit to get more information about building before making any bids on this property. This lot is adjacent to LOT#1613. You could purchase both and combine the two properties to make ~0.8 acres. Obsolete Structure;</p> <p>(2 of 2) Parcel ID: 14-101-180-070-00; Legal Description: LOT 70 ADDITION TO VILLAGE OF VANDALIA. AKA; STEPHEN BOGUE'S 4TH ADDITION PROPERTY COMBINATION 11.06.2020 PARENTS: 14-101-180-069-01 AND 14-101-180-070-00 Summer Tax Due: \$106.48</p>	CAMPLITE ST VANDALIA; SOUTH ST VANDALIA;	\$2230.18	
1612	<p>Parcel ID: 14-101-180-073-00; Legal Description: V-147 LOTS 73 & 74 ADDITION TO VILLAGE OF VANDALIA. AKA; STEPHEN BOGUE'S 4TH ADDITION Comments: This house sits on approximately 0.40 acres of land. Nice size lawn wraps around the entire property. The house was not left in the best shape but was locked up very tight. The front entrance opens into a large enclosed porch. The glass door has been broken use caution. The door appeared to be screwed shut from the inside. Was unable to gain entry into the home. There was some evidence of squatting but the house appeared to be locked up tight and empty. There were two concrete slabs on the property. One in the back and a larger one on the side of the home. Possibly leftover from an old garage. Mix of metal and shingle roof. Not in the best shape. Some crumbling around the foundation. Metal siding needs some minor repairs and a cleaning. The house has some belongings and some debris/garbage. There are sections of the house that appear to have been emptied and cleared out and other areas with a lot of debris/garbage. It also appears that some mold is forming on the wall leading into the basement. There may be some moisture that has been trapped in the house. This house will need work. Boarded; Mold; Summer Tax Due: \$624.13</p>	17899 WOOD ST VANDALIA;	\$12440.21	
1614	<p>Parcel ID: 14-120-025-005-10; Legal Description: 343A COM AT NW COR S 1/2 NW 1/4, TH E 165 FT, S 264 FT, W 165 FT, N 264 FT TO BEG. SEC 25 1 A. Comments: This lot is approximately 1 acre of land. It is mostly wooded but there is a clearing that gives you a nice entrance onto the field behind it. Only a very small portion of the lot appears to be crops. Trees on the North and South section. Land use code 402. Land use class: residential. Could be a nice spot to build. Please contact the local governmental unit to get more information about building before making any bids on this property. The ground slopes up from the road. Quiet area in the country. Terrain Challenged; Summer Tax Due: \$93.73</p>	HEBRON RD;	\$1909.47	
1615	<p>Parcel ID: 14-150-213-001-00; Legal Description: 924 LOTS 1 & 2 BLK 13 TWIN SHORES. Comments: This vacant lot is approximately 0.12 acres of land. There were some minor signs of dumping but nothing major. Just a bit of debris here and there. Close to the Twin Lakes. Could be a nice spot to build a storage unit for your lake toys. Residential land use code 402. Please contact the local governmental unit to get more information about building before making any bids on this property. Summer Tax Due: \$3.77</p>	63RD PL DOWAGIAC;	\$413.63	
1616	<p>Parcel ID: 14-150-238-001-00; Legal Description: 1223 LOTS 1 & 2 BLK 38 TWIN SHORES. Comments: This vacant lot is approximately 0.12 acres of land. It is wooded with very thick vegetation. Difficult to walk through. Across the street from farm land. Close to the Twin Lakes. Could be a nice spot to build a storage unit for your lake toys. Residential land use code 402. Please contact the local governmental unit to get more information about building before making any bids on this property. Summer Tax Due: \$3.77</p>	70TH ST DOWAGIAC;	\$413.63	

1617	<p>Parcel ID: 14-160-100-040-00; Legal Description: DW 56 COM ON SE LINE MICHIGAN AVE. 5 RDS SW OF NW COR LOT 61, ORIG. PLAT, TH SW ON SE LINE MICH. AVE. 3 RDS, TH SE AT RT ANGLES 7 RDS 5 1/2 FT, TH NE AT RT ANGLES 2 RDS. TH NW AT RT ANGLES 3 RDS 8 FT, TH NE AT RT ANGLES 1 RD, TH NW AT RT ANGLES 3 RDS 14 FT TO BEG, BEING PART LOT 61 AND PART S 1/2 NE 1/4 SEC 1, POK. TWP ORIG PLAT - CITY OF DOWAGIAC. Comments: This vacant lot is approximately 0.11 acres of land. Cement driveway entrance at the road. Mostly open and grassy with one large tree in the back yard. Adjacent properties have fencing. Could be a good spot to build if you want to be near Dowagiac. In the Dowagiac Union School district. Residential use code 401. Please contact the local governmental unit to get more information about building before making any bids on this property. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$31.57</p>	405 MICHIGAN AVE DOWAGIAC;	\$2212.00	
------	--	-------------------------------	-----------	--

Van Buren

Lot #	Lot Information	Address	Min. Bid	Sold For
