Public Land Auction

Barry, Calhoun, Kalamazoo, Saint Joseph

August 5th, 2026

Barry, Calhoun, Kalamazoo, and Saint Joseph 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.

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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).*

2026 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**

Arenac, Bay, Gladwin **8/3/2026**	**The Thumb Area** **(Huron, Lapeer*, Saint Clair, Sanilac, Tuscola)** **8/4/2026**	**Barry, Calhoun, Kalamazoo, Saint Joseph** **8/5/2026**
Allegan*, Berrien*, Cass, Van Buren **8/6/2026**	**Southern Central Lower Peninsula** **(Clinton, Gratiot, Ionia, Livingston*, Montcalm, Shiawassee)** **8/7/2026**	**Central Lower Peninsula** **(Clare, Isabella, Mecosta, Osceola)** **8/13/2026**
Eastern Upper Peninsula **(Alger*, Chippewa*, Delta*, Luce*, Mackinac, Schoolcraft)** **8/14/2026**	**Western Upper Peninsula** **(Baraga*, Dickinson*, Gogebic, Houghton*, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)** **8/18/2026**	**North Central Lower Peninsula** **(Crawford*, Kalkaska*, Missaukee, Montmorency, Ogemaw*, Oscoda*, Otsego*, Roscommon*)** **8/19/2026**
Antrim*, Charlevoix*, Emmet **8/20/2026**	**North Eastern Lower Peninsula** **(Alcona, Alpena*, Cheboygan*, Iosco*, Presque Isle*)** **8/21/2026**	**Oakland*** **8/25/2026**
Kent, Muskegon, Oceana*, Ottawa **8/26/2026**	**North Western Lower Peninsula** **(Benzie, Grand Traverse, Lake*, Leelanau, Manistee, Mason, Wexford)** **8/27/2026**	**Branch, Hillsdale, Jackson*** **8/28/2026**
Monroe **8/28/2026**	**Saginaw** **9/2/2026**	**Genesee** **9/3/2026**
Minimum Bid Re-Offer Auction **9/25/2026**		**No Reserve Auction** **10/30/2026**

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:

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 or 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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 recommend 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-liable 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.

Barry

Lot #	Lot Information	Address	Min. Bid
800	**Parcel ID:** 01-007-016-00; **Legal Description:** ASSYRIA TWP ALL THAT PART NE 1/4 NE 1/4 SEC 7-1-7 LYING N OF HIGHWAY. **Comments:** Two story home sits on approximately 0.05 acres. Located in the Hastings Area School District. Residential Land Use Code: 401. Unfortunately this house is in very poor condition and as a result has been condemned. As it sits it is dangerous and should be torn down. Walls are missing. Foundation is a mix of stone and block but there are areas sinking and crumbling. The roof has collapsed. There is debris surrounding the home. Third party stated there was no septic and the pipes just ran into the back yard. Also stated there was a church that ran their waste pipes to the same area. The lot is on the smaller side and is a triangular shape. Land consists of Developed low intensity. Mix of young and old trees. Ground slopes down from the road. Possible encroachment issues with a neighboring property to the West. The neighbors driveway crosses over a small section of the parcel to access Lacey Rd. Possible easement. Please do your due diligence before placing a bid. **Additional Disclosures:** 5; 66; 39; 36; 63; 34 (see key for full text) **Summer Tax Due:** $82.51	5959 LACEY RD BELLEVUE	$1,630.00
801	**Parcel ID:** 02-016-251-10; **Legal Description:** BALTIMORE TWP COM S 00DEG 07'21" W 2011.94 FT FR N 1/4 POST SEC 16-2-8 FOR POB TH S 00DEG 07'21" W 602.46 FT TO CNTR SEC 16 TH N 35 DEG 35' 40" E AL CNTR LI GRAVEL RD 768.45 FT TO CNTRLI M-37 TH N 01 DEG 36' E AL CNTRLI HWY M037 89.44 FT TH S 76DEG 00'00" W 462.21 FT TO POB. **Comments:** Approximately 3.5 acres. Residential land use code: 401. Located in the Hastings Area School District. There is ~768 feet of road frontage along Whiskey Run Drive and ~89 feet along M-37. Land consists of woody wetlands, mixed forest and and developed open space. There is a large pond on the property. Wet land indicators. This property appeared to be occupied on last visit. Please use caution and be respectful if visiting property in person. Power is still active. The mobile home has seen better days but is still in ok shape. The slab foundation needs some attention because the ground underneath it is eroding. The garage has a slab foundation as well. The garage is in ok shape as well. No major damage seen on the garage. There is a good amount of debris and garbage throughout the property. This property has a ton of potential. A fresh build would really make this place shine. The pond looks very usable and the mosquitoes weren't noticeable during May visit. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 17; 41; 6; 33; 21 (see key for full text) **Summer Tax Due:** $282.08	1520 WHISKEY RUN DR HASTINGS	$4,350.00
804	**Parcel ID:** 03-001-244-00; **Legal Description:** BEG N 90D E 1969 FT FROM W 1/4 COR SEC 1 T1N R9W, TH N 2D 45M 3S E 483.15 FT, TH N 90D E 380 FT, TH S 2D 45M 4S E 483.15 FT, TH S 90D W 380 FT TO POB. **Comments:** Approximately 4.21 acres. Located in the Delton Kellogg Public School District. Residential Land Use Code: 401. Approximately 380 feet of road frontage along W Pifer Rd and extends roughly ~483 feet deep. The land consists mostly of deciduous forest with some mixed trees and developed low intensity space. Wetland indicators to the North as you descend into the property. Easily traversable but terrain challenged. There is a great deal of debris throughout the property. It appears the former occupants were dumping their garbage. Lots of cans, old tires, metal scrap, and garbage. etc. This would be a really nice property if there weren't all of the debris. After cleaning up the property, this would be a great start to a new build. You could use the garage to store supplies while the house is being built. The garage is full of debris and the electrical has been harvested. Slab foundation looks good but there is a good amount of trees growing next to the building that will need to be removed before causing damage, if it hasn't occurred already. It appears the former owners own the neighboring property to the East. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 13; 41; 66; 48; 21 (see key for full text) **Summer Tax Due:** $183.33	W PIFER RD DELTON	$1,810.00

