

Public Land Auction

Bay, Gladwin, Tuscola, Midland

September 6th, 2023

Bay, Gladwin, Midland (Dnr), and Tuscola 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	Branch, Calhoun	Berrien, Cass, Van Buren
8/1/2023	8/2/2023	8/3/2023
Clare, Lake*, Osceola	Isabella, Gratiot, Mecosta, Montcalm*	Clinton, Livingston, Shiawassee
8/4/2023	8/10/2023	8/11/2023
Eastern Upper Peninsula (Alger*, Chippewa*, Delta, Luce, Mackinac (DNR Only), Schoolcraft)	Western Upper Peninsula (Baraga, Dickinson*, Gogebic, Houghton, Iron, Keweenaw, Marquette, Menominee, Ontonagon)	Antrim, Charlevoix, Otsego
8/15/2023	8/16/2023	8/17/2023
Crawford, Kalkaska, Missaukee, Roscommon	Alcona, Alpena, Montmorency, Oscoda*	Cheboygan, Emmet, Presque Isle*
8/18/2023	8/22/2023	8/23/2023
Mason, Muskegon, Oceana	Benzie, Manistee, Wexford, Grand Traverse, Leelanau	Allegan*, Ionia, Kent*, Ottawa
8/24/2023	8/25/2023	8/29/2023
Monroe	Oakland	Hillsdale, Jackson
8/30/2023	8/31/2023	9/5/2023
Bay, Gladwin, Tuscola, Midland (DNR Only)	Arenac, Iosco*, Ogemaw	Lapeer, Saint Clair, Sanilac
9/6/2023	9/7/2023	9/8/2023
Saginaw	Genesee	Minimum Bid Re-Offer Auction
9/12/2023	9/13/2023	9/29/2023

No Reserve Auction

10/30/2023

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs listed on this page which are included as part of this auction. These Rules and Regulations are not applicable to sales made on behalf of the Michigan Department of Natural Resources. Specific DNR rules are listed elsewhere in this document where applicable.

- Bay
- Gladwin
- Tuscola

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.

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs which consist of parcels owned by the Michigan Department of Natural Resources and which are offered for sale in this auction as part of DNR's surplus lands disposition process:

- Midland (DNR)

Michigan DNR Land Sales

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

The attached list of parcels has been approved for sale at public auction by the Michigan Department of Natural Resources (the "DNR"). Each parcel is identified by a sale unit number. The DNR reserves the right to pull parcels from the sale at any time prior to the auction.

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

These properties are subject to any state, county, or local zoning or building ordinances. The DNR does not guarantee the usability or access to any of these lands. The properties are sold based upon their LEGAL DESCRIPTION ONLY (Subdivision name and Lot number, or Metes and Bounds measured description). While effort has been made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. All parcels are sold "as is where is" and there are NO REFUNDS.

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 DNR 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 DNR. Some structures may be occupied and occupants should not be disturbed.

C. Reservations

Pursuant to state statutes, 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 DNR 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 DNR does not reserve mineral rights as described above, the DNR 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:

DNR 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:

DNR may, at its discretion, conduct an auction 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 DNR.

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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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 DNR 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 DNR.

G. Bids are Binding

A bid accepted at public auction through www.tax-sale.info is a legal and binding contract to purchase. The DNR reserves the right to reject any or all bids.

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

The DNR 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%.***

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 DNR 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 DNR 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 DNR **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 DNR 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 DNR 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. Cancellation Policy

At its sole discretion, the DNR reserves the right to cancel any sale at any time up until delivery of the deed.

F. 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 is possessed by the DNR at the time of sale**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The DNR makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the DNR**. 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

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, 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 DNR exercises its 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 DNR.

9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the DNR 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 DNR 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 DNR and deeds will be executed and recorded as required by law. The DNR 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.

11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items 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 DNR, 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 DNR 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. 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 sale-specific purchase terms. Failure to follow the specific rules posted for each sale could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.

Bay

Lot #	Lot Information	Address	Min. Bid	Sold For
1000	Parcel ID: 040-011-300-200-00; Legal Description: TRIANGULAR PAR IN N 1/2 OF SW 1/4 BBD E BY MC. RR ROW, S BY S LI OF N 1/2 OF SW 1/4 & WLY & NLY BY AU SABLE STATE RD SEC 11 T16N R4E Comments: ~ 1.18 Acres. Property is a vacant piece of land on a Kaiser Tower Road. The property itself touches the road and railroad tracks and has some high electric towers on it. Large piece of property, but not sure about drainage or use. Easement Or Access Across; Summer Tax Due: \$30.67	N KAISER TOWER RD PINCONNING;	\$1194.93	
1001	Parcel ID: 040-026-300-095-00; Legal Description: PART OF LOT 3 & PART OF NW 1/4 OF SW 1/4 COM 1263 FT. E OF W 1/4 PT OF SEC. TH S 110 FT. TH E 155 FT. TO MCRR. TH NLY ALG RR 110.20 FT. TH W 150 FT. TO BEG. SEC 26 T16N R4E Comments: ~0.24 Acres. Property is a vacant piece of land on Sherman Road. Land touches Sherman Road, as well as railroad tracks. Property has some nice trees on it but is not very large. Lots of mosquitoes around here. Lot previously had a house on it which has been demolished. Sev Not Accurate; Summer Tax Due: \$413.71	2128 E SHERMAN RD LINWOOD;	\$7193.72	
1002	Parcel ID: 070-023-300-590-00; Legal Description: COM AT A PT ON C/L CENTER AVE WHERE C/L INTER A LI DRAWN PARA WI P.M. RR ROW & 419 FT E AT RT ANG S THRF TH S PARA WI SD ROW M/L 250 FT TH M/L E 50 FT TH NLY TO C/L CENTER AVE TH WLY ALG SD LI TO BEG. PART OF GOVT LOT 9 SEC 23 T14N R5E Comments: Here we have an old laundry mat. Recently condemned by the local municipality, inside pictures were not taken (but can see laundry equipment from glass window). Building appears to be block structure. Vinyl siding and debris outside. Looks as if most utility meters removed. Property itself may have value. Decent commercial District here. We do not know the extent of repairs that would be needed to make the building usable. Dnvi; Condemned; Summer Tax Due: \$8,939.86	2714 CENTER AVE ESSEXVILLE;	\$20294.64	
1003	Parcel ID: 070-027-300-500-00; Legal Description: 50 FT N & S BY 94.45 FT E & W BDED W BY JOHNSON ST. & N BY A LI PARA WI & 150 FT S OF C/L OF 15TH ST. IF EXTD SEC 27 T14N R5E Comments: House on Johnson Street. This one is smaller and has some potential. Very old worn out shingle siding needs to be replaced. Foundation looks pretty decent. Inside you find the house is relatively dry and no real signs of roof leakage, or damage. Not too much clutter inside maybe half a dumpster worth. Did I mention it appears to be a one bedroom one bath? Well now I did. Sanitation Issues And Garbage; Personal Property; Mold; Summer Tax Due: \$822.59	415 S JOHNSON ST BAY CITY;	\$4389.74	
1004	Parcel ID: 120-L05-000-038-00; Legal Description: LOT 38 LAPAN SUB, L7/P4 BCR Comments: ~ 0.45 Acres. Property is a vacant piece of land on Mount Forest Road. Heavily wooded. This property lies lower than road grade and overall the area seems wet. It may not be suitable for building. Please check with local zoning/building officials if that is your plan, prior to bidding. Across the street is a large drainage area. Wetland Indicators; Summer Tax Due: \$13.15	E MT FOREST RD PINCONNING;	\$748.59	
1005	Parcel ID: 130-036-100-040-02; Legal Description: BEG ON N SEC LN N89Â°32'00"E 1654.90 FT FROM NW COR SEC 36, TH S0Â°43'18"E 208.71 FT, TH N89Â°32'00"E 208.71 FT, TH N0Â°43'18"W 208.71 FT, TH S89Â°32'00"W 208.71 FT TO POB, SEC 36 T14N R5E, 1.00 AC Comments: Property is an old farmhouse on Youngs Ditch Road. Inside pictures were not taken due to inaccessibility. The floor is heaved and the carpet is pushed up against the front door. I'm sure with lots of legwork you could get this thing down. House itself seems to be in poor condition with potential roof issues and foundation issues. Lots of overgrowth, and appears to have animals coming in and out (tracks in yard). I did manage to snap one photo through the top of the door and it's looking pretty bad. Sanitation Issues And Garbage; Roof Issues; Personal Property; Foundation Issues; Dnvi; Animal Damaged; Summer Tax Due: \$661.77	1331 W YOUNGS DITCH RD BAY CITY;	\$4155.45	

1006	Parcel ID: 150-023-300-020-05; Legal Description: BEG @ PT ON W SEC LN S01A°26'40"W 136.51 FT FROM NW COR OF S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 SEC 23, TH S88A°48'33"E 133.84 FT, TH N61A°26'47"E 30.80 FT, TH S28A°33'13"E 17.54 FT, TH S88A°48'33"E 85.17 FT, TH S23A°42'31"E 97.26 FT, TH N60A°30'00"E 10.04 FT, TH S88A°48'33"E 190 FT, TH S67A°50'00"E 213.38 FT, TH S22A°10'00"W 35.74 FT, TH N88A°48'20"W 681.33 FT, TH N01A°26'40"E ALG W SEC LN 195.25 FT TO POB, SEC 23 T14N R3E, 2.10 AC Comments: 2.10 AC Property is vacant piece of commercial land on Garfield Road consisting of a parking lot next to the Econolodge. Satellite pictures indicate there was probably a building at one time here (probably a restaurant), but long gone now. The large sign for Econolodge is on this property and I have no clue about the rights to it or its parts and features. Lots of road frontage (and expressway visibility) , and possible commercial development opportunities. Easement Or Access Across; Summer Tax Due: \$4,057.70	S GARFIELD RD AUBURN;	\$17935.13	
1007	Parcel ID: 160-016-330-001-00; Legal Description: LOT 22 BLK 5 MILLER ADD TO W BC Comments: Smaller house on Curtis Street with some work to be done. Vinyl siding small one car attached garage. The driveway takes up most of the yard in the front and a small backyard would make maintenance easy! Little shed in the woods in the backyard. Gas meter removed. No basement, house is on a slab and has a well house with access in the backyard. Inside trash galore. This one needs cleaned out bad and may have some use or potential after that is complete. Can't really get under it. Sanitation Issues And Garbage; Personal Property; Summer Tax Due: \$929.92	310 CURTIS ST BAY CITY;	\$7597.37	
1008	Parcel ID: 160-020-208-009-00; Legal Description: LOT 4 BLK 4 MICHAEL HAGARTYS SUB TO W BC Comments: Occupied House on N. Henry St. Outside pictures only taken due to occupancy. Looks like at least two units probably an upstairs apartment and downstairs apartment. Relatively good shape from the exterior viewing. Possibly an investment property! Dnvi; Occupied; Personal Property; Multiple Family Use; Summer Tax Due: \$1,077.68	607 N HENRY ST BAY CITY;	\$9410.50	
1009	Parcel ID: 160-022-207-006-00; Legal Description: LOT 9 & S 1/2 OF VAC ALLEY ADJ N THRT BLK 4 POST & KOLLEN ADD TO BC Comments: Vacant lot on the corner of Elizabeth and Fitzgerald. It's got a fire hydrant and a couple large trees. This is an urban lot and may have limited use. Please do throughout research prior to bidding to ensure this lot is suited for your plans. Vul - Vacant Urban Lot; Summer Tax Due: \$81.46	2001 FITZGERALD ST BAY CITY;	\$2226.23	
1011	Parcel ID: 160-022-332-010-00; Legal Description: LOT 2 BLK 3 H J H SCHUTJES SUB Comments: Decent house on 3rd Street. Outside pictures only. Was informed by the county that this property is occupied currently as of time of inspection. The house is skinny and kind of long like a shotgun house. Vinyl siding and block foundation. Looks like one may be one and a half stories, deck and sunroom on the back. Smaller yard for easy maintenance. Dnvi; Occupied; Personal Property; Summer Tax Due: \$1,068.19	1816 3RD ST BAY CITY;	\$4011.16	
1012	Parcel ID: 160-028-187-010-00; Legal Description: S 23.5 FT OF THE N 32.5 FT OF LOT 5 BLK 274 VILL OF PORTSMOUTH & ALSO W 5 FT OF VACATED ALY ADJ THERETO Comments: A 23 1/2 x 32 1/2 parcel. Parcel sits nestled between two houses and is probably of little value. Vul - Vacant Urban Lot; Unbuildable Lands / Too Small; Summer Tax Due: \$44.45	607 14TH ST BAY CITY;	\$728.13	
1013	Parcel ID: 160-028-210-032-00; Legal Description: E 1/2 OF LOT 6 BLK 123 ADD OF LOWER SAGINAW Comments: Occupied house on North Jackson. This one has signs that say "GO AWAY!". After I took a few pictures outside I did just that. Looks to be a very old house in rough shape, overgrown on most sides, so visibility was limited. Wood, siding, one story, block foundation That's about all I got. Dnvi; Occupied; Summer Tax Due: \$511.29	201 N JACKSON ST BAY CITY;	\$3805.47	