6700	<p>Parcel ID: 80-01-024-040-00; Legal Description: SEC 24, T2S, R13W. W 16 RODS OF S 1/2 OF N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SEC. Comments: This house sits on approximately 1.00 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Owner stated they were trying to buy back at auction. Modular home in fair condition. There is some damage to it but it appears to be focused on the small enclosed front porch entryway. The roof above the entry way has a tarp and will need repairs. Block foundation on the home looks solid. Brick foundation under the entry way. Wheel chair accessible ramp leads to the front door. Shingled roof was in fair shape. Metal siding looked fine. Gas meter and electric meter were still hooked up and active. Submersed well pump. The main barn has a cement slab foundation. Two separate garage doors. Metal siding and metal roof look fine. The interior was clean and full of personal property. The barn behind this one was on wood post foundation that had some crumbling. Wood siding was in fair shape but needed some minor repairs. Shingled roof was fair but the shed/barn is showing its age. A bit of debris here and there but over all the property was mostly clean. Large open grassy lawn throughout the property with a handful of large trees that provided nice shade. Chain link fence surrounds the entire property with gate at front entrance. There was a small dog on the property but it was friendly after making contact. Still use caution. In the Mattawan Consolidated School District. Beware Of Dog; Occupied; Personal Property; Dnvi; Summer Tax Due: \$445.25</p>	37096 22ND ST KALAMAZOO;	\$5722.60	
6701	<p>Parcel ID: 80-05-001-012-90; Legal Description: SEC 1, T1S, R14W. COM AT NW COR OF SEC, TH N89D01'30"E ALG N SEC L 1262.09' TO BEG, TH CON N89D01'30"E ALG N SEC L 66.0' TO E L OF W1/2 OF NWFR1/4 OF SEC, TH S0D0' 02"W ALG SD E L 1032.08', TH S67D18'49"W 417.09', TH S67D18'49"W 417.09', TH S52D44'40"W 155.24', TH S12D00'19"W 58.82', TH N88D11'38"W 73.78', TH N12D00'19"E 131.72', TH N52D44'40"E 176.91', TH N67D18'49"E 390.48', TH N0D00'02"E 987.01' TO BEG. THIS IS THE EASEMENT FOR INGRESS & EGRESS. Comments: This vacant lot is approximately 2.28 acres of land. This vacant lot is a dirt road that provides access to multiple homes on North Shore Lane. Easement in legal description will continue with buyer of this lot. In the Gobles Public School District. I don't think you would be able to build anything on this lot. It is long and narrow and basically follows the dirt road. Please do your homework on this one before bidding. Unbuildable Lands / Too Small; Easement Or Access Across; Summer Tax Due: \$11.58</p>	BASELINE RD GOBLES;	\$785.05	
6702	<p>Parcel ID: 80-05-027-013-00; Legal Description: SEC 27, T1S, R14W. 1 SQ A IN SW 1/4 NW FR 1/4, THE S L BEING CEN L OF CO RD 380 & E L BEING CEN L OF 3950 TH ST. EX E 100' THEREOF. Comments: This vacant lot is approximately 0.58 acres. Nice spot to build. Quiet area in the country. Please contact the local government unit to get more information about building before making any bids on this property. Adjacent to Lot#6703. If planning to build it may be worth purchasing both. Summer Tax Due: \$11.57</p>	39714 CR 380 BLOOMINGDALE;	\$743.90	
6703	<p>Parcel ID: 80-05-027-014-00; Legal Description: SEC 27, T1S, R14W. E 100' OF FOLL DES. 1 SQ A IN SW 1/4 NW FR 1/4, THE S L BEING CEN L OF CO RD 380 & E L BEING CEN L OF 3950TH ST. Comments: This vacant lot is approximately 0.45 acres of land. In the Bloomingdale Public School District. Level ground. Open and grassy with some trees on the North section. There is a wood post with an electric meter. The meter is not active but still connected. Quiet area in the country. Please contact the local government unit to get more information about building before making any bids on this property. Adjacent to Lot#6702. If planning to build it may be worth purchasing both. Summer Tax Due: \$5.84</p>	39714 CR 380 BLOOMINGDALE;	\$654.69	

6704	<p>Parcel ID: 80-06-010-011-02; Legal Description: COM AT SE COR OF W 1/2 OF SW 1/4 OF SEC, TH N 0 DEG 22'15"W ALG W 1/8 L 330.0 FT TO BEG, TH CON N 0 DEG 22'15"W ALG SAID 1/8 L 82.5 FT, TH S 89 DEG 52'00"W 275 FT, TH S 0 DEG 22'15"E PAR WITH SAID 1/8 L 82.5 FT, TH N 89 DEG 52'00"E 275 FT TO BEG. Comments: The house sits on approximately 0.52 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting in property in person. The property looked to be abandoned at first look but there was a dog inside the building. Poured concrete foundation looked solid. The shingled roof had multiple holes in it the most damage being near the edge on the West side. Wooden deck wraps around the house. There is some damage near the East entrance way where the wood has detached from the home. Electric meter was hooked up and still active. There were two vehicles parked on the side of the home which have not moved for some time. There was debris surrounding the house but nothing too major. Dirt driveway. Wood siding was in ok shape but it needs repairs in a few spots. New wood stove metal chimney. This is an interesting home with many windows to provide nice light to the interior. The house will need work though. Hopefully the holes in the roof haven't allowed the elements to damage the home. In the Bloomingdale Public School District. Beware Of Dog; Roof Issues; Dnvi; Occupied; Personal Property; Summer Tax Due: \$433.57</p>	7652 51 1/2 ST GRAND JUNCTION;	\$7619.78	