805	**Parcel ID:** 06-020-028-50; **Legal Description:** COM AT PT IN CTR E & W HWY ON S LI SEC 20-T3N-R8W WHERE SAME INT C/L HASTINGS & BATTLE CRK HWY; TH E ALG S LI SD SEC 194' TO POB; TH N 309.37'; TH E 185'; TH S 309.37' TO S LI SD SEC; TH W 185' TO POB. 1.3 A. **Comments:** Approximately 1.30 acres. Located in the Hastings Area School District. Residential Land Use Code: 402. Approximately 185 feet of road frontage along River Rd and extends roughly ~309 feet deep. No observed structures. The land consists of grassy open space, thick vegetation, and a good amount of trees scattered throughout. Terrain appears to be mostly level throughout. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a location for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $92.24	RIVER HASTINGS	$1,840.00
806	**Parcel ID:** 06-020-029-50; **Legal Description:** COM SE COR SEC 20-T3N-R8W; TH W 1000'; TH N 650' TO POB; TH S 650''; TH W TO PT 62 RDS E OF INT M-37 WITH RIVER RD; TH N 18.75 RDS; TH W 400'; TH N 340.6'; TH E TO POB. 9 A. **Comments:** Approximately 9 acres. Located in the Hastings Area School District. Residential Land Use Code: 402. Approximately 385 feet of road frontage along River Rd. No observed structures. The land consists mostly of deciduous forest, mixed vegetation, and wetlands. There is a pond on the neighboring property to the West. Aerial images show the pond extends into the West section of this property. Terrain appears to be mostly level but there are hilly sections. Quiet area. This could be a great opportunity for an adjacent land owner looking to increase their property size or could be the location for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $237.83	RIVER HASTINGS	$3,850.00
807	**Parcel ID:** 07-023-002-12; **Legal Description:** HOPE TWP. SEC. 23-2-9 COM AT S1/4 PST OF SEC 23 T2N R9W FOR POB TH W 295 FT TH N370 FT TH E 295 FT TH S 370 FT TO POB BEING 2.5 AC. **Comments:** Approximately 2.5 acres. Located in the Delton Kellogg Public School District. Residential Land Use Code: 401. Approximately 295 feet of road frontage along W Cloverdale Rd and roughly ~370 feet along Angies Run Dr. The land consists of grassy open space around the building with lots of trees and light vegetation. Easily traversable but there are some hilly areas in front of the home. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Vinyl siding in good shape. Shingled roof looks fine but there is some slight debris build up. Gated entrance along the road. Gravel driveway with plenty of parking leads to an attached two-car garage. A large two-story deck leads to the front entrance. A/C unit and mini split on the rear of the home. Poured concrete foundation looks good. There is a good amount of debris throughout the property. This would be a nice looking property if the debris was cleaned up. Personal property throughout. Large RV on the back of the property. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $875.55	2524 W CLOVERDALE RD DELTON	$7,290.00
808	**Parcel ID:** 07-026-028-00; **Legal Description:** HOPE TWP COM SW COR SEC 26-2-9, TH E 100 FT, TH N 165 FT, TH W 100 FT TH S 165 FT TO BEG. **Comments:** Approximately 0.379 acres. Located in the Delton Kellogg Public School District. Residential Land Use Code: 402. No observed structures. There are the remains of a small block foundation. Possible for a pump house. The property is terrain challenged and there is a stream close by with wet land indicators. Approximately 100 feet of road frontage along W Dowling and ~165 feet along Wertman Rd. Little Cedar Lake Dr also runs along the East side of the property. Land consists of light vegetation, young trees and a few mature ones. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 41; 49 (see key for full text) **Summer Tax Due:** $54.31	W DOWLING RD DELTON	$1,290.00

809	**Parcel ID:** 07-065-001-00; **Legal Description:** HOPE TOWNSHIP LOT 1 BOLTHOUSE ACRES PLAT. **Comments:** This property was occupied on last visit. Please use caution and be respectful if visiting this property. Approximately 1.01 acres. Located in the Delton Kellogg School District. Residential Land Use Code: 401. Approximately 220 feet of road frontage along Waldorf Rd and extends roughly ~199 feet deep. The mobile home appears to be in poor shape. There are tarps on the roof and it is missing siding with bare OSB showing. There are two old travel trailers on the property as well as other personal property. There is a large burn pile in the middle of the lot. Possible contamination depending on what was burned. There is a good amount of debris on the property but it's mostly in piles. The property is chain link fenced in with a locked gate along the roadside. Land consists of grassy open space around the mobile with some mixed trees scattered throughout. Easily traversable with some areas having thick vegetation. Terrain is hilly. This property could be cleaned up well Please do your due diligence before placing a bid. **Additional Disclosures:** 17; 21; 33; 6 (see key for full text) **Summer Tax Due:** $244.04	4775 WALDORF RD DELTON	$2,440.00
810	**Parcel ID:** 08-027-014-01; **Legal Description:** IRVING TOWNSHIP SE 1/4 SEC 27 EX THE N 107 ACRES & EX TH S 56.25 ACRES THEREOF (DEEDED AS: THE S 1/4 ACRE OF THE N 27.75 ACRES OF THE S 1/2 SE 1/4 SEC 27 T4N R9W & TH S 3/4 ACRES OF THE N 107 3/4 ACRES OF SE 1/4. SEC 27 T4N R9W. 0.8 ACRES (2018). **Comments:** Approximately 0.80 acres. Located in the Thornapple Kellogg School District. Residential Land Use Code: 402. No observed structures. This appears to be a gap lot that is approximately 10 feet wide. There's not many things you can do with this property. It's obviously too narrow to build. Partially wooded. However its a great opportunity for one of the adjacent landowners to add it to their existing property. Please do your due diligence before placing a bid. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $6.68	WOOD SCHOOL RD MIDDLEVILLE	$670.00
811	**Parcel ID:** 09-205-020-00; **Legal Description:** JOHNSTOWN TWP. VAL-PINE ACRES LOT 20. **Comments:** Approximately 0.26 acres. Across the street from Long Lake. Located in the Delton Kellogg Public School District. Residential Land Use Code: 402. No observed structures. Terrain challenged along the roadside with a steep incline to the West. Wooded along the roadside. As you travel further to the West the land levels out for the most part and is open and grassy. Wild cacti growing in the open. This could be a great opportunity for an adjacent land owner looking to increase their property size or could be the location for a fresh build. You could build a house up high on the hill so your house overlooks the Lake! If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 49 (see key for full text) **Summer Tax Due:** $55.48	VALPINE DR/VACANT BATTLE CREEK	$1,340.00
812	**Parcel ID:** 10-030-180-00; **Legal Description:** COM AT NW COR SEC 30-T2N-R7W, TH S 766FT FOR POB; TH S 165FT, TH E 184FT, TH N 165FT, TH W 184FT TO POB. **Comments:** Approximately 0.7 acres. Located in the Hastings Area School District. Residential Land Use Code: 401. Approximately 165 feet of road frontage along North Ave and extends ~184 feet deep. The land consists of open grassy space with a handful of mixed trees scatter around the property. There is a 40' by 24' utility building next to the home that was built in 1988. It is full of personal property and debris. Slab foundation looks good but there are trees growing very close and should be removed before causing damage. There are two cars parked in front of the garage. Unfortunately the house is in very poor condition. The roof is collapsing and the basement has multiple feet of standing water. The house is full of mold. Block foundation is cracking in multiple areas. This house will require a great deal of time and money to get it back into living condition. Please do your due diligence before placing a bid. LOT# 813 is adjacent to this property to the South. **Additional Disclosures:** 63; 36; 26; 34; 41; 32; 21; 22 (see key for full text) **Summer Tax Due:** $462.89	8133 NORTH AVE DOWLING	$9,850.00
813	**Parcel ID:** 10-030-226-00; **Legal Description:** COM NW CORNER SEC 30 T2N R7W; TH S 931FT FOR POB; TH E 184FT, TH N 701FT, TH E 3FT, TH S 722FT, TH W 187FT TO POB. **Comments:** Approximately 0.089 acres. Located in the Hastings Area School District. Residential Land Use Code: 402. No observed structures. The land slopes down from the road. There are the remains of a cut down tree along the road side. Handful of trees. Wet land indicators. Open grassy section to the East. A portion of the property is being mowed. Most likely too small to build. Would be a good purchase for one of the adjacent property owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. LOT# 812 is adjacent to this property to the North. **Additional Disclosures:** 9; 41 (see key for full text) **Summer Tax Due:** $10.30	NORTH AVE DOWLING	$730.00