1014	Parcel ID: 160-028-252-007-00; Legal Description: LOT 8 & 9 BLK 137 ADD OF LOWER SAGINAW EXCEPTING ST ROW Comments: Old Jaimes Dairy store. This one has some great potential. Looks to be an old 7-Eleven style store. Block structure, large parking lot and good location. Inside needs some updates but does not appear to have any major damage or need any major repairs. Little bit of TLC and you will be in business! A recent survey indicates that several feet of the structure on this parcel extends across the property line and into the adjacent parcel to the north. Potential bidders should thoroughly investigate the implications of potential concern prior to placing a bid. Personal Property; Encroachments; Summer Tax Due: \$2,293.03	603 COLUMBUS AVE BAY CITY;	\$15735.10	
1015	Parcel ID: 160-028-376-027-00; Legal Description: LOT 8 BLK 177 THE VILL OF PORTSMOUTH Comments: ~ 0.12 Acres. Vacant lot on Garfield. There used to be a house here. Now there is no more. Flat vacant lot. Vul - Vacant Urban Lot; Summer Tax Due: \$171.12	926 GARFIELD AVE BAY CITY;	\$2600.37	
1016	Parcel ID: 160-028-376-028-00; Legal Description: LOT 7 BLK 177 THE VILL OF PORTSMOUTH Comments: Vacant lot in Garfield. Adjacent to another lot 1015 also included in our Auction. Probably used to be a house here as well. Now just a flat vacant urban lot. Vul - Vacant Urban Lot; Summer Tax Due: \$171.12	930 GARFIELD AVE BAY CITY;	\$3759.65	
1018	Parcel ID: 160-032-285-007-00; Legal Description: LOT 9 BLK 43 DAGLISH DIV OF PORTSMOUTH & E 1/2 VAC ALLEY ADJ THRT Comments: Two-story home with fallen tree on roof. Aside from that, the home looks halfway decent. The other half having a tree on it. No inside pictures were taken. This one, Needs some cleanup. May be salvageable but not sure. Houses in neighborhood are comparable minus the tree. Roof Issues; Dnvi; Summer Tax Due: \$1,098.78	612 WEBSTER ST BAY CITY;	\$13079.65	
1020	Parcel ID: 160-033-331-002-00; Legal Description: LOT 11 BLK 18 W C BAKERS 1ST ADD TO BC Comments: Vacant lot on Jefferson. Flat vacant urban lot with two trees and fences on both sides, roughly 50 x 100. Vul - Vacant Urban Lot; Summer Tax Due: \$90.82	2103 S JEFFERSON ST BAY CITY;	\$1537.45	
1021	Parcel ID: 160-033-391-012-00; Legal Description: E FT 5 OF LOT 11 - BLK 5 JOHNSON & LEWIS 2ND ADD TO BC Comments: 5' X 50' This small strip of land lies directly behind a house. From the aerial images it appears that there is a shed on part of this lot, likely owned by the house in front. Too small for any practical use, would be good for the adjacent owner. Unbuildable Lands / Too Small; Summer Tax Due: \$2.97	2505.5 GARFIELD AVE BAY CITY;	\$579.90	
1022	Parcel ID: 160-033-478-032-00; Legal Description: LOT 1 & PT OF LOTS 16 & 17 LINCOLN HEIGHTS VIZ: COM AT MOST NLY COR SD LOT 16 TH S 01D30M00S E 147.97 FT ALG E LI LOT 16 TH N 52D10M10S W 72.06 FT TH N 00D10M00S E 103.20 FT TH S 89D50M00S E 50.77 FT ALG N LI LOT 17 TO POB (COMB W/PT OF -023 & -024 FOR 2000) Comments: Small ranch style house on Lincoln. Pretty rough shape, but could be salvaged. Not sure if they patched the roof hole with a Milwaukee box, or if that's in the attic. Visible signs of leakage and lots of garbage. This one needs cleaned up and worked on. Three bedroom, one bathroom. No ceiling. Mold; Sanitation Issues And Garbage; Roof Issues; Personal Property; Summer Tax Due: \$2,712.72	2300 S LINCOLN ST BAY CITY;	\$9963.24	
1023	Parcel ID: 170-M10-000-073-00; Legal Description: LOT 73. LOT 72. ALSO E 9.083 FT OF LOT 71. ASSESSORS PLAT OF MARSHALLS SUB. Comments: Vacant lot on Villaire Street. Property consists of a vacant lot and pretty shabby privacy fence. Not making things too private around here. There's a junk car on the property as well, which we do not have title for. Personal Property; Summer Tax Due: \$785.51	206 VILLAIRE ST ESSEXVILLE;	\$4885.10	
1024	Parcel ID: 180-C05-004-001-01; Legal Description: W 50 FT OF LOTS 1 & 2 BLK. 4 H. M. CLIFFS ADD., L2/P59 BCR Comments: Condemned 2 Story home with wood siding and a detached smaller garage. Overall in need of some serious (but not impossible by any means) work. Roof leakage has lead to the appearance of some mold upstairs. 3 Bedrooms and 1 Bath. Lots of minor damage everywhere but seems solid structurally speaking. Roof Issues; Mold; Condemned; Summer Tax Due: \$700.69	611 W 2ND ST PINCONNING;	\$4837.36	

1025	Parcel ID: 180-P05-008-004-01; Legal Description: S 1 FT OF E 55 FT OF LOT 4 OF BLK 8, VILLAGE OF PINCONNING, L2/P6 BCR Comments: 1 ft x 55 ft strip of vacant property on Kaiser in the village of Pinconning. Unbuildable Lands / Too Small; Summer Tax Due: \$3.47	S KAISER ST PINCONNING;	\$915.33	
1026	Parcel ID: 180-P05-006-007-00; Legal Description: LOT 7 BLK 6 VILLAGE OF PINCONNING Comments: Recent demolition has been done. Fresh seed put down. Located on the corner of Kaiser and 3rd St in Pinconning. There is an alley in the back and nice sidewalks. Sev Not Accurate; Vul - Vacant Urban Lot; Summer Tax Due: TBA	229 S KAISER ST PINCONNING;	\$38797.28	

Gladwin

Lot #	Lot Information	Address	Min. Bid	Sold For
2500	Parcel ID: 030-002-100-007-01; Legal Description: SEC 2 17 1E GOVT LOT 1 ABOVE CONTOUR 673 Comments: ~2.53 acres vacant land. Parcel is oddly shape, approximately ~800 ft. tall on the east side, with a maximum depth of ~200 ft. at the median. Wieman road is platted, but does not extend into the parcel. It seems likely some or all of this will be submerged when the river returns to full depth after the dam is rebuilt. Swamp Lot; Roads - Platted Or Easement Known, But Unimproved; Wetland Indicators; Summer Tax Due: \$156.92	WIEMAN RD;	\$2441.18	
2501	Parcel ID: 030-011-300-010-00; Legal Description: SEC11 17 1E SE 1/4 OF SW 1/4 EXC SLAVIK SUB & THAT PART E OF LARABEE CREEK Comments: ~0.34 acres of vacant, unimproved land. Shaped roughly triangular, roughly 215 ft. tall and 100 ft. wide at the bottom. Wooded waterfront lot, with no road access. A boat is an option, though. Roads - None Known (Possibly Landlocked); Summer Tax Due: \$81.73	3389 S LAKEVIEW DR;	\$1599.87	
2502	Parcel ID: 030-014-300-003-00; Legal Description: SEC14 17 1E PART OF GOVT LOT 5-COM N 406FT,E327FT & N 160FT FROM W 1/4 COR TH E 60FT TH N TO BURLING TH W ON SD DR TO PT DIR N OF POB TH S POB Comments: ~0.24 acres of vacant improved land, with roughly ~95 ft road frontage on Burling drive to the northwest and an average depth of ~170 ft. Looks to have contained a mobile home or camper at some point. There is a lot of debris left behind, including a rickety shed and pen. There's no shortage of trash or tires, either. **PLEASE NOTE** This property lies within Billings Township Sewer District and is subject to a Sewer Assessment. Please note that the assessment would be the responsibility of the new buyer. For more information on this assessment, please reach out to the Billings Township Sewer Department at: 989-435-9867 and visit the "Related Documents" section for the Amortization Schedule. Personal Property; Summer Tax Due: \$71.91	1020 BURLING DR BEAVERTON;	\$4764.09	
2504	Parcel ID: 030-040-000-032-00; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 32 Comments: ~1.19 acres of vacant, unimproved land with ~165 ft road frontage on Denton Creek Rd to the southeast and an average depth of ~315 ft. Land is almost all wooded, save for the small patch near the roadside with the PVC elbow coming out of it. Nearby private roads are in terrible shape. ** PLEASE NOTE ** This property lies within Billings Township Sewer District and is subject to a Sewer Assessment. Please note that the assessment would be the responsibility of the new buyer. For more information on this assessment, please reach out to the Billings Township Sewer Department at: 989-435-9867 and visit the "Related Documents" section for the Amortization Schedule. Summer Tax Due: \$115.20	1325 DENTON CREEK BEAVERTON;	\$4131.91	
2505	Parcel ID: 030-040-000-036-00; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 36 EXC S 100FT OF W 60FT Comments: ~0.78 acres of improved land, with ~115 ft road frontage on Denton Creek Rd to the south and an average depth of ~230 ft. Parcel widens to ~175 ft at the middle. Land is fairly flat and clear, encased by woods to the south and east. The rest of the landscape is dotted by tall trees. Nice piece of land. Recommend coming in from the east: the road to the west is extremely rutted and treacherous. Two structures are at the north end of the property: a garage and a mobile home with an addition. Neither are doing well. The garage has severe roof problems, but the framing looks good, and the trusses may still be usable. One end of the mobile home looks like the wall was just ripped open from the outside. Remnants of a tarp are all around the exterior, and it didn't appear to keep the interior from sprouting mold. ** PLEASE NOTE ** This property lies within Billings Township Sewer District and is subject to a Sewer Assessment. Please note that the assessment would be the responsibility of the new buyer. For more information on this assessment, please reach out to the Billings Township Sewer Department at: 989-435-9867 and visit the "Related Documents" section for the Amortization Schedule. Personal Property; Mold; Roof Issues; Mobile Home; Summer Tax Due: \$320.93	1413 DENTON CREEK RD BEAVERTON;	\$6474.65	