6705	<p>Parcel ID: 80-06-281-505-02; Legal Description: LOTS 5 6, 7, 8, 9, 10, 12, 13, 14 &15. BLOCK 15 LITTLE BEAR LAKE PARK Comments: The trailer sits on approximately 0.72 acres of land. In the Bloomingdale Public School District. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. There was a large dog on the property. He was friendly while speaking to the owner but use extra caution. Propane tank and electric still hooked up and active. Multiple vehicles parked on the property. The trailer has some DIY repairs/renovations done to it. Metal siding and metal roofing. Could not see if there was a cement slab foundation due to trailer skirt. The shed and the trailer look to be in overall poor/fair shape. They will need some work. County Road 388 address but you must drive down a dirt two-track fire lane to gain access. Please contact the local government unit to get more information about building before making any bids on this property. Personal Property; Mobile Home; Beware Of Dog; Occupied; Dnvi; Summer Tax Due: \$108.62</p>	50813 CR 388 GRAND JUNCTION;	\$2523.17	
6706	<p>Parcel ID: 80-06-281-519-00; Legal Description: LOTS 19 - 20 BLOCK 15 LITTLE BEAR LAKE PARK. Comments: This vacant lot is approximately 0.14 acres of land. In the Bloomingdale Public School District. We were able to access the property by driving down two track dirt road. Very small lane. Terrain challenged lot. The ground slopes up and down. Wooded but easily traversable. Power is in the area but not on the property. I don't believe it would take much to get power to the property. Please contact the local government unit to get more information about building before making any bids on this property. Terrain Challenged; Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$5.52</p>	CR 388 GRAND JUNCTION;	\$669.55	
6707	<p>Parcel ID: 80-06-283-412-00; Legal Description: LOTS 12 & 13 BLOCK 34 LITTLE BEAR LAKE PARK NO. 1. Comments: This vacant lot is approximately 0.19 acres of land. In the Bloomingdale Public School District. This property is on an unimproved road. I was able to get close to the property but it is gated off by one of the adjacent property owners. There was a dog on the property but it was well behaved. Still use caution if looking at property. Wooded. This would be a good purchase for one of the adjacent property owners looking to increase their property size. Please contact the local government unit to get more information about building before making any bids on this property. Beware Of Dog; Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$6.63</p>	CR 388 GRAND JUNCTION;	\$693.74	

6708	<p>Parcel ID: 80-06-340-011-00; Legal Description: LOT 11 SUPV PLT CONEYS' FARM. Comments: The house sits on approximately 0.11 acres of land. Small house across the street from Silver Lake. Wood floors. The house is in poor shape which is a shame because it looks like it was a nice home back in the day. The doors have been left open allowing animals to come and go freely. Animal damaged on the second floor. Enclosed porch area on the front of the home. Block foundation is very loose. It looks like the house is sitting on the blocks and hasn't been mortared together. There is a 100 amp breaker box as well as an older fuse box in the home. Water heater inside the home. The house is heated by an electric fireplace and water radiators along the floor. The radiators appear to be heated by an additional water heater in the back yard shed that is connected to a pressure tank. Called hydronic heating system. There is an additional surface pump and pressure tank in a block housing area next to the home. The roof on the home is in poor shape and has a lot of vegetation build up. The soffit above the kitchen area is damaged. Wood siding needs some repairs as well. Two bedroom one bathroom home. This is a cool little house. It needs a lot of work but would be nice once brought back to its former glory. Small lawn with large trees throughout. The house is mostly cleared out with some furniture and other debris. This could be a good fixer upper for someone looking to work on a smaller home. In the Bangor Public School District. This house sits to the North of LOT# 6709. If purchasing this house you may want to consider purchasing 6709 as well. Animal Damaged; Roof Issues; Foundation Issues; Personal Property; Summer Tax Due: \$102.12</p>	52579 SILVER SADDLE DR GRAND JUNCTION;	\$2305.72	