814	**Parcel ID:** 15-027-100-10; **Legal Description:** COM NW COR SEC 27 T4NR7W; TH S00*05'16"W 1988.78FT; TH N89*48'38"E 300FT TO POB; TH N00*05'16"E 276.54FT; TH S89*54'44"E 1025FT; TH S00*02'51"W 271.57FT; THS89*48'38"W 1025.2FT TO POB. INC EASEMENT FOR INGRESS/EGRESS & UTILITIES DESC AS: COM NW COR SEC 27 T4NR7W; TH S00*05'16"W 1988.78FT FOR POB; TH N89*48'38"E 300FT; TH N00*05'16"E 66FT; TH S89*48'38"W 300FT; TH S00*05'16"E 66FT; TH S89*48'38"W 300FT; TH S00*05'16"W 66FT TO POB. **Comments:** Approximately 6.46 acres. Located in the Lakewood Public School District. Residential Land Use Code: 402. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Occupants of this parcel may be hostile, so extra caution should be taken if visiting this parcel in person and any observation should be conducted from the road. There is a two track trail that drops off the road and leads to the property. Multiple travel trailers and vehicles are on the property. Appears to still be occupied and in use. The land consists of open grassy areas with a grouping of trees near the East perimeter. There is a small pond or a drainage area on the East section of the property as well. Some wetlands indicators. This property includes an easement for ingress/egress for utilities. Possible road access issues. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 30; 41; 67; 6 (see key for full text) **Summer Tax Due:** $248.26	3630 N WOODLAND RD WOODLAND	$4,140.00
815	**Parcel ID:** 51-110-117-00; **Legal Description:** COM NE COR SE1/4 NE1/4 SEC 21 T4NR7W; TH S 60FT; TH W 50FT TO POB; TH S62*31'32"W 140.89FT; TH N 125FT TO N 1/8 LINE NE1/4 SEC 21; TH E'LY 125FT; TH S 60FT TO POB. **Comments:** Approximately 0.26 acres. Located in the Lakewood Public School District. Residential Land Use Code: 401. The land consists of open grassy space with couple small trees. The West side of the property is adjacent to farmland. The mobile home was built in 1986. Two bedroom one bathroom. Forced Air w/ ducts. ~938 sq ft. The mobile appears to have been vacant for some time. It is full of personal property. Feels like someone just walked out the door and never came back. Dishes still in sink. It's not in the best shape but it's not the worst I've seen. Could probably be fixed up if someone wanted to spend the time. There is a vehicle parked outside the home that has plates last registered in 2020. Small shed next to home. Slab foundation looks good. Electric meter removed. Gas meter still present. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 17 (see key for full text) **Summer Tax Due:** $473.64	240 S MAIN ST WOODLAND	$5,690.00
816	**Parcel ID:** 55-250-021-00; **Legal Description:** CITY OF HASTINGS COM. AT THE NW CORNER OF LOT 16 SUPERVISOR GLASGOW'S ADD. FOR POB,TH S 164 FT, TH E PARALLEL WITH THE N LINE OF LOT 16 200 FT MORE OR LESS TO THE CENTER OF FALL CREEK, TH N ALONG THE CREEK TO THE N LINE OF LOT 16 , TH W 20 FT MORE OR LESS TO P.O.B. , ALSO 20 FT R/W OFF THE N LINE LOT 16 , FROM HANOVER ST. TO THE W SIDE OF FALL CREEK. **Comments:** Approximately 0.25 acres. Located in the Hastings Area School District. Commercial Land Use Code: 202. Wooded. The East side of the property runs along Fall Creek. LOT#817 is adjacent to this parcel to the West. Please note that road access to this property has not been confirmed. While it appears to be landlocked, there may be an existing easement. However, we could not find road access during our visit, and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel may be best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $31.80	1700 S HANOVER HASTINGS	$760.00
817	**Parcel ID:** 55-250-056-00; **Legal Description:** CITY OF HASTINGS THAT PART LOTS 35, 36 SUP. GLASGOWS ADD # 1 LYING E OF CK & SRR. ALSO ANY RIGHTS IN FORMER R/W IN ABONDONED RAILWAY. **Comments:** Approximately 2.17 acres. Located in the Hastings Area School District. Residential Land Use Code: 402. Wooded. The West side of the property runs along an abandoned railway owned by Consumers Energy. Legal description states "ANY RIGHTS IN FORMER R/W IN ABONDONED RAILWAY". Possible easements. Please note that road access to this property has not been confirmed. While it appears to be landlocked, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel may be best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. LOT#816 is adjacent to this parcel to the East. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $58.74	1700 S HANOVER HASTINGS	$930.00

Calhoun

Lot #	Lot Information	Address	Min. Bid
1400	**Parcel ID:** 0077-00-690-0; **Legal Description:** SEC 27, T2S R8W, N 1320 FT OF E 330 FT OF SW Â¼ OF SD SEC LYING SLY OF I-94 R/W. SUBJ TO UTIL EASE FOR CONSUMER POWER, SUBJ TO MDOT DRAIN EASE. **Comments:** Approximately 0.26 acres. Located in the Lakeview School District. Residential Land Use Code: 402. Please note that road access to this property has not been confirmed. While it appears to be landlocked, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. There is an easement for Consumer Power and MDOT written in the legal description. This is directly off I-94. This parcel is best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Utilities are in the area. Please do your due diligence before placing a bid. **Additional Disclosures:** 30; 7 (see key for full text) **Summer Tax Due:** $36.56	3433 BECKLEY REAR BATTLE CREEK	$788.28
1401	**Parcel ID:** 0135-00-046-0; **Legal Description:** SEC 35 T1S R8W PT OF NE 1/4 OF NE 1/4 OF SEC 35 COM IN CTR OF WAUBASCON RD 1674 FT E & 132 FT S OF N 1/4 POST SELY 66 FT - SWLY 400 FT - WLY 66 FT - NELY 400 FT TO POB. **Comments:** Approximately 0.61 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 402. Approximately 66 feet of road frontage along Waubascon Rd and extends ~400 feet. No observed structures. Land consists of mostly deciduous forest and a few areas of open space. Small amount of dumping. A few tires and some plastic planters. Nothing to difficult to clean up. This is a pretty wooded lot on a low traffic road. Small trail starts at the road and goes about 20 yards into the woods. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $141.62	WAUBASCON BATTLE CREEK	$1,385.89
1402	**Parcel ID:** 0136-38-261-0; **Legal Description:** PLAT OF NORTH WASHINGTON HEIGHTS S 17 FT OF LOTS 129 & 130, ALSO N 93 FT OF LOTS 160 & 161. ((1983 THRU 2014, S 55' ASSESSED AS #6030-00-161-0; N 55' ASSESSED AS #6030-00-129-0)) **Comments:** Approximately 0.30 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Unfortunately this house is in poor shape. It has been sitting for some time now and the animals have gotten inside. There are multiple holes in the ceiling and walls. The shingled roof is failing in few areas and there are leaks inside the interior. Some mold is beginning to form. Electric and gas meter have been removed. Block foundation is settling and there are areas with poured concrete which may be repair work. The floors in home are not level. There is an addition on the side of the home with a large hole in the roof and a hole in the side of the exterior wall. Two bedroom one bathroom. Some of the windows are broken and some have been boarded. There is a concrete driveway on Howland St. Grassy front yard with a nice side yard. Plenty of space for kids to play. There is a one car garage that is more like a shed. It is in poor shape. Roof is failing and the doors are all busted apart. The vinyl siding on the home needs repairs as well. Small chain linked fenced in section for dogs. Furnace and water heater are present. Unknown condition. Break panel in the basement looks fine. This house is going to need so major work to get it back into good living condition. The roof and foundation need to be addressed first and foremost. Its a smaller home so it should be somewhat manageable but still be prepared for some work. Buyers are strongly encouraged to do their own due diligence before placing a bid. **Additional Disclosures:** 5; 63; 34; 21; 46; 32 (see key for full text) **Summer Tax Due:** $997.99	270 HOWLAND BATTLE CREEK	$7,033.15