2506	<p>Parcel ID: 030-040-000-046-00; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 46 Comments: ~0.14 acres of vacant, unimproved land with ~65 ft of road frontage on Denton Creek Rd to the north and a depth of ~100 ft. This small piece looks to have been the site for a camper. Now there's just some chairs and coolers. The shed is on the neighboring property. Coming in from the west is near impossible due to road conditions, but the east is well maintained. **PLEASE NOTE** This property lies within Billings Township Sewer District and is subject to a Sewer Assessment. Please note that the assessment would be the responsibility of the new buyer. For more information on this assessment, please reach out to the Billings Township Sewer Department at: 989-435-9867 and visit the "Related Documents" section for the Amortization Schedule.</p> <p>Summer Tax Due: \$49.81</p>	1434 DENTON CREEK BEAVERTON;	\$3747.75	
2507	<p>Parcel ID: 030-040-000-058-00; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 58 Comments: ~0.22 acres of vacant land with ~125 ft road frontage on Denton Creek Dr to the northwest and an average depth of ~85 ft. Not much to this. Land is clear and flat near the roadside. The assessor card states a structure was demolished here some years ago. The road access from the west is so poor it may as well not exist, but the east entry is good. **PLEASE NOTE** This property lies within Billings Township Sewer District and is subject to a Sewer Assessment. Please note that the assessment would be the responsibility of the new buyer. For more information on this assessment, please reach out to the Billings Township Sewer Department at: 989-435-9867 and visit the "Related Documents" section for the Amortization Schedule.</p> <p>Summer Tax Due: \$74.72</p>	1318 DENTON CREEK BEAVERTON;	\$3575.55	
2512	<p>Parcel ID: 030-070-000-043-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 43 ASSESSOR'S PLAT OF Comments: ~0.23 acres of vacant, improved land with ~100 ft of road frontage on Estey Rd to the south and ~100 ft road frontage on McCollum Rd to the east. There is a concrete pad, roughly 10x40, but more could be buried. There is also a shed on the lot. There's a Marathon station across the road to the east, with a Dollar General and the Fire Dept across Estey. **PLEASE NOTE** This property lies within Billings Township Sewer District and is subject to a Sewer Assessment. Please note that the assessment would be the responsibility of the new buyer. For more information on this assessment, please reach out to the Billings Township Sewer Department at: 989-435-9867 and visit the "Related Documents" section for the Amortization Schedule. Mobile Home Pad;</p> <p>Summer Tax Due: \$99.63</p>	1039 ESTEY RD;	\$3418.92	
2513	<p>Parcel ID: 030-070-000-044-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 44 ASSESSOR'S PLAT OF Comments: ~0.11 acres vacant land, with ~50 ft of road frontage on McCollum Rd to the east and a depth of ~100 ft. Looks like the neighborhood lines up their dumpsters in front of this. There are some block remnants, could have been stairs. Maybe an underground well cover, too. Either case, seems like this was a mobile site once upon a time. **PLEASE NOTE** This property lies within Billings Township Sewer District and is subject to a Sewer Assessment. Please note that the assessment would be the responsibility of the new buyer. For more information on this assessment, please reach out to the Billings Township Sewer Department at: 989-435-9867 and visit the "Related Documents" section for the Amortization Schedule. Mobile Home Pad;</p> <p>Summer Tax Due: \$31.13</p>	3994 MCCOLLUM RD;	\$3144.67	
2515	<p>Parcel ID: 030-070-000-074-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 74 ASSESSOR'S PLAT OF Comments: ~0.14 acres of vacant, unimproved land with ~60 ft road frontage on McCollum Rd to the west. This road is in terrible shape. There is a shed hiding in the overgrowth. **PLEASE NOTE** This property lies within Billings Township Sewer District and is subject to a Sewer Assessment. Please note that the assessment would be the responsibility of the new buyer. For more information on this assessment, please reach out to the Billings Township Sewer Department at: 989-435-9867 and visit the "Related Documents" section for the Amortization Schedule.</p> <p>Summer Tax Due: \$40.47</p>	3925 MCCOLLUM RD BEAVERTON;	\$3511.79	

2516	<p>Parcel ID: 030-070-000-075-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 75 ASSESSOR'S PLAT OF Comments: ~0.28 acres of vacant, unimproved land with ~100 ft road frontage on Maple St to the south and ~120 ft road frontage on McCollum Rd to the west. The road condition is terrible. Land looks to have been fairly clear at one point, but now overgrown. A camper trailer sits near the south end of the parcel. The front end looks extensively damaged, and it looks like the entire thing was wrapped in a tarp.**PLEASE NOTE** This property lies within Billings Township Sewer District and is subject to a Sewer Assessment. Please note that the assessment would be the responsibility of the new buyer. For more information on this assessment, please reach out to the Billings Township Sewer Department at: 989-435-9867 and visit the "Related Documents" section for the Amortization Schedule. Personal Property;</p> <p>Summer Tax Due: \$111.15</p>	3933 MCCOLLUM RD BEAVERTON;	\$4717.26	
2517	<p>Parcel ID: 030-107-000-002-10; Legal Description: 17 1E GRANTS SUB, ASSESSORS PLAT OF LOTS 2 & 3 Comments: ~0.31 acres of improved land with ~100 ft of road frontage on Grant Rd to the east and a depth of ~136 ft. Lot has been recently mowed, and looks like a nice little parcel. A single story home sits at the center of the parcel. Exterior looks a little dingy, but in pretty good shape outside a few soffit/fascia issues. The moss buildup on the roof looks suspect, especially with the skylights. Interior has a nice layer of grime everywhere. Kitchen and living area don't look to need much work, but that's where the good news ends. Two bedrooms are showing mold. The floor in the shared bath is collapsing. Portions of the hall floor feel very soft. Third bedroom may have been used as a kennel. **PLEASE NOTE** This property lies within Billings Township Sewer District and is subject to a Sewer Assessment. Please note that the assessment would be the responsibility of the new buyer. For more information on this assessment, please reach out to the Billings Township Sewer Department at: 989-435-9867 and visit the "Related Documents" section for the Amortization Schedule. Personal Property; Roof Issues; Mold;</p> <p>Summer Tax Due: \$536.16</p>	4142 GRANT RD;	\$13806.25	
2518	<p>Parcel ID: 030-115-010-021-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 10 LOTS 21 & 51 Comments: ~0.17 acres vacant, unimproved land with ~40 ft road frontage on Frank St to the north with a depth of ~180 ft. It's hard to tell what's going on here. There are at least two camper trailers on the property. There are stakes and property markers on or near the parcel, and they appear to be accurate. In any case, at least one of the trailers is over the line. It seems likely that the one near the roadside is utilized by the neighboring parcel to the west. There is another tucked away at the rear of the property, with a lot of stuff surrounding it. This one is probably straddling the property line. If the markers are accurate, there is a fence on the west boundary encroaching into this piece, and the house to the west may not actually have a driveway of its own. We have been informed by a neighbor that the trailer on the back of the parcel is occupied by a squatter, please use caution when viewing this parcel. **PLEASE NOTE** This property lies within Billings Township Sewer District and is subject to a Sewer Assessment. Please note that the assessment would be the responsibility of the new buyer. For more information on this assessment, please reach out to the Billings Township Sewer Department at: 989-435-9867 and visit the "Related Documents" section for the Amortization Schedule. Encroachments; Personal Property; Boundary Issues; Occupied;</p> <p>Summer Tax Due: \$56.04</p>	1122 FRANK ST BEAVERTON;	\$3919.51	
2519	<p>Parcel ID: 050-018-400-003-02; Legal Description: SEC 18 18 1W N 1/2 OF N 1/2 OF S 1/2 OF W 1/2 OF SE 1/4 EXC N 100FT OF W 500FT THEREOF & EXC N 70FT OF S 140FT OF W 290FT & S 70FT OF W 1000FT THEREOF & EXC S 90FT OF N 190FT OF W 290FT OF N 1/2 OF N 1/2 OF S 1/2 OF W 1/2 OF SE 1/4 INCLUDING THE N 25FT OF THE N 70FT OF S 140FT OF W 290FT OF N 1/2 OF N 1/2 OF S 1/2 OF W 1/2 OF SE 1/4 THEREOF Comments: ~6.32 acres with ~25 ft of road frontage on River St. Parcel is shaped irregularly, with a depth of ~1320 ft and a height of ~330 ft at the most. The ~25 ft access extends ~300 ft into the property, flanked on both sides by other homes. Do not be confused, the one belonging to this parcel sits sideways some 400 ft from the roadside. Structures are a mobile home and garage. Nothing here says "welcome". Lots of belongings surround both structures. There was good size dog leashed up near the front door. There is a large amount of wooded acreage beyond the mobile home, but it's quite an effective roadblock. Personal Property; Occupied; Mobile Home; Dnvi; Beware Of Dog;</p> <p>Summer Tax Due: \$236.22</p>	1401 S RIVER RD BEAVERTON;	\$3250.91	

2521	<p>Parcel ID: 050-018-400-013-00; Legal Description: SEC 18 18 1W PARCEL COM 104.35FT E OF SW COR OF E 1/2 OF SE 1/4 TH E 104.35FT TH N 417.42FT TH W 104.35FT TH S 417.42FT TO POB Comments: ~0.96 ares of vacant, unimproved land with ~105 ft of road frontage on W Winegars Rd to the south and a depth of ~415 ft. Dense, almost impassable woodlands.</p> <p>Summer Tax Due: \$59.35</p>	W WINEGARS RD BEAVERTON;	\$1286.14	
2522	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 050-031-200-009-00; Legal Description: SEC 31 18 1W BEG ON SEC LINE S 90DEG E 428FT FROM NW COR OF SD SEC TH S 90DEG E ALONG SEC LINE 150FT TH S 01DEG 20MIN W 924.64FT M/L TO CENTER OF CEDAR RIVER TH WLY & SLY ALONG CENTER OF SD R TO PT S 01DEG 20MIN W OF POB TH N 01DEG 20MIN E TO POB Comments: Two parcels, total of ~4.26 acres with ~310 ft road frontage on W Howard Rd to the north, and an average depth of ~850 ft. There is roughly ~300 ft of frontage on the Cedar River to the southeast. It is very easy to miss the driveway. Lovely wooded lot. The drive leading south to the house is hardly discernable. At the south end of the parcel is a house of ~1630 sq ft, attached garage of ~775 sq ft, and ~380 sq ft of decking. Looks kind of nice but long neglected from the outside. The electrical service into the building took a hit and has been pulled out some. The area outside the walk out basement has standing water. Interior is a special kind of awful. Every visible surface is covered in black mold. Floors are visibly sagging and ready to give way. The interior beyond the entrances is not safe to traverse. It's highly likely the basement is flooded out. This is a shame, as this looks like it was once a really nice place on a great piece of land. Personal Property; Mold; Dangerous Building;</p> <p>(2 of 2) Parcel ID: 050-031-200-010-00; Legal Description: SEC 31 18 1W BEG ON SEC LINE S 90DEG E 578FT FROM NW COR OF SD SEC TH S 90DEG E ALONG SEC LINE 150FT TH S 01DEG 20MIN W 691.57FT M/L TO CENTER OF CEDAR RIVER TH WLY & SLY ALONG CENTER OF SD R TO PT S 01DEG 20MIN W OF POB TH N 01DEG 20MIN E TO POB</p> <p>Summer Tax Due: \$1,954.44</p>	W HOWARD RD BEAVERTON; 2933 W HOWARD RD BEAVERTON;	\$12502.81	
2524	<p>Parcel ID: 060-055-000-076-00; Legal Description: 20 1W BERKSHIRE REALM SUB LOT 76 Comments: Sugar Springs subdivision Berkshire Realm lot 76 ~0.37 acres vacant, unimproved land with ~105 ft of road frontage on Berkshire Dr to the north, and a depth of ~150 ft. Looks to be used and maintained by neighbors to east. Association Fees;</p> <p>Summer Tax Due: \$85.83</p>	BERKSHIRE DRIVE GLADWIN;	\$1729.94	
2525	<p>Parcel ID: 060-055-000-106-00; Legal Description: 20 1W BERKSHIRE REALM SUB LOT 106 Comments: ~0.32 acres vacant, unimproved land with ~80 ft road frontage on Cumberland Circle to the north and another 80 ft on Dutcher Rd to the south. Parcel depth of ~170 ft. Sparsely wooded. Lots of farmland across the road. Association Fees;</p> <p>Summer Tax Due: \$78.34</p>	CUMBERLAND CIR GLADWIN;	\$1662.20	
2526	<p>Parcel ID: 060-080-000-116-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 116 Comments: Sugar Springs subdivision Fairfield Realm lot 116 ~0.32 acres vacant, unimproved land, with ~75 ft of road frontage on Dundee Dr to the south and a depth of ~155 ft. No driveway access. Association Fees;</p> <p>Summer Tax Due: \$46.20</p>	DUNDEE DRIVE GLADWIN;	\$1508.45	
2527	<p>Parcel ID: 060-080-000-162-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 162 Comments: Sugar Springs subdivision Fairfield Realm lot 162. ~0.47 acres vacant, unimproved corner lot with ~250 ft road frontage on Fairfield Way to the east and south and a depth of ~125 ft. No driveway. Land is rather flat. Association Fees;</p> <p>Summer Tax Due: \$144.64</p>	FAIRFIELD WAY GLADWIN;	\$1987.27	
2528	<p>Parcel ID: 060-091-000-383-10; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOTS 383-384 Comments: Highlanders Realm #2 Lots 383 and 384. ~0.89 acres vacant land with ~200 ft road frontage on Bye Way to the south and a depth of ~195 ft. Driveway access in the center is overgrown. Firepit is stocked and ready to light. The north of the parcel borders an airstrip. Association Fees;</p> <p>Summer Tax Due: \$88.90</p>	BYE WAY GLADWIN;	\$1745.81	
2529	<p>Parcel ID: 060-091-000-435-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 435 Comments: Highlander Realm #2 Lot 435. ~0.48 acres vacant land with ~100 ft road frontage on Highlander's Way. Landing strip/runway to the south. Association Fees;</p> <p>Summer Tax Due: \$46.20</p>	HIGHLANDERS WAY GLADWIN;	\$1508.45	