6709	<p>Parcel ID: 80-06-340-034-00; Legal Description: COM SE COR LOT 11 SUP. PLAT CONEY'S FARM TH S 100 FT W 50 FT N 100 FT TO SW COR LOT 11 TH E 50 FT TO BEG. Comments: This shed sits on approximately 0.11 acres of land. The shed is sitting on wood posts. Wood siding is showing its age. The shingled roof is in very poor shape with moss and vegetation growing on it. Dirt floors. There are a few personal property items stored inside but it is mostly old debris and other abandoned items. I believe this shed was being used by the former owners of LOT#6708. You could purchase these together if looking to rebuild/renovate the properties. In the Bangor Public School District. Personal Property; Summer Tax Due: \$20.31</p>	SILVER SADDLE DR GRAND JUNCTION;	\$915.66	
6710	<p>Parcel ID: 80-06-420-516-00; Legal Description: LOTS 16,17,18&19 BLOCK 5 SADDLE LAKE SUB. Comments: This vacant lot is approximately 0.27 acres of land. In the Bloomingdale Public School District. The property is being used as a storage spot for a few vehicles, a trailer, a boat and some other debris. Pile of firewood. I imagine adjacent neighbors are using the land. This would be a great purchase for one of the adjacent neighbors looking to increase their property size. Neighboring privacy fence on the North and West borders. Use caution. There are multiple signs with bullet holes. Please contact the local government unit to get more information about building before making any bids on this property. Personal Property; Summer Tax Due: \$14.82</p>	SADDLE LAKE SUB GRAND JUNCTION;	\$820.39	
6711	<p>Parcel ID: 80-06-421-720-00; Legal Description: LOTS 20 & 21 BLOCK 17 SADDLE LAKE SUB. Comments: This vacant lot is approximately 0.15 acres of land. In the Bloomingdale Public School District. Was unable to access the property because the road has not been finished. Appears to be wooded. Please contact the local government unit to get more information about building before making any bids on this property. Power is in the area but it may not be along this unimproved road. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$8.70</p>	SADDLE LAKE SUB GRAND JUNCTION;	\$715.63	

6712	<p>Parcel ID: 80-07-009-026-01; Legal Description: BEG AT SW COR OF SW 1/4 OF SW 1/4 OF SEC, TH E 82 FT, TH N 300 FT, TH W 82 FT, TH S 300 FT TO BEG.</p> <p>Comments: The house sits on approximately 0.56 acres of land. Unfortunately this house has suffered from a major fire. The house is in overall poor condition. Open to the elements. The roof is a mix of shingle and metal and is in poor shape. The block foundation is crumbling and cracking. Some portions of the house are on wood posts that are sitting on blocks. Many of the windows are boarded. The siding is falling off. There is a pump house with no pump and a submersed well pump cap near the property to the West but it looks like that is on the adjacent property. This well might have been used by the house but it does not appear to be on the property being sold. The house is going to need a great deal of work or it needs to be demolished and have something new built in its place. Dirt driveway. Most of the lot is wooded with open grassy areas. Lots of debris surrounds the house. The SEV seems very low for this property but that may be because the house is considered a loss. Please do your homework on this property before bidding. Be prepared for some work. In the Covert Public School District. Foundation Issues; Structural Issues; Obsolete Structure; Fire Damage; Dangerous Building; Roof Issues;</p> <p>Summer Tax Due: \$36.94</p>	77868 30TH AVE COVERT;	\$768.35	
6713	<p>Parcel ID: 80-07-010-026-00; Legal Description: E 115' OF N 377.14' OF S 754.28' OF W 1/2 SE 1/4 NW 1/4. Comments: This vacant lot is approximately 1.03 acres of land. Was not able to find access to the property. There may be an easement to the property but it is not written in the legal description. Do your homework on this one. Wooded. In the Covert Public School District. This would be a good purchase for one of the surrounding neighbors that already have access to the property. Please contact the local government unit to get more information about building before placing any bids on this property. Utilities are in the area. Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: \$16.74</p>	75252 30TH AVE COVERT;	\$595.60	
6714	<p>Parcel ID: 80-07-028-029-00; Legal Description: S 1/2 S 1/4 N 1/4 NE 1/4. 5 A. Comments: This vacant lot is approximately 5.00 acres of land. Appears to be flat and level. Wooded. Thick vegetation throughout. In the Covert Public School District. Nice spot to build if you enjoy nature and quiet areas. Plenty of space. About 80 feet wide. Please contact the local government unit to get more information about building before making any bids on this property.</p> <p>Summer Tax Due: \$42.99</p>	76TH ST COVERT;	\$809.03	