1403	**Parcel ID:** 04-280-039-00; **Legal Description:** BEDFORD TWP. LEVEL PARK, BLOCK B LOT 29. **Comments:** Approximately 0.25 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Unfortunately this house is in very poor condition. There is a large tree limb that has fallen on the home and damaged the roof. The roof has failed in multiple locations and is patched together with tarps, metal roof, wood, and foam board. The interior off the home is just as bad. The floors, ceilings, and walls are down to the studs. The stairs to the basement are missing. Light is peaking through the roof and walls in multiple spots. Animals are living in the home. The building looks like it has been harvested. Broken windows and doors. Some have been boarded. Block foundation has some cracks but looks decent. Electric and gas meter removed. Grassy front and back yard. There is a grass drive way that leads to a small one car garage. The garage has debris around it and has overgrown vegetation. Looks to be wood post foundation. There is a good amount of debris in the backyard. This building is going to require major repairs and renovations. Please be prepared for some work and your due diligence before placing a bid. **Additional Disclosures:** 5; 46; 50; 63; 48; 22 (see key for full text) **Summer Tax Due:** $473.96	183 S FINLAY AVE BATTLE CREEK	$4,209.97
1404	**Parcel ID:** 04-340-032-00; **Legal Description:** BEDFORD TWP. MARY WOOD HILLS LOT 47. **Comments:** Approximately 0.39 acres. Located in the Pennfield School District. Residential Land Use Code: 401. House was built in 1967. Four bedroom 1.5 bathroom. This property was occupied on last visit but the residents are in the process of removing personal property and vacating the property. Building should be vacant and empty by the time of auction. The house appears to be in overall above average shape. Located in a nice neighborhood with well maintained properties. Close to St Mary's Lake. Concrete driveway is in good shape with some cracks. Leads to an attached two car garage. Pad looks good inside the garage. Metal and brick exterior on the home is in decent shape. Could use a wash. Shingled roof is older and has some slight debris build up but looks good overall. Some wood rot along the fascia/soffit area. Basement walk out on the back of the home. Concrete pad back porch. Electric meter and gas meter still hooked up and appear active. AC unit on side of home. The former resident had multiple cats living in the home and there is an odor. Carpets should probably be removed in order to clean and remove smell. Some sections of the home have the original hardwood floors visible and they are in good shape. Furnace and water heater are still in the basement. Older breaker panel. Floor joists and poured concrete foundation look great. This home looks like it was cared for and maintained well. We don't see too many like these at the auctions. Nice open grassy front and back yard with trees scattered. The backyard is partially fenced in but the fence needs repairs. There is a good amount of vegetation debris on the West border of the lot. This house could be considered move in ready but it should probably be renovated and cleaned up a bit. This is a nice one, don't miss out! Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 21 (see key for full text) **Summer Tax Due:** $1,986.28	508 SYLVAN DR BATTLE CREEK	$17,126.46
1405	**Parcel ID:** 04-530-032-00; **Legal Description:** BEDFORD TWP. RIO VISTA GARDENS LOT 40 EXC N 65 FT. **Comments:** Approximately 0.92 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Road access on both N Robin Ave and Michigan Ave. Concrete driveway entrance on both Streets. Large grassy yard with a good amount of trees. There are trees along the West, North and East borders of the property. Built in 1955. Three bedroom two bathroom. The house looks to be in overall good condition and the exterior of the property was being maintained. The property had a dumpster parked in the driveway on last visit. It appears there was a clean up operation recently. The interior of the home has been emptied and mostly cleaned out. Just a few small bits of debris here and there. We don't see to many properties like this. The house looks like it only needs a good cleaning before it would be move in ready. Electric and gas meter still hooked up and appear active. The furnace and water heater are still present and looked to be in good shape but the working condition is unknown. There is an under ground pump well with a pressure tank in the basement. Water softener. The concrete driveways are in immaculate shape and have poured concrete walls along the sides. Nice steps built into the concrete. Attached two car garage in good shape. Garage doors looked functional. There are three bedrooms of decent size on the main floor. The basement is partially finished. Small amount of mold in the basement but nothing major. Fireplace on both floors. The bathroom on the main floor is in decent shape but needs a new floor and the tub news a new coating. Wood floor through most of the home are in very conditions. Some areas would clean up easy others need to be refinished. Large grassy yard wraps around the home and offers plenty of space. There is a sun room addition built on the side of the home. Foundation looks solid. Shingled roof looks fairly recent. Gutters look fine. Nice stone work on the exterior. There's not a whole lot to say about this one because its in good shape. After a bit of TLC this house would be in great shape. Don't miss out on this one. Please do your due diligence before placing a bid. **Summer Tax Due:** $1,434.14	3846 W MICHIGAN BATTLE CREEK	$10,482.13