2530	Parcel ID: 060-110-000-024-11; Legal Description: 20 1W HUNTINGTON REALM SUB LOTS 24-25-26 Comments: Sugar Springs subdivision Huntington Realm Lots 24, 25, and 26. ~1.2 acres vacant, unimproved land with ~205 ft of road frontage on Huntington Circle to the west. This parcel has an irregular shape, with a maximum length of ~380 ft and a maximum depth of ~215 ft. Land is uneven and somewhat rutted up. Land coverage is a mix of brush giving way to pine stand at the northern end. Driveway access near the center. Association Fees; Summer Tax Due: \$331.48	HUNTINGTON CIR GLADWIN;	\$2379.16	
2531	Parcel ID: 060-160-000-206-00; Legal Description: 20 1W QUEENS REALM SUB LOT 206 Comments: Sugar Springs subdivision Queen's Realm Lot 206. ~0.39 acre vacant lot with ~105 ft road frontage on Queens Way to the west, and ~160 ft on Queens Circle to the south. This one has a driveway over the roadside culvert. Land is flat and lightly wooded. Association Fees; Summer Tax Due: \$102.45	QUEENS WAY GLADWIN;	\$1908.27	
2532	Parcel ID: 060-180-000-019-00; Legal Description: 20 1W SIR RICHARDS REALM SUB LOT 19 Comments: ~0.4 acres of vacant, unimproved land with ~50 ft of road frontage on Knights Ct to the southwest. This parcel is at the end of a cul-de-sac, with an irregular shape and maximum depth of ~225 from the roadside. No driveway over culvert Association Fees; Summer Tax Due: \$54.95	KNIGHTS CT GLADWIN;	\$1553.70	
2533	Parcel ID: 060-180-000-020-00; Legal Description: 20 1W SIR RICHARDS REALM SUB LOT 20 Comments: Sugar Springs subdivision Sir Richard's Realm Lot 20. ~0.38 acres vacant, unimproved land with ~55 ft of road frontage on Knights Ct to the southwest. This parcel is at the end of a cul-de-sac, with a maximum depth of ~225 ft from the roadside. No driveway access. Association Fees; Summer Tax Due: \$54.95	KNIGHTS CT GLADWIN;	\$1355.21	
2534	Parcel ID: 060-180-000-173-00; Legal Description: 20 1W SIR RICHARDS REALM SUB LOT 173 Comments: Sugar Springs subdivision Sir Richard's Realm Lot 173 ~0.3 acres of vacant, unimproved land with ~75 ft road frontage on Darby Way to the east and a depth of ~175 ft. This one has a driveway over the roadside culvert. Association Fees; Summer Tax Due: \$72.31	DARBY WAY GLADWIN;	\$1675.83	
2535	Parcel ID: 060-200-000-073-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 73 Comments: Sugar Springs subdivision Winchester Realm Lot 73. ~0.46 acres vacant unimproved land with ~125 ft of road frontage on Worcester Way to the east and ~155 ft on Winchester Way to the south. Driveway off Worcester. Land is rather flat and clear, just a little overgrown. Association Fees; Summer Tax Due: \$66.79	WORCHESTER WAY GLADWIN;	\$1614.83	
2536	Parcel ID: 060-200-000-214-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 214 Comments: Sugar Springs subdivision Winchester Realm Lot 214 ~0.36 acre vacant, unimproved land with ~95 ft road frontage on Dorchester Way to the south and a depth of ~165 ft. No direct driveway. Nice flat land for a campsite. Looks like neighbors are maintaining and using a portion of this property Association Fees; Summer Tax Due: \$81.79	DORCHESTER WAY GLADWIN;	\$1558.79	
2537	Parcel ID: 070-210-000-032-00; Legal Description: 20 1E SUPVS PLAT OF RAYMOND SUB LOT 32 EXC COM SE COR OF JANE COURT TH SLY 50FT TH ELY 50FT TH NLY 50FT TH WLY 50FT TO POB Comments: ~0.48 acres of vacant land with ~115 ft road frontage on Indian Lake Dr to the east, and a maximum depth of ~195 ft. Gravel driveway access leading to overgrown lot. There are a few very large trees providing a good amount of shade. A small camper trailer is parked in the center. There is large pile of debris at the west end, possibly the remnants of a storage building. Well head is visible on the north property line, but it's functionality is unknown. Personal Property; Summer Tax Due: \$18.73	6237 INDIAN LAKE RD GLADWIN;	\$1919.26	

2538	<p>Parcel ID: 070-230-000-084-00; Legal Description: 20 1E SOUTH INDIAN LAKE SUB LOT 84 Comments: ~0.16 acre parcel, with ~60 ft road frontage on Ruth Drive to the east and a depth of ~110 ft. Lot is mostly flat and clear, with some tree coverage on the perimeter. Looks like the neighbors have been keeping it mowed. Say hi to the goat next door. Structure is a mobile home that has been roofed over and had a small addition put on. The soffit is falling out of the roof, and some skirting is out of place, but the exterior is surprisingly sound otherwise. The ramp to walk to the front door is ready to push through. The interior is also surprisingly fine. No visible evidence of roof leaks. A fair amount of personal belongings are still inside, with the addition being stuffed full. Mouse droppings are everywhere. Real wood paneling still looks fairly new and is showing no signs of buckling from expansion. Mobile Home; Personal Property; Summer Tax Due: \$64.64</p>	6195 RUTH DR GLADWIN;	\$2215.35	
2540	<p>Parcel ID: 110-035-400-006-00; Legal Description: SEC35 18 1E PART OF SE 1/4 OF SE 1/4 COM SW COR LOT 2 HARRISON LANDING NO 3 TH S 33FT TH E 208.7FT TO A PT 33FT S OF SE COR SD LOT 2 TH N 33FT TH W TO POB Comments: ~0.16 acres vacant, unimproved land with ~33 ft road frontage on Berry Way and a depth of ~210 ft. Out of the way, down private roads. Summer Tax Due: \$13.99</p>	ANDYS LANE OFF BEAVERTON;	\$1051.41	
2541	<p>Parcel ID: 110-375-000-349-00; Legal Description: 18 1E SUPVS PLAT WHITNEY BEACH SUB NO 5 LOT 349 Comments: ~0.18 acres of vacant land with ~55 ft of road frontage on E Highwood to the north and a depth of ~125 ft. Looks like a camper/travel trailer sat here at some point in the past. Wooded around the perimeter, clear in the middle. Summer Tax Due: \$37.96</p>	E HIGHWOOD RD BEAVERTON;	\$4284.37	
2545	<p>Parcel ID: 140-077-000-224-00; Legal Description: 20 2W GRASS LAKE SUB NO THREE LOTS 224-225 Comments: ~0.23 acres with ~115 ft road frontage on Irene St to the north. Parcel is trapezoid shaped, with ~155 ft depth on the west side and ~40 ft on the east. The rear of this parcel drops STEEPLY down. Land is fairly flat and clear, with a pair of large trees flanking the short driveway. Structure is a single story cottage with a two story garage addition. The cottage shows visible roof problems from the outside. The roof on the addition is fairly flat and not visible from the ground. Incoming electric service looks to have fallen off. Siding is dingy but intact. The cottage has a small bathroom addition. Inside of the place confirms the roof issues. Water damage is visible all over the place. Interior of the cottage is otherwise unremarkable, just dirty and dated. The garage has a single car size door, and a rough concrete floor. The second floor shows just as much water infiltration as the single story, and the decking on the floor is soft in parts. There are three low ceiling rooms plus a mechanical space up there. Personal Property; Roof Issues; Summer Tax Due: \$191.13</p>	5211 IRENE ST GLADWIN;	\$4848.47	
2546	<p>This lot is a "bundle" comprised of 4 parcels</p> <p>(1 of 4) Parcel ID: 140-080-000-047-01; Legal Description: 20 2W GRASS LAKE ESTATES LOT 47 Comments: These four parcels combine to ~1.54 acres of vacant land, with ~250 ft road frontage on Parkwood Dr to the west. Somebody has been having fun ripping ATVs through here, with trails cutting through some of the property. There is quasi-waterfront to the east. It's not listed as a lake on any map, but it's probably good for a rowboat and a fishing pole. There's a small storage hut on the south parcel with an electric service pole. Lot #2550 is adjacent. Wetland Indicators;</p> <p>(2 of 4) Parcel ID: 140-080-000-048-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 48 Wetland Indicators;</p> <p>(3 of 4) Parcel ID: 140-080-000-049-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 49 Comments: ~0.29 acres vacant land with ~75 ft road frontage on Parkwood Drive to the west, and a depth of ~210 ft</p> <p>(4 of 4) Parcel ID: 140-080-000-050-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 50 Comments: ~0.29 acres vacant land with ~80 ft road frontage on Parkwood Drive to the west, and an average depth of ~195 ft Summer Tax Due: \$69.30</p>	PARKWOOD DR GLADWIN; PARKWOOD DR GLADWIN; PARKWOOD DR GLADWIN; PARKWOOD DR GLADWIN;	\$4902.57	