6715	<p>Parcel ID: 80-08-010-003-32; Legal Description: S 208 FT OF W 629 FT OF SE 1/4 OF SEC. SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS. Comments: The house sits on approximately 3.00 acres of land. This property appeared to be occupied on last visit. Please use caution and be respectful if visiting in property in person. No one was home at the time of last visit but there was evidence someone was recently at the property. Looks like they are in the process of moving. Electric meter was still hooked up and appeared active. There was an additional electric meter hook up on a post next to the house but the meter has been removed. Block foundation looked solid. Vinyl siding was in good shape on the home. Shingled roof looked to be in decent shape as well. There is a walk out basement on the side of the home beneath the remains of a wooden deck. Most of the deck has been removed. There is an above ground pool that was not filled. Small shed along the road is not in great shape. The walls of the shed are OSB board with no protection. One of the walls is damaged. Swing set in the middle of the yard. There was a chain link fenced in area along the tree line. Possibly for dogs. Attached two car garage with wooden doors. Short cement driveway. Large open grassy yard surrounds the home. Plenty of space to build an additional storage garage or for other projects. The South portion of the lot is wooded. It appears nearly ~50% of the lot is wooded. The In the Decatur Public School District. Please contact the local government unit to get more information about building before making any bids on this property. Easement Or Access Across; Occupied; Personal Property; Dnvi;</p> <p>Summer Tax Due: \$504.04</p>	79989 39TH ST DECATUR;	\$6456.73	

6716	<p>Parcel ID: 80-09-013-014-70; Legal Description: E 140' OF W 330' OF E 660' OF N 200' OF S 1/2 OF NE 1/4 OF SEC. SUBJECT TO AND INCLUDING AN EASEMENT FOR INGRESS & EGRESS. Comments: The house sits on approximately 0.64 acres of land. To access this property you have to drive down a dirt road that is littered with debris. The trailer is in poor shape. Overgrown vegetation throughout. Many trees on the property. Mix of metal and wood siding needs repairs. There have been multiple additions built onto the trailer. Some portions of the home are still in states of renovation such as new drywall. Wood sub floor is showing through most of the home. There is a very large amount of debris, garbage, recyclables, and personal property all throughout the home as well as in the yard surrounding the building. There was a van parked on the property but looks like its been left here for some time. The floors in the house do not feel sturdy. The floor to the right as you walk in the entrance has collapsed. The porch has collapsed as well. Small chicken coop building the North. The property will need a great deal of clean up and repairs before its back in good living condition. In the Bangor Public School District. Structural Issues; Sanitation Issues And Garbage; Easement Or Access Across; Mobile Home; Personal Property;</p> <p>Summer Tax Due: \$107.49</p>	9064 CR 681 GRAND JUNCTION;	\$2409.71	
6717	<p>Parcel ID: 80-11-007-006-30; Legal Description: W 940' OF S 300' OF N 630' OF E1/2 SE1/4. SEC 7 T3S R16W Comments: The house sits on approximately 6.47 acres of land. The trailer is in poor condition. Appears to be wood post foundation. The wheel chair ramp is breaking and dangerous to walk on. The inside of the trailer is full of personal property and debris. Flat roof didn't show any signs of leaking inside the home. The roof above the front porch is not in great shape. Two bedroom two bathroom. Could not locate the electric box. Furnace was still present. Did not see a water heater but I believe it is still there inside a closet area that was not accessible due to debris in the way. There are multiple sheds and other structures that are falling down and basically obsolete. You access the property by driving down a two track road. There is a deeded easement for ingress and egress to this parcel in Liber 798, Page 403. The trailer and sheds are in poor shape but the property would be quite nice after being cleaned up. Acreage with woods on the end of a dirt road. Very private. Would be a great property for someone that likes nature and being left alone. There were multiple trailers and vehicles parked in front of the home but i believe these are on a separate property. In the Hartford Public School District Mobile Home; Personal Property;</p> <p>Summer Tax Due: \$131.70</p>	54376 67 1/2 ST HARTFORD;	\$2759.68	
6718	<p>Parcel ID: 80-11-017-048-00; Legal Description: BEG ON S SEC L AT PT 150.7' E OF S 1/8 PT OF SW 1/4, TH N 369.4' TO CEN OF RED ARROW HWY, TH NELY ALG CEN L 117.27', TH S 404.86' TO SEC L, TH W ON SAME 112' TO BEG. Comments: The house sits on approximately 1.0 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting in person. Poured concrete foundation looked solid. Mix of shingle and flat roof looked to be in decent shape but its hard to determine what the flat section condition is. Vinyl siding is in fair shape as well. Attached two car garage. The house appears to be in overall fair/good shape but its difficult to determine from only the exterior. The South portion of the property is open and grassy with a few trees. Plenty of space. Partial privacy fence on the side of home. Poured cement slab parking spot off the gravel/dirt driveway. Next to a church. In the Hartford Public School District. The house will probably need a little work but looks good for the most part. Dnvi; Occupied; Personal Property;</p> <p>Summer Tax Due: \$268.26</p>	67425 RED ARROW HWY HARTFORD;	\$5560.73	