1406	**Parcel ID:** 04-670-007-01; **Legal Description:** BEDFORD TWP. SUPERVISOR'S PLAT OF WEST MAIN STREET GARDENS PART LOT 10 COM AT SE COR THEREOF NW'LY ALG S'LY LOT LINE 184.37 FT TO SW COR THEREOF N'LY ALG W'LY LOT LINE 113.26 FT E'LY 129.75 FT TO PT 200 FT N OF BEG S 200 FT TO BEG. **Comments:** Approximately 0.53 acres. Located in the Battle Creek Public School District. Commercial Land Use Code: 201. Approximately 184 feet of road frontage along W Michigan Ave and ~200 feet along N Gardner. There are two entrances along Michigan Ave and another large entrance along Gardener. The building was constructed in 1950. Large concrete parking lot offers a good amount of parking space. Plenty of visibility from the road. Open grassy area behind the building. There are some trailers parked on the North West corner of the property but they may belong to the adjacent neighbor. The building appears to have been a Pizzeria that closed in 2019. The building needs repairs but it doesn't look to be in terrible shape. Block foundation looks decent but there are some areas that need attention. One of the gutters rusted out on the back of the building and there is some deterioration where water was running against block. Some areas where the mortar is crumbling. Two commercial doors on the front of the building. Unable to access the interior. It appears to be emptied out. It is dirty but doesn't look trashed. The front facade roof is damaged in multiple areas. Didn't see any leaks from the main flat roof directly over the building but was only able to see in from the front windows. Gas and electric meter removed. Large HVAC system on the roof. Some of the glass windows and doors are broken. The building will no doubt require some work to get it back in good usable condition but there is a lot of potential here. The extra side yard next to the building gives you lot of options with what type of business could go here. Add a playground and this would be a cool spot to get ice cream with the kids. This one has potential for the right buyer. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 5; 33 (see key for full text) **Summer Tax Due:** $1,645.06	3004 W MICHIGAN BATTLE CREEK	$12,018.19
1407	**Parcel ID:** 0430-00-029-0; **Legal Description:** A D CLARKS ADD S 33 FT OF W 92.90 FT OF LOT 27. **Comments:** Approximately 0.07 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Approximately 33 feet of road frontage along S Union St and extends ~92.90 feet. Built in 1900. Two bedroom one bathroom. Tucked snugly in between what looks like an abandoned home and a pole barn that's incomplete. Unfortunately this house is in poor shape. Many of the windows have been broken and some have been boarded. There is debris and garbage inside the home and surrounding the exterior of the home. The roof on the back side of the home has collapsed. The back door entrance has been kicked in. Gas meter still hooked up. Electric meter covered in overgrown vegetation. The South section of the building is overgrown. Gravel driveway runs along the North side of the home. There was a large commercial vehicle parked in the driveway. Unknown ownership. Animal damage throughout home. Cats ran out the windows when I entered the home. The stone and block foundation has cracking and is settling. The exterior of the home needs repairs there are sections that are bare OSB board. The basement is full of debris. Water heater has been harvested as well as the breaker panel and wires. Furnace still present. Wood floors are in very poor shape. This house is going to require a great deal of work before its back in good living condition. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 46; 34; 66; 32; 48; 63; 5 (see key for full text) **Summer Tax Due:** $624.60	81 S UNION BATTLE CREEK	$5,893.86

1408	**Parcel ID:** 06-127-027-00; **Legal Description:** CLARENCE TWP SEC 27 T1S-R4W PART OF SE 1/4 OF SEC 27 COMM AT THE S 1/4 POST OF SEC. 27 TH N 88 DEG 57' 27" E 715.45 FT . TH N 01 DEG 02' 33" 175 FT TH S 88 DEG 57' 27" W 306.85 FT TO TH CENT LI. OF 27 1/2 MI. RD. TH N- WLY ALG CENT. LI. OF RD. 106.69 FT ALG. ALG SAID CENT. L - ALG THE ARK OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1238.50 FT. A ND A DELTA ANGLE OF N 13 DEG 56' 09" AND A CORD BEARING OF N 15 DEG 56' 39" 106. 66 FT TH N 13 DEG 28' 35" W 276.48 FT ALG CENT. LI. TH N 71 DEG 15' 56" E 424.83 FT TH N 00 DEG 06' 39" E 358.87 FT TH S84 DEG 21' 12" W 256.35 FT TH N 00 DEG 11' 37" W 113.78 FT. TH S 89 DEG 05' 54" W 238.02 FT TO CENT LI OF 27 1/2 MI. RD AND P.O.B. TH N 89 DEG 05' 54" E 151 FT TH S 03 DEG 40' 40" E 87 FT TH S 89 DEG 05' 54"W 151.5 FT TO THE CENT LI OF 27 1/5 MILE RD TH N EL IN THE CENT LI OF RD. 87 FT TO P.O.B. .30 AC. M/L. **Comments:** Please Note: Part of the garage and driveway encroach on the neighbor's property. The neighbor is aware of this encroachment and may require some action to be taken by the new buyer. Please see the survey which is linked in the Related Documents section below this description. We sold this property in 2022 and it's back! This is likely due to the encroachments. Please do your due diligence. This house sits on approximately 0.30 acres of land. The house is in overall poor shape. There were "Health Notices" posted on the house stating it was unfit for human habitation without the building being rehabilitated. Block foundation looked solid from what was visible except near the entry way were the stone pathway has been sinking causing some of the cinder block to crack and become loose. Electric and gas meters are still hooked up but are not active. Wood siding was in fair shape and the shingled roof didn't look bad either. There were some small pools of water in the basement. the wood flooring on the main floor was buckling and popping up in multiple locations. Debris and garbage inside and outside of the home. Graffiti and vandalism has taken place. Three bedroom one bathroom. Furnace and water heater still present. Older style fuse box. Well and pressure tank in the basement. This may be where the water in the basement has come from. Attached two car garage. Gravel driveway with a gate that looks to have been recently constructed. This house will need repairs and to get up to code with the Health Notice Posting. **Additional Disclosures:** 21; 39; 66; 34 (see key for full text) **Summer Tax Due:** $823.17	19166 27 1/2 MILE ROAD ALBION	$12,219.48
1409	**Parcel ID:** 0602-28-386-0; **Legal Description:** WILLIS 2ND ADD LOTS 2 & 3. ((1983 THRU 2014, LOT 2 ASSESSED AS #9740-00-002-0 & LOT 3 ASSESSED AS #9740-00-003-0)). **Comments:** Approximately 0.22 acres. Located in the Battle Creek Public School District. Commercial Land Use Code: 201. Zoning subtype for two family. Structure was built in 1940. Two bathroom with offices. Unfortunately this church has been abused and misused. The shingled roof has failed in multiple locations. There is a large hole on both sides of the roof that has allowed most of the building to be water damaged. There is mold throughout the basement area. There is a large amount of garbage and debris throughout the building and piled up on the rear of the property. Handicap accessible ramp. The block foundation has cracks and there are some animal borrows. Multiple broken windows with some being boarded. There was a fire on the main floor damaging the floor trusses and the wall. There is a hole in the roof near this area as well. Could not locate electric panel or hvac. This building is going to require a great deal of work to get it back in good usable condition. It would be a good purchase for someone in the remediation and renovation business with the resources to take on the project. Driveway entrance along the road. There is a block retaining wall bordering the West property that has some damage due to tree roots. Buyers are strongly encouraged to do their own due diligence before placing a bid. **Additional Disclosures:** 32; 66; 5; 48; 46; 11 (see key for full text) **Summer Tax Due:** $580.75	576 W VAN BUREN BATTLE CREEK	$2,004.18
1410	**Parcel ID:** 0614-27-000-1; **Legal Description:** PARK BEIDLER LOT 109 & NORTH 6 FT OF LOT 110 ((LOT 109 & N 6 FT OF LOT 110 ASSESSED UNDER PARCEL #6460-11-509-0 IN 1983 THRU 2003 WHEN IS WAS COMBINED WITH 6460-11-510-0)) (6460-11-510-0 SPLIT ON 04/29/2022 INTO 0614-27-000-1, 0614-27-000-2;) **Comments:** Approximately 0.07 acres. Located in the Lakeview School District. Residential Land Use Code: 402. No observed structures. This parcel is fenced in with the adjacent home to the South. Possible encroachment issues with adjacent properties concrete slab that has a car port. It looks like there may have been two small garages using the same slab. Flat terrain. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 39 (see key for full text) **Summer Tax Due:** $84.89	15 SYLVAN BATTLE CREEK	$1,583.47