2550	<p>This lot is a "bundle" comprised of 5 parcels</p> <p>(1 of 5) Parcel ID: 140-080-000-051-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 51 Comments: These five parcels combine to ~1.50 acres of vacant land, with ~420 ft road frontage on Parkwood Dr to the north and west. Somebody has been having fun ripping ATVs through here, with trails cutting through some of the property. There is quasi-waterfront to the south. It's not listed as a lake on any map, but it's probably good for a rowboat and a fishing pole. Lots #2546 and #2555 are adjacent. Wetland Indicators;</p> <p>(2 of 5) Parcel ID: 140-080-000-052-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 52 Comments: ~0.29 acres vacant land with ~90 ft road frontage on Parkwood Drive to the north and west, and a depth of ~280 ft</p> <p>(3 of 5) Parcel ID: 140-080-000-053-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 53 Comments: ~0.28 acres vacant land with ~80 ft road frontage on Parkwood Dr to the north and depth of ~230 ft</p> <p>(4 of 5) Parcel ID: 140-080-000-054-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 54 Comments: ~0.28 acres vacant land with ~95 ft road frontage on Parkwood Drive to the north and a depth of ~195 ft</p> <p>(5 of 5) Parcel ID: 140-080-000-055-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 55 Comments: ~0.24 acres vacant land with ~60 ft road frontage on Parkwood Drive to the north and a depth of ~165 ft Summer Tax Due: \$71.56</p>	PARKWOOD DR GLADWIN; PARKWOOD DR GLADWIN; PARKWOOD DR GLADWIN; PARKWOOD DR GLADWIN; PARKWOOD DR GLADWIN;	\$5918.12	
2555	<p>This lot is a "bundle" comprised of 5 parcels</p> <p>(1 of 5) Parcel ID: 140-080-000-056-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 56 Comments: These five parcels combine to ~1.21 acres of vacant land, with ~300 ft road frontage on Parkwood Dr to the north. Somebody has been having fun ripping ATVs through here, with trails cutting through some of the property. Lot #2550 is adjacent. Wetland Indicators;</p> <p>(2 of 5) Parcel ID: 140-080-000-057-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 57 Comments: ~0.24 acres vacant land with ~60 ft road frontage on Parkwood Drive to the north and a depth of ~175 ft</p> <p>(3 of 5) Parcel ID: 140-080-000-058-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 58 Comments: ~0.24 acres vacant land with ~60 ft road frontage on Parkwood Drive to the north and a depth of ~175 ft</p> <p>(4 of 5) Parcel ID: 140-080-000-059-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 59 Comments: ~0.25 acres vacant land with ~60 ft road frontage on Parkwood Drive to the north and a depth of ~180 ft</p> <p>(5 of 5) Parcel ID: 140-080-000-060-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 60 Comments: ~0.26 acres vacant land with ~60 ft road frontage on Parkwood Drive to the north and a depth of ~185 ft Summer Tax Due: \$68.15</p>	PARKWOOD DR GLADWIN; PARKWOOD DR GLADWIN; PARKWOOD DR GLADWIN; PARKWOOD DR GLADWIN; PARKWOOD DR GLADWIN;	\$5876.45	
2560	<p>Parcel ID: 140-090-000-501-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 501 Comments: ~0.17 acres vacant land in with ~60 ft road frontage on Pine St to the north and a depth of ~125 ft. Land is fairly flat and clear, but somewhat rutted. There is a dingy 5th wheel camper and an old GMC dually parked nearby. The camper sits on a ~32x18 concrete pad that looks to be in good shape, with an apparent septic hookup. The rear of the property has a small shed with a bunch of misc. debris around it. What looks to be a wellhead is in the southeast corner. There is no obvious electric hook up, but it seems likely this was being fed from the cottage to the west. Personal Property; Mobile Home Pad; Summer Tax Due: \$13.63</p>	5387 PINE ST GLADWIN;	\$1905.95	

Midland (DNR)

Lot #	Lot Information	Address	Min. Bid	Sold For
10066	Parcel ID: 010-015-200-050-00; Legal Description: SW1/4 of the NW1/4 Comments: The subject property is in Edenville Township and consists of a 40-acre parcel located SW of the W Shearer Road and N Lake Sanford Road intersection. The parcel is located about 3 miles southwest of Edenville MI. The property is surrounded by 6 private landowners (i.e. landlocked). A private road easement would be needed from one of the surrounding private owners to obtain legal road access. The landscape is flat and consists of somewhat poorly drained loamy-sand soils. The property is within the R-3 Recreational district which does not have minimum acreage and width requirements to build. Zoning may change to A - Agricultural or R-2 Mixed Residential once privately owned. Dnr Aa; Roads - None Known (Possibly Landlocked); Summer Tax Due: TBA		\$45000.00	
10067	Parcel ID: 030-015-100-300-00; Legal Description: Commencing 20 rods East and 16 rods South of NW corner of NW1/4 of NE1/4 of Sec. 15 th South 64 rods East 40 rods North 64 rods West 40 rods to point of beginning. Comments: The subject property is in Greendale Township and consists of a 16-acre parcel located SE of the S Pure Road and M20 intersection. The parcel is located about 12.5 miles east of Mount Pleasant MI. The property is surrounded by 6 private landowners (i.e. landlocked). A private road easement would be needed from one of the surrounding private owners to obtain legal road access. The landscape is flat and consists of somewhat poorly drained sandy soils. The property is within the CONS - Conservation District zoning district (Likely R-1 - Single Family Residential District if/when privately owned) which requires a minimum of 1 acre in size and minimum width of 132 ft. to build. The State of MI currently has an active mineral lease on the parcel. Property is 660 ft. (east-west) X 1056 ft (north-south). Dnr Aa; Dnr Min; Roads - None Known (Possibly Landlocked); Summer Tax Due: TBA		\$22200.00	
10068	Parcel ID: 030-020-400-400-00; Legal Description: NE1/4 of the SE1/4 Comments: The subject property is in Greendale Township and consists of a 40-acre parcel located SE of the Prairie Road and Greendale Road intersection. The parcel is located about 12 miles east of Mount Pleasant MI. The property is surrounded by 4 private landowners (i.e. landlocked). A private road easement would be needed from one of the surrounding private owners to obtain legal road access. The landscape is flat and consists of poorly drained muck soils in the south and southwest part of the property. The remainder of the property is mainly composed of somewhat poorly drained sandy soils. The property is within the CONS - Conservation District zoning district (Likely R-1 - Single Family Residential District if/when privately owned) which requires a minimum of 1 acre in size and minimum width of 132 ft. to build. Small creek flows through the northern part of the property. Dnr Aa; Roads - None Known (Possibly Landlocked); Summer Tax Due: TBA		\$29000.00	
10069	Parcel ID: 030-021-200-200-00; Legal Description: S1/2 of the NW1/4 Comments: The subject property is in Greendale Township and consists of an 80-acre parcel located SE of the Prairie Road and Greendale Road intersection. The parcel is located about 12 miles east of Mount Pleasant MI. The property is surrounded by 2 private landowners (i.e. landlocked). A private road easement would be needed from one of the surrounding private owners to obtain legal road access. The landscape is flat and consists of poorly drained sand-muck soils. Thrasher Creek flows through the center of the property. The property is within the CONS - Conservation District zoning district (Likely R-1 - Single Family Residential District if/when privately owned) which requires a minimum of 1 acre in size and minimum width of 132 ft. to build. Dnr Aa; Roads - None Known (Possibly Landlocked); Wetland Indicators; Summer Tax Due: TBA		\$51000.00	

10070	<p>Parcel ID: 030-027-400-030-00; Legal Description: SE1/4 of the SE1/4</p> <p>Comments: Accessing property limited by deep drainage ditch on road frontage sides. The subject property is in Greendale Township and consists of a 40-acre parcel located NW of the Alamando Road and the Gordonville Road intersection. The parcel is located about 12 miles northeast of Shepard MI and has road frontage on both Alamando and Gordonville Roads. The property is surrounded by 2 private landowners. The landscape is flat and consists of somewhat poorly drained sandy-loam soils. The property is within the CONS - Conservation District zoning district (Likely R-1 - Single Family Residential District if/when privately owned) which requires a minimum of 1 acre in size and minimum width of 132 ft. to build. There are some trees on the property but it is mostly clear. Several pre-existing oil-gas and phone line easements. Dnr Aa;</p> <p>Summer Tax Due: TBA</p>		\$76500.00	
10071	<p>Parcel ID: 050-012-300-050-00; Legal Description: W1/2 of the E1/2 of the SW1/4</p> <p>Comments: The subject property is in Hope Township and consists of a 40-acre parcel located on the north side of Curtis Road about 1 1/4 miles east of the Middle Road intersection about 4 miles east of Edenville MI. The property is surrounded by 3 private landowners. The landscape is flat and consists of somewhat poorly drained sandy soils. There are some drier portions in the center of the property. The parcel is within the FR - Forested district which requires a minimum of 5 acres and 250 ft. of road frontage to build. The property is 660 feet (east-west on Curtis Road) X 2640 feet (north-south). There are several Consumers Energy Power granted easements on the property. Dnr Aa; Easement Or Access Across;</p> <p>Summer Tax Due: TBA</p>		\$105000.00	
10072	<p>Parcel ID: Part of 080-005-300-150-00; Legal Description: All that part of the Southeast 1/4 of the Southwest 1/4 of Section 5 and that part of the South 1/2 of the Southeast 1/4 of Section 5 which lies Southwesterly of a line 103 feet Southwesterly of (measured at right angles) and parallel to a line described as: beginning at a point on the South line of said Section 5 which is S 88deg 32' 01 E a distance of 148.35 feet from the South 1/4 corner of said Section 5; thence N 39deg 54' 05 W a distance of 3000 feet to a point of ending. Comments: The subject property is in Jerome Township and consists of an approximately 22-acre parcel located on the south side of US-10 around 2 miles West of the Castor Road exit about 6 miles West of Sanford MI. The property is surrounded by 4 private landowners (i.e. landlocked). A private road easement would be needed from one of the surrounding private owners to obtain legal road access. The center of the property is composed of a very poorly drained sandy depression with some drier but still somewhat poorly drained sandy soils. The property is within the E " Agricultural zoning district which requires a minimum of 1 acre and 132 ft. of width to build. Dnr Aa; Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: TBA</p>		\$13200.00	
10073	<p>Parcel ID: 150-006-100-000-00; Legal Description: Com 247.5 ft W of NE Sec cor th S 264 ft W 165 ft N 264 ft E 165 ft Comments: Road frontage side has deep waterfilled ditch along entire property (along both roads). The subject property is in Porter Township and consists of a 1-acre parcel located on the south side of W Bradford Road around a 1/2-mile west of the S Porter Road intersection about 15 miles southwest of Midland MI. The property is surrounded by 1 private landowner and is across the street from the Consumers Power Sub Station. The area is composed of poorly drained loamy fine sandy soils. The property is within the RF " Residential Farming district. The parcel is 165 ft (east-west; along W Bradford Road) X 264 ft (north-south). Dnr Aa;</p> <p>Summer Tax Due: TBA</p>		\$6600.00	