6719	<p>Parcel ID: 80-12-125-112-00; Legal Description: LOT 19 BLOCK 12 MAGICIAN LAKE WOODS Comments: This vacant lot is approximately 0.09 acres of land. In the Dowagiac Union School District. Wooded lot with thick vegetation. Across the street from farmland. Level ground. Smaller lot but you could probably fit a nice sized garage or small home. Please contact the local government unit to get more information about building before making any bids on this property. This would be a good purchase for one of the neighbors looking to increase their property size.</p> <p>Summer Tax Due: \$49.58</p>	WEST DR DOWAGIAC;	\$1322.41	
6720	<p>Parcel ID: 80-12-150-015-00; Legal Description: LOT 27 PITCHER ACRES. Comments: This vacant lot is approximately 0.12 acres of land. In the Dowagiac Union School District. Level ground. Open grassy lot with a few trees. Adjacent to LOT#6721 that has a house on it. Please contact the local government unit to get more information about building before making any bids on this property.</p> <p>Summer Tax Due: \$16.84</p>	APPLE LN BENTON HARBOR;	\$716.97	

6721	<p>Parcel ID: 80-12-150-018-00; Legal Description: LOT 30 PITCHER ACRES. Comments: The house sits on approximately 0.12 acres of land. Unfortunately there was a condemned notice posted to the front of the home. The house was for the most part cleared out by the former owners. The house appeared to be in overall fair shape. The block foundation looked solid. The shingled roof looked fair but there was a build up of vegetation and the gutters were full of debris. Metal siding was in good shape as well. A tree fell onto the home but it looks like the only damage was on the window and the plastic window treatment. Cement pad on the West side of the house. Two bedroom one bathroom. Furnace and water heater still resent. 100 amp breaker box. Submersed well pump with a surface pressure tank. The basement was damp and there was mold and mildew starting to form. Gravel/dirt driveway. Small shed on the north section is in bad shape. This house would be a great fixer upper. In the Dowagiac Union School District. This property is adjacent to LOT# 6722 and 6720. If buying the house you may want to purchase these as a group and increase the total property size. Mold; Condemned;</p> <p>Summer Tax Due: \$246.32</p>	68410 HOLIDAY CT BENTON HARBOR;	\$2926.20	
6722	<p>Parcel ID: 80-12-150-019-00; Legal Description: LOT 31 PITCHER ACRES. Comments: This vacant lot is approximately 0.12 acres of land. In the Dowagiac Union School District. Level ground. Wooded with thick vegetation through out. Lots of poison ivy. Adjacent to LOT #6721 that has a house on it. Please contact the local government unit to get more information about building before making any bids on this property.</p> <p>Summer Tax Due: \$16.84</p>	HOLIDAY CT BENTON HARBOR;	\$716.97	
6723	<p>Parcel ID: 80-13-003-026-01; Legal Description: COM AT SE COR OF SEC, TH N 0 DEG 20'33"W ALG E SEC L 375.53' TO BEG, TH N 89 DEG 43'53"W PAR WITH S SEC L 717.38', TH N 0 DEG 0'56"E 502.04', TH S 89 DEG 56'03"E 547.22', TH S 0 DEG 20'33"E PAR WITH E SEC L 45.12', TH S 89 DEG 56'03"E 167' TO E SEC L, TH S 0 DEG 20'33"E ALG E SEC L TO BEG. Comments: The trailer sits on approximately 8.12 acres of land. The trailer appears to have been vacant for awhile. The wood porch on the front entrance is crumbling and dangerous to walk on. Half of the trailer is sitting on a cement slab and the other is on dirt. Metal siding and metal roof are older. Did not see signs of leaking in the interior. The floors were sagging in certain areas with a noticeable hump in the living room. Two bedroom one bathroom. Furnace and water heater still present. Was not able to find a breaker box. Electric meter has been removed. Propane tank on side of home. There are multiple animal borrows around the property, some close to the trailer. The dirt driveway entrance has been plowed over so now there is a large bump to drive over to access the property. Slightly terrain challenged along the road but mostly level ground throughout. The shed is a DIY build. Wood, vinyl, and metal siding. Has a small sliding door on one side. Poured concrete foundation looks solid on the shed but the shed is falling apart. Submersed well pump cap in front of the home. The structures on the property are in poor shape but you are really buying the acreage here. Plenty of trees on the East portion with farm land to the West. This would be a great property for one of the near by farmers in the area. In the Lawrence Public School District. Land Cover - Cultivated Crops: 6.50ac (80.0%), Developed Open Space: 0.88ac (10.8%), Woody Wetlands: 0.54ac (6.6%), Emergent Herbaceous Wetlands: 0.21ac (2.6%) Crop Or Nursery Planting; Mobile Home;</p> <p>Summer Tax Due: \$277.30</p>	51642 50TH ST LAWRENCE;	\$4742.38	