1411	**Parcel ID:** 07-002-003-00; **Legal Description:** CLARENDON TWP SEC 3 T4S-R5W S 5A OF E 1/2 OF W 1/2 OF NW FRL 1/4. 5 A. **Comments:** Approximately 5 wooded acres. Located in the Homer Community School District. Residential Land Use Code: 402. Please note that road access to this property has not been confirmed. While it appears to be have no access, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $45.96		$1,398.76
1412	**Parcel ID:** 10-070-012-00; **Legal Description:** EMMETT TWP/ T2S R7W, SEC. 8: SUPERVISORS PLAT OF ARLINGTON HEIGHTS LOT 13 & 14. **Comments:** Approximately 0.27 acres. Located in the Harper Creek Community School District. Residential Land Use Code: 402. Approximately 88 feet of road frontage along Rook St and extends ~132 feet. No observed structures. Open grassy lot with lots of tall mature trees. There is a tree that has partially fallen over but got caught up on another tree. It is in a very dangerous state and needs to be addressed. Partially fenced in by adjacent fences. Flat terrain. Nice spot to build. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $45.16	ROOK ST BATTLE CREEK	$1,897.99
1413	**Parcel ID:** 10-070-013-01; **Legal Description:** EMMETT TWP/ T2S R7W, SEC. 8: SUPERVISORS PLAT OF ARLINGTON HEIGHTS; LOT 20. **Comments:** Approximately 0.13acres. Located in the Harper Creek Community School District. Residential Land Use Code: 402. Approximately 44 feet of road frontage along Martin St and extends ~132 feet. No observed structures. Open grassy lot with a few trees. Flat terrain. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $22.53	MARTIN ST BATTLE CREEK	$914.22
1414	**Parcel ID:** 10-320-068-00; **Legal Description:** EMMETT TWP/T2S R7W, SEC 8: ENGLEWOOD PARK; LOT 115. **Comments:** Approximately 0.11 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 402. Approximately 40 feet of road frontage along Bowers St and extends ~120 feet. No observed structures however there is a paved section of land that sits on both this lot and the adjacent property to the East. There is a stake that appears to be the property marker. Flat terrain. Open grassy with a few trees on the South portion of the lot. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 39 (see key for full text) **Summer Tax Due:** $13.05	BOWERS ST BATTLE CREEK	$956.65
1416	**Parcel ID:** 10-750-051-00; **Legal Description:** EMMETT TWP/T2S R7W, SEC 5: VERONA ADDITION: LOTS 98 & 99. **Comments:** Approximately 0.30 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Road frontage on both Pickford Ave and an alley that runs along the North border. There is a house on this lot but it is heavily fired damaged and there are plans for its demolition. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. This lot should be considered a vacant lot. Nice neighborhood with well maintained homes. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 42; 64; 11 (see key for full text) **Summer Tax Due:** $101.40	32 PICKFORD AVE BATTLE CREEK	$8,235.24

1417	**Parcel ID:** 1310-00-032-0; **Legal Description:** BROWNS ADD W 1/2 OF LOT 23. **Comments:** Approximately 0.10 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401 . Approximately 33 feet of road frontage along Emmet St and extends ~132 feet. Built in 1920. Two bedrooms one bathroom. Unfortunately this house is in poor shape. The shingled roof looks decent but there are trees pressed up against the soffit/fascia area causing damage and there are limbs rubbing on the shingles. Some of these trees are growing up against the block foundation. These need to be removed before further damage continues. Evidence of animals borrowing under home. Small backyard is overgrown with young saplings and thick vegetation. The small addition on the back side of the home has detached from the exterior wall. Gas and electric meters have been removed. The wood floors in the house have started to pop up and are warped. Tiles and linoleum are popping up as well. Floors feel soft. The bathroom is in disrepair and needs a full renovation. One of the bedrooms is full of garbage and debris. Unable to open the door to enter. House is very unsanitary. Basement was full of garbage and debris. Unable to do a full walk through. This house is over a century old and has been misused in recent years. It is going to require a great deal of work to get it back into good living condition. Please do your due diligence before placing a bid. **Additional Disclosures:** 63; 22; 66; 21 (see key for full text) **Summer Tax Due:** $695.36	388 E EMMETT BATTLE CREEK	$5,971.01
1422	**Parcel ID:** 18-970-136-00; **Legal Description:** PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 32 LOT 136 EXC N 3 FT OF E 60 FT THEREOFVERONA PARK ADD. **Comments:** Assessor card states 0.18 acres but calculated acres shows 0.09 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 402. Approximately ~30 feet of road frontage along Sharon Ave and extends ~132 feet. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly open and grassy, with a sandy dirt section where the house once stood. Flat terrain. Partially fenced in by the adjacent neighbors fencing. Driveway entrance along the road. This is an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $40.58	147 SHARON BATTLE CREEK	$3,869.87
1423	**Parcel ID:** 1810-00-005-0; **Legal Description:** ASSRS PLAT OF CLARKS ADD LOT 5. **Comments:** Approximately 0.19 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Built in 1910. Four bed rooms two bathroom. Unfortunately this house is in very poor condition and as a result has been condemned. Please contact the local zoning/planning department for details on damage and required repairs. It doesn't look that bad from the outside but the interior is trashed. It appears the roof has failed allowing major water damage to occur. The inside of the home is full of mold. The house is full of debris and personal property. The floors are very uneven and feel unsafe. Foot almost broke through while walking on main floor. Portions of the ceiling and walls have collapsed. Electric meter still hooked up and there is power on inside the home. Stone foundation looks good from the exterior. There is an attached one car garage on the side of the home with block walls. Chain link fenced in back yard. There is a detached garage with power. Shingled roof has a large hole and there is water damage in the garage. Block and slab foundation has some cracks and is deteriorating a bit. This property is over a century old, condemned and severely water damaged. This house is going to be an undertaking regardless of the buyers plan. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 5; 66; 21; 32; 31 (see key for full text) **Summer Tax Due:** $1,010.09	29 CLARK BATTLE CREEK	$4,099.03