Tuscola

Lot #	Lot Information	Address	Min. Bid	Sold For
6600	<p>Parcel ID: 001-020-000-1600-00; Legal Description: SEC 20 T14N R8E PARCEL OF LAND 12 2/3 RDS SQUARE IN SW COR OF SE 1/4. Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. Address on mailbox was 5242. Sits on approximately 1.0 acres. The trailer looks to be in overall poor/fair shape. The siding is a mix of metal and random wood. The cement slab its siting on has many cracks but looks solid. Flat roof looks old and there is a chimney without a rain guard. There are multiple vehicles, a boat, trailer, and mowers. Overgrown grass. Next to a large drain ditch to the West. Surrounded by farmland. Very secluded with very low traffic. Propane tank. Wrap around dirt driveway. Electric meter is still hooked up and active. A couple cats were on the property. This would be a great spot for a local farmer who needs a spot for a new storage building. Or just a site to park heavy machinery. Did not see a well. Residential land use code 401. Located in the Akron-Fairgrove School District. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Personal Property; Occupied; Mobile Home Pad; Mobile Home; Dnvi;</p> <p>Summer Tax Due: \$114.01</p>	CASS CITY RD;	\$2008.75	
6601	<p>Parcel ID: 002-025-000-2100-00; Legal Description: SEC 25 T13N R9E COM AT A PT N 46 DEG 32' E 2815.7 FT ALG CL OF M-81 FROM SW COR OF SEC, TH N 43 DEG 28' W 200 FT, TH N 46 DEG 32' E 71 FT, TH S 43 DEG 28' E 200 FT, TH S 46 DEG 32' W 71 FT TO POB. .49 A. Comments: The house sits on approximately 0.49 acres. Unfortunately the home is in poor shape. The garage has had the door removed. There is garbage and personal property throughout the property. Cats are living in the open garage. The house was infested with fleas at the time of last visit. Heavily animal damaged. Third party stated the house was full of dogs prior to the former owners leaving in the last month. They also stated there was an issue with the sump pump and the basement had standing water. The basement was in poor shape at the time of visit and there was a small amount of standing water. Mold was forming in the basement. Water heater and furnace were still present. The breaker box was open and looked hazardous. Power was still active with lights still on. Two bedroom one bathroom. The house has sanitation issues. The shingled roof is in poor shape with some missing shingles and large tarp that's shredded. Evidence of leaking in the home. Some cracks and movement in the block foundation. This house is going to require a substantial cleaning and some repairs to get it back into good living condition. Please be prepared. Residential land use code 401. Located in the Caro Community School District. Shared dirt driveway with the adjacent house to the South. Property backs up into farmland to the North West. Personal Property; Roof Issues; Sanitation Issues And Garbage; Mold; Foundation Issues; Animal Damaged;</p> <p>Summer Tax Due: \$278.12</p>	1611 E CARO RD CARO;	\$6480.61	
6602	<p>Parcel ID: 003-021-200-1700-00; Legal Description: SEC 21 T10N R7E COM 33 FT S & 247.5 FT W OF N 1/4 COR OF SEC 21 TH S 330 FT, W 80 FT, N 330 FT E 80 FT TO POB. .61 A. Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. The former residents were upset and aggressive. Unable to perform a walk through of the property. It appears to be in poor condition. Lots of debris throughout the property. Overgrown vegetation in the back. Multiple people were on the property at the time of last visit. I do not recommend visiting this property in person. Sits on approximately 0.61 acres. Residential land use code 401. Located in the Millington Community School District. Occupied; Beware Of Dog; Tax Protestor Or Militia Evidence; Personal Property; Dnvi;</p> <p>Summer Tax Due: \$251.85</p>	8769 BARNES RD MILLINGTON;	\$3637.24	

6604	<p>Parcel ID: 003-300-000-0270-00; Legal Description: SEC 33 T10N R7E LOT 27 OAK GROVE SUB. Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. Sits on approximately 0.49 acres. open grassy back yard. Handful of trees in front of the home near the road. Chain link fenced in front and back yard. The house looks to be in overall good shape. Block foundation looks solid. Shingled roof looks older but is in good shape. Vinyl siding in fair shape, could use a power wash. Cement driveway is in good shape no major cracking/crumbling. Two vehicles were parked on the property. Two large sheds on East side of the property look to be in good shape. Garage was in fair condition. The South wall was covered in overgrown vegetation. It appears there is a pool in the back yard but looks to not be in use at the moment. The property seems to be well taken care of. Residential land use code 401. Located in the Millington Community School District. The former owner is still living at this property. Beware Of Dog; Occupied; Dnvi; Personal Property;</p> <p>Summer Tax Due: \$333.36</p>	10253 BAKER DR CLIO;	\$3709.30	
6605	<p>Parcel ID: 004-020-000-1100-00; Legal Description: SEC 20 T14N R9E COM AT A PT THAT IS S 01 DEG 03' W 250 FT FROM E 1/4 COR OF SEC, TH N 88 DEG 57' W 150 FT, TH S 01 DEG 03' W 145 FT, TH S 88 DEG 57' E 150 FT, TH N 01 DEG 03' E 145 FT TO POB. .5 A. Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. There was a dog on the property. Nice secluded area surrounded by farmland. Small grassy yard with a few trees. Two electric meters. Propane tank hook ups but did not see a propane tank. Vinyl siding was in good shape with only minor repairs needed. Shingled roof looked older but was in good shape. Small wood front porch. Block foundation looked solid. Metal siding on the garage looked fine. Small metal shed built on the side of the garage. Small section of cement slab driveway in front of the garage was nice and had no cracking. It looks like the attached one car garage was an addition. Metal remains of a green house. Submersed well. The building are close to the adjacent properties' building to the West. Nice little home in the country. Could be good for a small family depending on the interior of the home. Sits on approximately 0.50 acres. Residential land use code 401. Located in the Unionville-Sebewaing Area School District. Surrounded by farmland. Dnvi; Occupied; Beware Of Dog; Personal Property;</p> <p>Summer Tax Due: \$301.46</p>	5221 FRENCH RD UNIONVILLE;	\$4586.99	
6606	<p>Parcel ID: 005-013-511-6300-00; Legal Description: SEC 13 T11N R10E LOT 163 SHAY LAKE SUB. Comments: This vacant lot is approximately 0.12 acres of land. The Property is located on a platted subdivision road but the road has not been constructed. There is legal road frontage on Parkside Drive. Plat map is provided in the photos. Able to access the property on a very rough two track trail. Overgrown. The ground slopes down East to West. Wooded. Residential land use code 401. Please contact the local government unit to get more information about building restrictions in this area. E.g. Minimum Sq. footage requirement. Located in the Kingston Community School District. Roads - Platted Or Easement Known, But Unimproved;</p> <p>Summer Tax Due: \$3.99</p>	V/L PARKSIDE DR SILVERWOOD;	\$941.39	
6607	<p>Parcel ID: 005-014-562-4400-00; Legal Description: SEC 14 T11N R10E LOT 244 SHAY LAKE HEIGHTS SUB NO 2. Comments: This vacant lot is approximately 0.17 acres of land. The Property is located on a platted subdivision road but the road has not been constructed. There is legal road frontage on Farmsdale. Plat map is provided in the photos. There is a two track dirt grass trail where the road should be. Was able to walk to the property. Recommend 4x4 vehicle if visiting the property. Small creek nearby. Possible wet land indicators. The lot is difficult to traverse due to the overgrown vegetation. Residential land use code 401. Please contact the local government unit to get more information about building restrictions in this area. E.g. Minimum Sq. footage requirement. Located in the Kingston Community School District. Across the street from LOT#6608. Roads - Platted Or Easement Known, But Unimproved;</p> <p>Summer Tax Due: \$4.20</p>	NO ROAD SILVERWOOD;	\$941.52	

6608	Parcel ID: 005-014-562-7000-00; Legal Description: SEC 14 T11N R10E LOT 270 SHAY LAKE HEIGHTS SUB NO 2. Comments: This vacant lot is approximately 0.17 acres of land. The Property is located on a platted subdivision road but the road has not been constructed. There is legal road frontage on Farmsdale. Plat map is provided in the photos. There is a two track dirt grass trail where the road should be. Was able to walk to the property. Recommend 4x4 vehicle if visiting the property. Small creek nearby. Possible wet land indicators. The lot is difficult to traverse due to the overgrown vegetation. Residential land use code 401. Please contact the local government unit to get more information about building restrictions in this area. E.g. Minimum Sq. footage requirement. Located in the Kingston Community School District. Across the street from LOT#6607. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$4.20	NO ROAD SILVERWOOD;	\$941.52	
6609	Parcel ID: 005-014-563-3000-00; Legal Description: SEC 14 T11N R10E LOTS 330-331 SHAY LAKE HEIGHTS SUB NO 2. Comments: This vacant lot is approximately 0.33 acres of land. On the corner of Shay Lake Rd and Hillcrest Dr. Mostly wooded with thick vegetation. No observed structures. Mailboxes line the North border of the property. There are power lines running along the road as well. Residential land use code 401. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Kingston Community School District. Summer Tax Due: \$13.66	SHAY LAKE RD SILVERWOOD;	\$1098.66	
6610	Parcel ID: 005-016-000-1300-00; Legal Description: SEC 16 T11N R10E COM 966.25 FT E OF SW COR OF SEC, TH E 120 FT, N 750 FT, W 120 FT, S 750 FT TO POB. 2.07 A. Comments: Sits on approximately 2.07 acres. Beautiful property. Ground slopes up as you enter the property. The house sits on a hill that overlooks the front yard and dirt driveway. The land becomes wooded after you pass the home. There were many deer on the last visit. Very pretty woods. Unfortunately the house is in poor condition. The inside of the home has been heavily animal damaged. There is a large amount of animal droppings in most of the house. The floors are mostly down to bare subfloors. The basement has a large amount of debris. It looks like the drywall ceiling collapsed possibly due to excess moisture. There are areas where mold has begun to form. Submersed well pump with a surface pressure tank. Brick fireplace. Two electric boxes. One is older fuses and the other is breakers. Propane tank is still present behind the home. Wooden staricase leads to the second story floor. There is a large tree growing strait through the stairs. The home looks to have been abandoned for a long time. Mix of poured concrete and block foundation. Foundation looks very solid. The shingled roof is peeling and cracking very badly however I did not see any major signs of leaking I suspect the moisture in the basement is from poor door and window seals. The house will need a lot of work but this area is very pretty and it would be a nice spot to live if you enjoy seclusion and nature. Adjacent to LOT#6611 to the West. Residential land use code 401. Located in the Mayville Community School District. Land Cover - Pasture/Hay: 0.85ac (41.4%), Deciduous Forest: 0.61ac (29.4%), Developed Open Space: 0.42ac (20.5%), Woody Wetlands: 0.18ac (8.7%) Mold; Roof Issues; Sanitation Issues And Garbage; Animal Damaged; Summer Tax Due: \$487.75	3101 PHELPS LAKE RD MAYVILLE;	\$9423.99	