6724	<p>Parcel ID: 80-13-007-065-00; Legal Description: COM ON S L SEC 815' E OF SW COR SEC, TH N 235.1' TO PT OF BEG DES, TH N 472' TO CEN RED ARROW HWY, TH SWLY IN SD HWY 101', TH S 456.9', TH E 100' TO BEG. Comments: This vacant lot is approximately 1.07 acres of land. In the Lawrence Public School District. There is a small stream that runs through the property. Wet land indicators. There are wetlands on the North portion of the property. Metal street railings along the road. There is a small drive way entrance on the West portion where the rails begin. The South portion of the lot looks dry and is wooded. Thick vegetation throughout. Please contact the local government unit to get more information about building before making any bids on this property. Wetland Indicators;</p> <p>Summer Tax Due: \$62.93</p>	RED ARROW HWY LAWRENCE;	\$1618.89	

6725	Parcel ID: 80-14-670-007-00; Legal Description: BEG 10 R W & 1056' S OF N 1/4 PT, TH S 264', TH E 165' TO W L PARK DRIVE, TH N ALG SD DR 264', TH W 165' TO BEG. 1 A. Comments: This vacant lot is approximately 1.00 acres of land. In the Paw Paw Public School District. The majority of the property is dry but there are sections that have wet land indicators. Across the street from Eagle Lake. Mostly open and grassy with a small wooded section along the road. Would be a nice spot to build. Extremely low traffic being at the end of a road. Nice privacy. Please contact the local government unit to get more information about building before making any bids on this property. Wetland Indicators; Summer Tax Due: \$46.84	PARK DR PAW PAW;	\$1075.26	
6726	Parcel ID: 80-15-040-010-00; Legal Description: LOT 11 BARBERS LAKEVIEW HEIGHTS. Comments: This vacant lot is approximately 0.30 acres of land. Terrain challenged lot. Ground slopes up from Baseline Rd. Wooded. The neighboring property has a driveway that may run onto this property. The homes on either side are very close to the property line. There is an undocumented dirt drive to the South behind the property. Third party stated it was used by some of the houses that don't have driveways on Baseline Rd. In the District. Across the street from Lake. Please contact the local government unit to get more information about building before making any bids on this property. Encroachments; Terrain Challenged; Summer Tax Due: \$37.80	BASELINE RD GOBLES;	\$1240.92	
6727	Parcel ID: 80-40-540-802-20; Legal Description: N 78 FT OF LOT 2. BLOCK 8 VILLAGE OF BREEDSVILLE. Comments: The house sits on approximately 0.25 acres of land. Modular home is in fair shape but there is a Dangerous Building Notice on the front of the building that states uninhabitable. The reasons for the notice have been bleached out by the sun. Block foundation was solid. Vinyl siding in fair shape. The shingled roof is in poor shape. There is a tarp covering a large section with signs of leaking inside the home. No major damage but there were water stains on the drywalled ceilings in a few of the rooms. The floors were mostly linoleum, wood subfloors, and engineered vinyl. Three bedroom one bathroom. There was a lot of personal property throughout the house. Mostly cleared out though. Furnace and water heater still present. 100 amp breaker box. Submersed well pump on side of the house. There is some damage to the well cap, open wires. Pressure tank inside the home with pex. There were multiple animal borrows around the house. Cement pad with shed built on it on the backside of the property. The shed is in poor shape. Large driveway with ample parking space on the West portion of the lot. Tall grass around the home. The house will need repairs and renovations but there is potential here. In the Bangor Public School District. Dangerous Building; Personal Property; Roof Issues; Summer Tax Due: \$341.08	50 N PINE ST BREEDSVILLE;	\$3884.38	
6728	Parcel ID: 80-40-541-703-01; Legal Description: BEG AT NE COR OF LOT 3, TH S ALG W L OF RIVER ST 132' TO NE COR OF LOT 4, TH W ALG N L OF SD LOT 4 125', TH N 132', TH E ALG N L OF SD LOT 3 125' TO BEG. BLOCK 17 VILLAGE OF BREEDSVILLE Comments: The house sits on approximately 0.38 acres of land. On the corner of W Main St and River St. The house is in overall poor shape. There is a dangerous building uninhabitable notice posted to the front entrance. The inside of the home is trashed and full of garbage and other debris. It appears the plumbing had gone out because the bathroom had waste papers and diapers piled up. Two gas meters still hooked up. Electric meter has been removed. The shingled roof didn't look too bad. Wood siding is cracking and needs repairs in multiple spots. Brick foundation is cracking. Drop ceiling is falling apart. The kitchen is a mess as well. Was unable to find a basement entrance. 100 amp breaker in the kitchen. Did not find a water heater or furnace but that could be due to not being able to access all of the house due to debris build up. There is a row of three metal sheds to the South. They are rusting and not in good shape. Nice sized lawn area with trees on the West portion of the lot. The house is going to need a great deal of work and will need a major cleaning before its back in living condition. Be prepared. In the Bangor Public School District. Sanitation Issues And Garbage; Foundation Issues; Summer Tax Due: \$414.77	18 RIVER ST BREEDSVILLE;	\$4048.05	