1424	**Parcel ID:** 1870-05-007-0; **Legal Description:** THE CLIFFS ADD BLK 5 S Â½ OF LOT 4. **Comments:** Approximately 0.10 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Approximately 33 feet of road frontage along Inn Rd. Built in 1910. Three bedroom two bathroom. Unfortunately this house is in very poor shape and as a result has been condemned. Unfit for human occupancy. Please contact the local zoning/planning department for details on damage and required repairs. Mix of stone and concrete foundation has cracking and loose components. Shingled roof is older but looks ok. Some sagging on the roof. Many of the windows have been broken and boarded. The back yard is full of debris, personal property, and garbage. Electric meter still hooked up but inactive. Gas meter removed. The interior of the house is pretty trashed. Floors feel uneven and soft in areas. The home is full of debris and personal property. There are holes in some of the floors and walls. Two bedrooms and one bath on the main floor. You have to walk through a bathroom to get to the second story bedroom. The house is set up in an odd way. Vinyl siding looks ok. Some wood rot around the window and door frames. More rot around the soffit/ fascia areas. Did not enter the basement due to the stair case being rotted out. Basement appears to have mold forming. This house is over a century old and has been condemned. It is in poor shape and is going to require a good amount of work to get it back into good living condition. Please do your due diligence before placing a bid. **Additional Disclosures:** 32; 5; 31; 36; 21; 66 (see key for full text) **Summer Tax Due:** $629.20	23 INN BATTLE CREEK	$10,164.50
1425	**Parcel ID:** 1870-05-009-0; **Legal Description:** THE CLIFFS ADD BLK 5 S 16.5 FT OF LOT 5 & N 33 FT OF LOT 6. **Comments:** Approximately 0.15 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Built in 1905. Three bedrooms one bathroom. Unfortunately the home has suffered from a major fire in the kitchen area that traveled to the second story attic. As a result the house has been condemned and there is an unsafe notice posted to the front entrance. Please contact the local zoning/planning department for details on damage and required repairs. Multiple broken windows with some being boarded. Doors have been boarded as well. There is a large hole in the roof on the front section. The rear of the home is fire damaged. Electric and gas meters have been removed. Chain link fenced in front yard. Back yard is fenced in as well but there are multiple sections of the fence that are broken. The house has a very strong odor like skunks are living inside. Animal damaged. The house felt damp and there is mold. Evidence of harvesting on the electric panel, wires, furnace and water heater. Foundation seemed ok but not much was visible. Wood porch on side of home is in poor shape. There is a two car garage behind the home but it has been damaged by a fallen tree. It is leaning and there is roof and structural damage. Broken doors on the garage. Concrete slab looked ok though. The house is over a century old and it has been damaged and misused. It is going to take a great deal of work to get it back in good living condition. Please do your due diligence before placing a bid. **Additional Disclosures:** 46; 66; 5; 31; 36; 48; 63; 11 (see key for full text) **Summer Tax Due:** $549.74	31 INN BATTLE CREEK	$4,850.06
1426	**Parcel ID:** 19-040-027-10; **Legal Description:** SHERIDAN TWP SEC 4 T2S R4W BEG SE COR OF SW 1/4 OF SW 1/4 TH N 165 FT TH W 165 FT TH S 165 FT TH E 165 FT TO POB. 0.625 AC. **Comments:** Approximately 0.63 acres. Located in the Marshall Public School District. Residential Land Use Code: 401. Approximately 165 feet of road frontage along J Dr N and extends ~165 feet. No observed structures. Land consists of woody wetlands and deciduous forest. The ground seemed dry during visit. Difficult to traverse. Overgrown vegetation and broken tree limbs. Nice little spot in the country. Spoked a few deer walking through the woods. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $50.75	J DR N ALBION	$1,430.68
1428	**Parcel ID:** 3550-00-014-0; **Legal Description:** Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2026. GRAVES ADD LOT 14. **Comments:** Approximately 0.18 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with some trees along the borders. Flat terrain. Small amount of debris but nothing a garbage bag and 15 mins couldn't clean up. Small tree branch down in the yard as well. Nice lot. Driveway entrance at road. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $55.44	166 W MANCHESTER BATTLE CREEK	$1,235.79

1429	**Parcel ID:** 3870-00-174-0; **Legal Description:** HARTS ADD LOTS 77 & 74. **Comments:** Approximately 0.44 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Road access on both Cherry St and E Van Buren St. Built in 1895. Three bedroom Two bathroom. Unfortunately this house is in poor shape and has been condemned. Please contact the local zoning/planning department for details on damage and required repairs. This is not the first time this house has been through the foreclosure auctions. The interior of the home appears to have been cleared out for the most part but there is still debris and personal property. Former owners live on adjacent property so this property should be considered occupied. Possible tax protester. Please use extra caution and be respectful if visiting property in person. Stone foundation is covered in layer of concrete but some sections have failed. Some crumbling and loose components. Gas meter removed. Electric meter still connected. Shingled roof looks old and should be replaced. Some soffit/fascia rot. Starting to build up some debris. The back porch is in bad shape and the door has been removed and replaced with plywood. Concrete driveway entrance along the road. Dirt driveway leads to a large grassy back yard with some trees. This house is over 130 years old and is condemned. It is going to take a good amount of work to get it back into good living conditions. Please be prepared for some work. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 67; 31; 46; 33 (see key for full text) **Summer Tax Due:** $978.27	194 CHERRY BATTLE CREEK	$8,222.66
1431	**Parcel ID:** 44-060-053-00; **Legal Description:** VILLAGE OF TEKONSHA N 23 FT OF S 44.5 FT LOTS 81 & 82 EXC 2ND STORY OF BUILDING ON PROPERTY. **Comments:** Approximately 0.06 acres. Located in the Tekonsha Community School District. Commercial Land Use Code: 201. Approximately 23 feet of road frontage along N Main St. Unfortunately this building is in very poor condition and as a result has been condemned. Please contact the local zoning/planning department for details on damage and required repairs. This building shares walls with the two adjacent building North and South. There is a second story but the legal description states that the 2nd story of the building is excluded from the property. Appears to have been a beauty shop in the past. There is salon equipment still in the store. There is personal property throughout the main floor and basement as well. The roof has most likely failed. Ceilings have collapsed. The floors are swelling and buckling. The entire main floor and the basement is completely soaked and covered in mold. You can smell the mold from the sidewalk. Furnace and water heater still present but are rusty and wet. There is a 100 amp breaker panel that was covered in water. Older fuse boxes along the wall as well. The floor joists do not look good in the basement. Most of the wood is black and looks wet. There is a wheel chair accessible ramp on the back of the home. Electric meter has been removed. Gas meter still present. Some of the windows have been boarded. Two bedroom 1.5 bathroom. This building is going to require a great deal of work in order to get it back into good usable condition. Mold remediation will be a very large endeavor. Potential buyers are strongly encourage to do their own due diligence before placing a bid. **Additional Disclosures:** 5; 31; 21; 22; 32 (see key for full text) **Summer Tax Due:** $517.62	205 N MAIN ST. TEKONSHA	$5,535.56
1432	**Parcel ID:** 4560-00-028-0; **Legal Description:** KELLEYS ADD LOT 26. **Comments:** Approximately 0.15 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 402. No observed structures. Fenced in with an adjacent property. Open grassy space near the roadside but turns to thick vegetation and woods as you travel South. Yard is being maintained and there is a boat parked on the lot. This is a great opportunity for an adjacent land owner to increase their property size or could be a location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $128.63	MAPLE BATTLE CREEK	$1,339.23
1434	**Parcel ID:** 51-000-153-00; **Legal Description:** ALBION CITY, ORIGINAL PLAT BLK 10 & E 30 FT 9" OF LOT 3 LOT 4 EXC S 3' OF E 51' ALSO W 9' LOT 5 EXC S 3'. **Comments:** Approximately 0.23 acres. Located in the Marshall Public School District. Residential Land Use Code: 401. While no structures are currently present, there was a recent demolition. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. Land now consists of open grassy space with a couple trees on the South section. There are three mature trees along the road that provde nice shade. Terrain is flat. There is a small amount of debris left of the property but nothing difficult to clean up. A tree bench swing, a wooden box, some plastic pop bottles, etc. Located in a nice well maintained neighborhood. This parcel may offer an excellent opportunity for new construction. Prospective buyers considering development should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $1,142.06	211 W CHESTNUT ALBION	$7,916.54