6611	<p>Parcel ID: 005-016-000-1600-00; Legal Description: SEC 16 T11N R10E COM 846.25 FT E OF SW COR OF SEC, TH E 120 FT, TH N 750 FT, TH W 120 FT, TH S 750 FT TO POB. 2.07 A. Comments: The trailer sits on approximately 2.07 acres. This is a beautiful property. The land sloped up gradually as you enter the property and turns wooded the father North you go. There were many deer sleeping and eating in the back yard when I arrived. The trailer appears to be sitting on blocks on dirt. No mobile pad seen. Electric meter is covered in thick vegetation as well as the West side of the trailer. Propane tank still present. It appears to have an above ground pump in the back yard next to the propane tank. The trailer has been cleared out and is in poor shape. Many of the walls are down to the studs and there is water leaking into the house in multiple areas. The excess moisture has caused mold to form. Many of the floors are down to the sub floors. Furnace still present. Water heater hidden in wall. 100 amp breaker. Two bedroom one bathroom. The garage is in poor shape. The roof has large holes in it and there is mold forming. Cement slab under garage is in good shape. The trailer should be removed and a house should be put in its place. If you like seclusion and nature this is a great spot to build. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 401. Located in the Mayville Community School District. Adjacent to LOT# 6610 to the East. Land Cover - Pasture/Hay: 0.79ac (38.2%), Deciduous Forest: 0.66ac (31.7%), Developed Open Space: 0.39ac (18.8%), Woody Wetlands: 0.23ac (11.2%) Mobile Home; Mold; Roof Issues;</p> <p>Summer Tax Due: \$93.10</p>	PHELPS LAKE RD MAYVILLE;	\$3155.83	
6612	<p>Parcel ID: 005-028-000-0500-05; Legal Description: SEC 28 T11N R10E COM AT A PT THAT IS N 00 DEG 05' 44" W 963.64 FT FROM W 1/4 COR OF SEC, TH N 00 DEG 05' 44" W 120 FT, TH N 89 DEG 24' 16" E 399.30 FT, TH S 00 DEG 05' 44" E 120 FT, TH S 89 DEG 24' 16" W 399.30 FT TO POB. (PARCEL 2) 1.10 A. Comments: This vacant lot is approximately 1.1 acres of land. No observed structures. A few trees along the road side. Mostly open and grassy. The ground slopes down a few times. Slightly terrain challenged. There is an old electric meter that has been removed and a phone line on the property. A bit of debris here and there. Residential land use code 401. It appears the East section of the property has a portion of farmland on it. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Mayville Community School District. Land Cover - Pasture/Hay: 0.81ac (73.7%), Developed Open Space: 0.25ac (22.7%), Cultivated Crops: 0.04ac (3.6%)</p> <p>Summer Tax Due: \$26.90</p>	V/L PATTISON RD MAYVILLE;	\$1266.33	
6613	<p>Parcel ID: 005-035-000-3400-00; Legal Description: SEC 35 T11N R10E COM 55 FT N OF N 1/4 COR OF SEC 1 T10N R10E, TH N 22 FT, TH W 100 FT, TH N 22 FT, TH W 65 FT, TH S 44 FT, TH E 165 FT TO POB. Comments: Sits on approximately 0.12 acres. The building has nearly completely collapsed. The front of the building is being held up by the adjacent buildings. This structure needs to be cleaned up and removed. Commercial land use code 201. Located in the Mayville Community School District. Paved parking on the East portion of the lot. Small grassy back yard. Adjacent to LOT#6614 to the North. Structural Issues; Foundation Issues; Dangerous Building;</p> <p>Summer Tax Due: \$58.32</p>	SILVERWOOD RD SILVERWOOD;	\$1797.22	
6614	<p>Parcel ID: 005-035-000-3500-00; Legal Description: SEC 35 T11N R10E COM 77 FT N OF N 1/4 COR OF SEC 1 T10N R10E, TH N 96.13 FT, TH N 82 DEG 45' W 166.33 FT, TH S 95.12 FT, TH E 65 FT, TH S 22 FT, TH E 100 FT TO POB. Comments: Sits on approximately 0.37 acres. Large brick building in poor shape. There are multiple areas where the foundation is moving and crumbling. Did not enter the entire building just to be safe. The adjacent building that is connected to this building has collapsed. It is unknown the damage that has occurred to this building due to the neighboring building falling apart. Soffit and fascia rot. Two hook ups for propane tanks that are no longer here. 100 amp breaker in one of the apartments. The inside of the apartment was wet and there was mold forming on the walls. Wood fireplace has animals inside it. Two electric meters have been removed. There is a metal shed on the North side of the property that has old tires stored in and around it. This building will need a great deal of work to get it back into good living condition. Please be prepared. Residential land use code 401. Located in the Mayville Community School District. Adjacent to LOT#6613 to the South. The North section of the property borders railroad tracks. Paved parking area on the East section of the lot. Open grassy yard with some trees on the North and West section of the property. Foundation Issues; Roof Issues; Multiple Family Use; Mold; Personal Property;</p> <p>Summer Tax Due: \$169.07</p>	SILVERWOOD RD SILVERWOOD;	\$4360.24	

6615	<p>Parcel ID: 007-033-125-0500-00; Legal Description: SEC 33 T14N R11E W 1/2 OF LOT 5 A H ALES ADD. Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. On the corner of Leach Street and Elizabeth Street. There is "scripture" and other writings surrounding the home on a plywood fence. The house looks to be in fair shape from the exterior. Nice cement driveway with drainage gate at the front. Shingled roof looked fairly new. Vinyl siding was in good shape. Small grassy yard. Small one car garage with a car port style front porch. Gas meter has been removed. There were some large water containers on the back side of the house. Unknown if the water has been shut off. Block foundation looked solid. This house looks to be in decent shape and would made a nice fixer upper depending on the interior condition. Sits on approximately 0.10 acres. Residential land use code 401. Located in the Cass City Public School District. Dnvi; Occupied; Personal Property;</p> <p>Summer Tax Due: \$188.49</p>	6457 ELIZABETH CASS CITY;	\$2708.26	
6618	<p>Parcel ID: 009-029-000-1500-00; Legal Description: SEC 29 T14N R10E 1 A IN SW COR OF E 1/2 OF SE 1/4 OF SE 1/4 208 FT N & S BY 208 FT E & W. 1 A. Comments: The structures sit on approximately 1 acre of land. The property was occupied on last visit. Please use caution and be respectful if visiting property in person. Large dog was opening roaming the property. Unable to perform full inspection. The property was almost entirely covered in debris and personal property. The trailer looks to be in overall poor shape. There was a generator running outside the home and there were multiple propane tanks. Most likely does not have active utilities. The garage looked like it was in fair condition but is possibly missing its doors. One of the doors was boarded up with plywood. This property is going to require a large cleanup operation and repairs. Multiple vehicles that look broken down. Residential land use code 401. Located in the Cass City Public School District. Extensive debris throughout the property. Surrounded by farmland. Mobile Home; Personal Property; Beware Of Dog; Occupied; Dnvi;</p> <p>Summer Tax Due: \$160.34</p>	2921 E CASS CITY RD CASS CITY;	\$4880.94	
6619	<p>Parcel ID: 011-016-000-0900-00; Legal Description: SEC 16 T11N R9E COM 2318.15 FT E OF W 1/4 COR TH E 333 FT N 1315.20 FT, W 333 FT, S 1317.45 FT TO POB. 10.06 A. Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. Two large Pitbulls were on the property was unable to make a full inspection. The house sits on approximately 10.06 acres and looks to be in overall fair/good shape. Shingle roof looked older but was in decent shape there were a few shingles missing here and there but no major damage visible. Gravel driveway leads to an attached two car garage. One of the garage doors looked damaged. Vinyl siding looked good. The house will need some repairs but looks to be in decent shape. The property is beautiful with a large portion of it being wooded. Open grassy yard surrounds the house. Next to farm land. Residential land use code 401. Located in the Mayville Community School District. Land Cover - Woody Wetlands: 4.08ac (39.8%), Deciduous Forest: 2.72ac (26.6%), Pasture/Hay: 2.41ac (23.5%), Developed Open Space: 0.59ac (5.8%), Cultivated Crops: 0.38ac (3.7%), Developed Low Intensity: 0.08ac (0.7%) Personal Property; Occupied; Beware Of Dog; Dnvi;</p> <p>Summer Tax Due: \$695.93</p>	1818 W BLACKMORE RD MAYVILLE;	\$12221.44	

6620	<p>Parcel ID: 011-018-000-2550-00; Legal Description: SEC 18 T11N R9E COM AT NE COR OF W 10 A OF N 1/2 OF NE 1/4, TH W 165 FT, TH S 792 FT, TH E 165 FT, TH N 792 FT TO POB. 3 A. Comments: The building sits on approximately 3.0 acres. This is a trailer that has had an addition built onto the front of it. The North facing portion of the building is the addition. There is incomplete construction in multiple areas of the home. Sub floors in many of the rooms. Three bedroom one bathroom. Shingled roof looks older but appears to be keeping any leaks out. The house was dry and there was no mold seen. The siding on the home needs some repairs. Thick vegetation growing up over the side of the home and along the edges of the building. Unable to see if there is a cement or block foundation. There is damage on some of the soffit/fascia. Dirt driveway leads to a detached one car garage that is in poor shape. Wood foundation. Multiple holes in the walls. The house and garage are full of debris and personal property. Electric meter is still connected to the home. Propane tank has been removed. Large wooden deck on the back of the home. Multiple swing sets and a basketball hoop. Large AC unit on side of home. Furnace still present. Large open grassy area with thick vegetation surrounds the home The South portion of the lot is wooded. This house is going to need some work to get it back into good living condition. Would be a good fixer upper. Residential land use code 401. Located in the Mayville Community School District. Mobile Home; Personal Property; Incomplete Construction;</p> <p>Summer Tax Due: \$255.15</p>	2755 O'BRIEN RD MAYVILLE;	\$3067.87	
6625	<p>Parcel ID: 019-032-600-0300-00; Legal Description: SEC 32 T11N R7E UNIT # 3 TIMBER POINT ESTATES. Comments: This is a site condo in the Timber Point Estates. Unit #3. Association fees are highly likely. Unable to determine exact location of property due to the Unit Number signs being too degraded. There are metal stakes showing property lines throughout the neighborhood. Condo map is provided in the photos but could not locate a high quality copy. Please do your research and have a survey done before placing any bids. Above average neighborhood. Located in the Vassar Public School District. Timbers Golf Club runs throughout the neighborhood. Would be a great spot to build. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Condo Subdivision "site Condo"; Association Fees;</p> <p>Summer Tax Due: \$39.94</p>	;	\$1572.45	
6627	<p>Parcel ID: 020-017-000-2700-03; Legal Description: SEC 17 T11N R8E N 167 FT OF N 1/2 OF N 1/2 OF SE 1/4. 10.12 A. Comments: Trailer sits on approximately 10.12 acres. Unfortunately the trailer is in poor condition. Floors have holes and feel very soft. There are sections where the ceiling is caving in. Animal damaged. The trailer is sitting on a large cement slab. There is an additional slab next to the trailer where a small garage once stood. The remains of the garage are still present. There is a large amount of debris strewn about the property near the trailer. As you enter further into the property it becomes much more dense with trees and the debris stops. This is a beautiful property. Once the debris and the trailer are removed it would be an ideal spot for a house in the woods. If you like seclusion and nature this would be a great purchase. The electric meter on the trailer has been removed. The gas meter is still present. There is an additional electric meter to the South but it is very close to the property line and may reside on the neighboring property. The ground is mostly level with a few shallow spots here and there. Residential land use code 401. Located in the Vassar Public School District. Land Cover - Deciduous Forest: 4.10ac (40.2%), Mixed Forest: 2.03ac (19.9%), Woody Wetlands: 1.85ac (18.1%), Evergreen Forest: 1.43ac (14.0%), Open Water: 0.42ac (4.1%), Developed Open Space: 0.18ac (1.8%), Emergent Herbaceous Wetlands: 0.18ac (1.8%) Roof Issues; Structural Issues; Mold; Mobile Home; Mobile Home Pad; Animal Damaged;</p> <p>Summer Tax Due: \$305.17</p>	5400 HESS RD VASSAR;	\$5581.11	