6729	<p>Parcel ID: 80-43-040-324-00; Legal Description: LOT 3 & E 1/2 OF LOT 4 BLOCK D ORIGINAL PLAT OF DECATUR Comments: This garage sits on approximately 0.37 acres of land. Nice sized lot next to Village Market in Downtown Decatur. The garage was full of personal property and debris. It is in overall good condition. Poured cement slab with block foundation walls near the floor. Foundation looks solid. There is an additional slab area on the West side of the garage. It is covered in vegetation. Shingled roof looks fairly new. Vinyl siding looks good. The inside of the garage looks good as well. No signs of leaking. There were a few electrical wires but no meter or electric box was found. The property is open and grassy with many trees that provide ample shade. Across the street from commercial building. You could probably fit a decent house on the area of land near the road. Please contact the local government unit to get more information about building before making any bids on this property. In the Decatur Public School District.</p> <p>Summer Tax Due: \$224.90</p>	119 E SHERWOOD ST DECATUR;	\$2431.12	
6730	<p>Parcel ID: 80-54-801-027-00; Legal Description: W1/2 OF FOLL DES. COM ON 1/4 L 597' S OF CEN OF SEC, TH N 89 DEG 59'45"E 330' TO BEG, TH CON N 89 DEG 59'45"E TO W L THIRD STREET EXT NLY, TH SLY ALG SAME TO N L NORTH STREET, TH WLY ALG SD N L OF NORTH STREET TO PT S OF BEG, TH N TO BEG. UNPLATTED Comments: This vacant lot is approximately 1.22 acres of land. In the Bangor Public School District. Large flat grassy lot. Many trees on the property. Small pile of debris in the back of the property. Neighbor had small dog that was running around during inspection but did not pose a large threat. Regardless, use caution. Backs up to some farm land. There was a wood post with an electrical meter very close to the property line. It may belong to the adjacent property to the East. Please contact the local government unit to get more information about building before making any bids on this property. Beware Of Dog;</p> <p>Summer Tax Due: \$73.64</p>	610 NORTH ST BANGOR;	\$928.21	
6731	<p>Parcel ID: 80-05-013-044-30; Legal Description: S 608' OF W1/2 OF SE1/4 OF NE1/4 OF SEC. EX W 362' THEREOF. Comments: These buildings sit on approximately 4.08 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting in property in person. Renter is going to try to buy back at auction. There was a large dog roaming the property. Please use extra caution. The ground was uneven and had hills through most of the property. Only flat where buildings were. Modular home on block foundation. The siding on the home has fallen off exposing the plywood walls and moisture wrapping. Shingled roof was in decent shape. Electric and gas were hooked up and active. Storage building next to the house was on a cement slab and had block walls. Shingled roof on this building was not in great shape. The block portion of the building is connected to a wood framed section of the building. This portion of the building is not in good shape. There is debris and garbage all throughout the property. There was another shed/storage building in very poor shape behind the home and it was filled with debris and garbage. It has been built out of assorted materials. DIY building. There were many burn piles behind the home as well. Contamination indicators. This entire property will need a major cleaning. The buildings will need a lot of work as well. Be prepared. In the Gobles Public School District. Terrain Challenged; Sanitation Issues And Garbage; Contamination Indicators; Roof Issues; Beware Of Dog; Occupied; Personal Property; Dnvi;</p> <p>Summer Tax Due: \$389.74</p>	34322 10TH AVE GOBLES;	\$9647.43	
6732	<p>Parcel ID: 80-07-361-011-00; Legal Description: LOT 11 BLOCK 1 KIRBY ORCHARD SUBDIVISION. Comments: This vacant lot is approximately 0.09 acres of land. Wooded. The South portion of the property opens up into a clearing but the property line stops quickly after you exit the wooded portion. In the Covert Public School District. Level ground. Please contact the local government unit to get more information about building before making any bids on this property.</p> <p>Summer Tax Due: \$16.26</p>	40TH AVE COVERT;	\$296.09	

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.