6628	<p>Parcel ID: 020-027-000-0100-04; Legal Description: T11N R8E SEC 27; COMM AT NE CORNER OF SEC 27, TH S 764.80 FT TO POB. TH S 571.64 FT, TH N 88-41-00 W 789.74 FT, TH N 1339.17 FT , TH S 88-29-05 E 564.34 FT, TH S 640.63 FT, TH S 03-54-48 W 76.86 FT, S 00-17-03 W 55.48 FT. TH N 89-29-51 E 230.92 FT TO POB. 20.06 AC MOL (PARCEL "A" OF SURVEY BY KEM-TEC JOB# 19-03578 DATED 3/19/2020) SUBJECT TO AN EASEMENT FOR 36 FT; 36 FT S AND N, TH N 90-00-00 E AND W 231.09 FT FOR INGRESS AND EGRESS FROM PARENT PARCEL ALSO SUBJECT TO ROAD ROW ON THE E 33 FT OF PARCEL FOR OAK RD</p> <p>Comments: This building sits on approximately 20.38 acres. Industrial land use code 301. The building has been fitted for a very large grow operation. There has been a great deal of new construction done to the interior of the building. The construction looks like it was well done but we can not guarantee things were done with permits. This is a very large building. Multiple AC units, mini splits, furnaces and ventilation. There were heavy duty electrical boxes in multiple areas of the building but a few of them look to have been cut and are in disrepair. Some of the electrical appears to be brand new and was installed for the grow operation. There was personal property in some of the rooms. This building could be renovated to have offices or some other type of company. The interior is for the most part in good shape. It doesn't look like this place has been sitting for to long. There was water on some of the floor in a few rooms but it didn't appear to be coming from the roof. There was an additional smaller building that houses an industrial water pump. The building is going to need a large amount of work because of the immense scale of the building but there is a great deal of potential here for the right buyer. Do your research on this facility. In the Vassar Public School District. Land Cover - Deciduous Forest: 8.43ac (41.8%), Grassland/Herbaceous: 2.86ac (14.2%), Cultivated Crops: 2.70ac (13.4%), Mixed Forest: 1.70ac (8.4%), Evergreen Forest: 1.43ac (7.1%), Developed Low Intensity: 1.31ac (6.5%), Developed Open Space: 0.79ac (3.9%), Developed High Intensity: 0.73ac (3.6%), Developed Medium Intensity: 0.20ac (1.0%) Easement Or Access Across; Personal Property;</p> <p>Summer Tax Due: \$1,953.38</p>	6556 OAK STE B & VASSAR;	\$23676.59	
6629	<p>Parcel ID: 020-030-000-0700-00; Legal Description: SEC 30 T11N R8E COM AT A PT THAT IS S 89 DEG 11' 55" E 423.75 FT FROM N 1/4 COR OF SD SEC, TH S 89 DEG 11' 55" E 266.45 FT, TH ALG CL OF M-15 S 30 DEG 07' 30" E 240 FT, TH S 86 DEG 41' 35" W 390.93 FT, TH N 00 DEG 48' 05" E 234 FT TO POB. Comments: The buildings sit on approximately 1.67 acres. On the corner of Strat Road and Hanes Road. Unfortunately the inside of the trailer has suffered from a major fire that has damaged a large portion of the structure. The trailer most likely is a lose and should be removed. The trailer is sitting on a large cement slab that looks to be in good shape. The two car garage is connected to the home by a hallway. The garage is full of personal property. It appears there was once a wood burning stove of some other heater that had a chimney. The chimney has been removed and the hole was never covered allowing rain to enter the garage. This access moisture has allowed mold to form on the drywall ceiling in multiple areas. Other then the mold the garage appears to be in good shape. Solid cement slab. Shingled roof looks older but is in good shape. Metal siding needs a wash. There are two barn style sheds behind the home. They are both in fair shape but are showing their age. No holes. This is a decent sized property. Large grassy area surrounds the home. Plenty of trees to provide nice shade. After removing the trailer and making a few repairs to the garage you would be in good shape to drive in a new mobile or to build something new on the slab. Residential land use code 401. Located in the Vassar Public School District. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Mobile Home Pad; Mobile Home; Mold; Roof Issues; Personal Property; Structural Issues; Fire Damage;</p> <p>Summer Tax Due: \$150.84</p>	5647 HANES RD VASSAR;	\$3821.26	

6634	<p>Parcel ID: 023-029-000-8200-00; Legal Description: SEC 29 T14N R7E COM AT PT IN C L OF M-25 WHICH IS 968 FT S & S 73 DEG 56' 25" W 263.5 FT FROM E 1/4 COR OF SEC TH S 73 DEG 56' 25" W 82.5 FT, N 325.36 FT, N 73 DEG 56' 25" E 82.5 FT, S 325.36 FT TO POB. 17 A. Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. There was a vehicle parked in front of the home. The trailer closest to the road has an addition built onto it. The block foundation on the addition looks very unstable and has shifted. The trailer appears to be sitting on blocks sitting on dirt/gravel. Wood porch on front of the home is sagging. Shingled roof looked fine on the addition. Dirt/gravel drive way leads to a side entrance into the main trailer. The second trailer appears to be used for storage/tool shop. It is full of personal property. It does not have an electric meter and it appears to be sitting on blocks on dirt. There is debris throughout the property. Overgrown vegetation. There is a cement slab next to the main trailer. Three sheds are in fair shape and are locked up. There is an electric meter on a post close to the home. No propane tank on site. The house/trailer is going to need some major work. The foundation needs to be addressed. Fixer upper. Sits on approximately 0.60 acres. Residential land use code 401. Located in the Akron-Fairgrove School District. Personal Property; Occupied; Mobile Home; Mobile Home Pad; Driv; Foundation Issues;</p> <p>Summer Tax Due: \$144.54</p>	9024 W BAY CITY FORESTVILLE RD FAIRGROVE;	\$4619.15	
6635	<p>Parcel ID: 040-500-102-0600-00; Legal Description: SEC 36 T11N R9E COM AT A PT THAT IS S 13.5 FT FROM NW COR LOT 6 BLK 2, TH E 80 FT, TH S 55 FT, TH W 80 FT, TH N 55 FT TO POB. VILL OF MAYVILLE. Comments: The property was occupied on last visit. Please use caution and be respectful if visiting property in person. There were dogs in the home. Gas and electric meters are still hooked up and active. There are tenants in both apartments. Sits on approximately 0.1 acres. Vinyl siding needs repairs. There are two large sections missing on the back side of the house. Small grassy back yard. Shingled roof looks to be fairly new and in fair shape, no major damage seen. One of the tenants stated there was a leak in the water main that caused some erosion on the North side of the building. The city has shut the water off to the building. Poured concrete foundation is questionable in a few areas. The tenants stated the house was in poor condition and will need work. Commercial land use code 201. Located in the Mayville Community School District. Foundation Issues; Beware Of Dog; Multiple Family Use; Occupied;</p> <p>Summer Tax Due: \$77.80</p>	6019 TREND ST MAYVILLE;	\$9325.51	
6638	<p>Parcel ID: 050-500-454-0500-00; Legal Description: SEC 03 T12N R9E LOT 5 BLK 4 CHAS MONTAGUES SUB VILL OF CARO. Comments: Large house that has had an addition built onto it that connects to a two car garage. Sits on approximately 0.14 acres. The house is in overall poor shape. The foundation appears to be falling in on the North side of the house. The severity is unknown there is just a lot of loose block and dirt. There is a wood reinforced hallway that ran through the middle of the basement and it has been pushed in and blocked due to the land sliding inward. There are also some trees growing very close to the home and will likely cause more damage if not removed. The shingled roof looks older with a few sections that need repairing. Soffit and fascia rot in certain areas. Mix of vinyl and metal siding is in decent shape. The cement slab driveway in front of the garage has some large cracks but is otherwise solid. One of the garage doors is missing and the other looks slightly damaged. The interior of the home is in poor shape. Some sanitation issues. Floor feeling soft in a few spots. There are multiple holes in the walls. Incomplete construction through most of the home. The attic area appeared dry but there was a section in one of the second story rooms that shows leaking. Animal damage was seen. Water heater and furnace have been removed. Electric breaker box looked hazardous. The home is going to need a lot of work before its back in good living condition. Please be prepared. Residential land use code 401. Located in the Caro Community School District. Harvesting; Sanitation Issues And Garbage; Personal Property; Animal Damaged; Roof Issues; Incomplete Construction; Foundation Issues;</p> <p>Summer Tax Due: \$1,027.21</p>	121 ALEXANDER ST CARO;	\$15023.67	

6639	<p>Parcel ID: 050-500-526-0700-00; Legal Description: SEC 03 T12N R9E LOT 7 BLK 2 OAKWOOD ADD VILL OF CARO. Comments: This vacant lot is approximately 0.01 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Sheridan Street. Residential land use code 401. Please contact the local government unit to get more information about building restrictions in this area. E.g. Minimum Sq. footage requirement. Most likely unbuildable due to its small size. Located in the Caro Community School District. Unbuildable Lands / Too Small; Roads - Platted Or Easement Known, But Unimproved; Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$2.62</p>	V/L W GILFORD RD CARO;	\$905.67	
6640	<p>Parcel ID: 050-500-604-1500-01; Legal Description: SEC 03 T12N R9E LOT 16 BLK 4 W E SHERMANS ADD VILL OF CARO. LLA BETWEEN 1400-00 & 1500-00 ON 01/21/20. L1430/77 Comments: The building sits on approximately 0.21 acres. On the corner of W Congress St and S State St. Located in the Caro Community School District. Paved parking lot area on the East side of the property. The building looks to be in overall good shape from the outside but unfortunately there are "Caution Danger Biohazard" Notices posted multiple times on the building. All of the windows have had there framing ripped out and are boarded. Half of the property is a paved parking lot. There is a vehicle and a trailer parked on the premises. Nice location for a commercial building. The inside of the building looks like it has been completely gutted. The basement looks wet. Block foundation looks solid. Shingled roof looks fairly new. Vinyl siding looks fine. Its a shame the building has Biohazard warnings on it. It may be a great fixer upper depending on the severity of the biohazard. Please contact the local unit for more information on the biohazard warning. Dangerous Building; Sev Not Accurate; Boarded; Contamination Indicators; Incomplete Construction;</p> <p>Summer Tax Due: TBA</p>	527 S STATE ST CARO;	\$2710.05	
6641	<p>Parcel ID: 050-500-631-0800-00; Legal Description: SEC 03 T12N R9E LOT 8 & LOT 9 & E 1/2 OF LOT 10 BLK 1 STREETS ADD VILL OF CARO. Comments: This vacant lot is approximately acres of land. No observed structures. Large tree in the back middle section. Small pile of vegetation debris. Cement driveway entrance at the road. Plenty of space for a nice new building. Ground is mostly level but slopes down slightly when you head North to South. Residential land use code 401. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Caro Community School District. Open grassy lot with a few trees. Flat level ground throughout. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$75.25</p>	637 W SHERMAN ST CARO;	\$4144.02	
6642	<p>Parcel ID: 051-500-115-0750-00; Legal Description: SEC 7 T11N R8E COM AT SE COR OF LOT 7 BLK 15, TH SELY ON LN WITH S LN OF LOT 7 TO CASS RIVER, TH NELY ALG N BK OF RIVER TO CEDAR ST, TH NLY TO LOT 20, TH WLY TO SW COR OF LOT 20, TH NLY TO NW COR OF LOT 20, TH WLY ON A DIRECT LN TO SW COR OF LOT 9, TH ALG E LN OF LOTS 7 & 8 TO POB EX LAND SOLD TO WILL WELLS & R D VARNUM ALSO EX PART BETW LOTS 7, 8 & S 1/2 OF LOT 9 BLK 15. BEING PART OF BLK 15 PLAT OF CITY OF VASSAR. Comments: This vacant lot is approximately 1.48 acres of land. Nearly 400 feet of water front. The Property is located on a platted subdivision road but the road has not been constructed. It stops about 100 feet before the property. There is legal road frontage on Cedar Street. Plat map is provided in the photos. No observed structures. Across the street from a camp ground. Wooded with thick vegetation throughout. Would be a very beautiful spot for a house on the river. Residential land use code 402. If planning to develop the land please contact the local government unit about building restrictions. E.g. Minimum Sq. footage requirement. Located in the Vassar Public School District. Roads - Platted Or Easement Known, But Unimproved;</p> <p>Summer Tax Due: \$212.63</p>	208 N CASS AVE VASSAR;	\$2044.70	

Property Transfer Affidavit

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

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

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

EXEMPTIONS

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

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

CERTIFICATION

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

Printed Name

Signature

Date

Name and title, if signer is other than the owner

Daytime Phone Number

E-mail Address

Instructions:

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

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

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

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

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

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

Penalties:

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

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