1435	**Parcel ID:** 51-001-319-00; **Legal Description:** ALBION CITY, ORIGINAL PLAT BLK 78 BEG S LINE ELM 1 CH 40 LK W OF W LINE SUPERIOR ST, S PARL SUPR ST & ALG EXT'D E LINE LOT 4 BLK 78, 1 CH 62 1/2 LKS, W 90 LKS, N 1 CH 62 1/2 LKS, E 90 LKS. TO BEG. (103 W. ELM ST.). **Comments:** Approximately 0.14 acres. Located in the Marshall Public School District. Residential Land Use Code: 401. There is a house on this lot but it is heavily fired damaged and there are plans for its demolition. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. This lot should be considered a vacant lot. This parcel may offer an excellent opportunity for new construction. Prospective buyers considering development should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $1,734.15	103 W ELM ALBION	$16,932.26
1436	**Parcel ID:** 51-001-805-00; **Legal Description:** ALBION CITY, A PART OF SEC 34. T2S-R4W BEG 422' W OF THE E LINE OF SEC 34 & 8 RDS S OF THE S LINE OF CHESTNUT ST. W 6 RDS S 10 RDS TO N Y C RY SE ON RY TO A POINT DUE S. OF BEG. N 12 RDS. TO BEG. (401 Mulberry Terrace). **Comments:** Approximately 0.41 acres. Located in the Marshall Public School District. Residential Land Use Code: 402. No observed structures but there were some things built with pallets on the South section. There is a chain link fence that cuts about a third of this property off from the main section. Does not look like it connects to a house or anything. There are trees growing along the fence as well. Flat terrain. A bit of debris here and there but no major dumping. Dirt gravel road does not see much traffic. Land consist of mostly overgrown grass. There are trees along the border and scatters around a bit. Near some train tracks but is not adjacent. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $104.17	401 MULBERRY ALBION	$1,381.62
1439	**Parcel ID:** 51-006-461-00; **Legal Description:** ALBION CITY, INDUSTRIAL PARK SUBDIVISION LOT 11 L941 P 321. (1100 INDUSTRIAL AVE). **Comments:** Approximately 2.56 acres. Located in the Marshall Public School District. Industrial Land Use Code: 301. Building was built in 1997. Appears to have been a large "plant" growing facility. This is a massive commercial building with an approximate total floor area of 28,592 Sq.Ft. Along industrial Blvd are multiple office rooms and bathrooms where management appeared to work. As you travel East through the building it turns into commercial growing and drying rooms. The office section of the building is in decent shape but there are sections of the ceiling that have collapsed. Most likely from animals. Unfortunately the building has had break ins and many of the copper components have been harvested. Electrical systems are in disrepair. There are sections of the building with water damage and there is mold forming. There is a good amount of left over personal property and debris all throughout the building. Hundreds of light ballasts, thousands of planter pots, office supplies, storage tanks, etc. The property has a massive paved parking area that has road entranced on both Industrial Blvd and Burstein Dr. The building has six garage doors for semi trailers to back up and unload. There are also three extra tall garage doors for tall vehicles to enter. This building has been retrofitted to serve a marijuana business but it has the attributes to serve other types of businesses as well. A lot of money and effort went into this building but it has been neglected and misused recently. The bones of the building appear to be sound but this is a massive building it needs a lot of work. After repairs and renovations this building could be the spot of a new thriving business. Please do your due diligence before placing a bid. **Additional Disclosures:** 50; 32; 5; 48; 21 (see key for full text) **Summer Tax Due:** $7,273.89	1100 INDUSTRIAL ALBION	$53,561.67
1440	**Parcel ID:** 51-009-638-00; **Legal Description:** ALBION CITY, ASSESSORS PLAT OF PROSPECT HILL ADDITION TO THE CITY OF ALBION LOT 38. **Comments:** Approximately 0.19 acres. Located in the Marshall Public School District. Residential Land Use Code: 402. Approximately 50 feet of road frontage along N Ionia and extends ~166 feet. No observed structures. Open grassy space along the road with more trees on the East section. The ground slopes down around the middle of the lot as you get closer to the neighbors fence to the East. A little bit of debris on the lot but nothing a single garbage bag couldn't fix. This is a great opportunity for an adjacent land owner to increase their property size or could be a location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $323.16	712 N IONIA ALBION	$2,970.07

1441	**Parcel ID:** 51-009-673-00; **Legal Description:** ALBION CITY, ASSESSORS PLAT OF PROSPECT HILL ADDITION TO THE CITY OF ALBION LOT 73. EXC E 2 RDS. **Comments:** Approximately 0.15 acres. Located in the Marshall Public School District. Residential Land Use Code: 401. The house was built in 1950. Three bedrooms one bathroom. Unfortunately the home appears to be in very poor shape and as a result has been condemned. Please contact the local zoning/planning department for details on damage and required repairs. The house is full of debris and personal property. The exterior of the home doesn't look to bad but once you enter the building its quite clear the shape its in. The interior is completely trashed. Everything is wet which is a bit confusing because the shingled roof doesn't really look bad at all. regardless there is mold/mildew in most of the home. The floors feel very soft and it felt unsafe walking through the home. Some sections of the floor had large depressions. Furnace and water heater still present but everything has a coating of condensation. 60 amp breaker panel. Block foundation had some cracks but didn't see anything major. Paved driveway leads to a detached one car garage that is about to fall over. The roof is failing and all the paint is missing from the wood. It is leaning to one side bad and is full of debris. The backyard has some debris in it as well. There is a pine tree fallen over on the neighboring fence. Gas meter and electric meter have been removed. The property is going to require a great deal of work to get it back into acceptable living conditions. Please do your due diligence before placing a bid. **Additional Disclosures:** 31; 66; 21; 32 (see key for full text) **Summer Tax Due:** $437.72	808 N MONROE ALBION	$2,514.50
1442	**Parcel ID:** 51-009-690-00; **Legal Description:** ALBION CITY, ASSESSORS PLAT OF PROSPECT HILL ADDITION TO THE CITY OF ALBION S 15 FT OF LOT 90 & N 27 FT OF LOT 89 AND THE N 30 FT OF E 33 FT OF LOT 71. **Comments:** Approximately 0.17 acres. Located in the Marshall Public School District. Residential Land Use Code: 401. Approximately 42 feet of road frontage on N Berrien St. There is a house on this lot but it is heavily fired damaged and there are plans for its demolition. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. This lot should be considered a vacant lot. This parcel may offer an excellent opportunity for new construction. Prospective buyers considering development should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23; 64 (see key for full text) **Summer Tax Due:** $1,008.20	813 N BERRIEN ALBION	$5,115.60
1443	**Parcel ID:** 51-009-705-00; **Legal Description:** ALBION CITY, ASSESSORS PLAT OF PROSPECT HILL ADDITION TO THE CITY OF ALBION LOT 105. **Comments:** Approximately 0.19 acres. Located in the Marshall Public School District. Residential Land Use Code: 401. The house was built in 1928. Four bedrooms one and a half bathroom. The house is in overall average shape but it does need some work. Multiple broken windows. Some have been boarded. Not animal damaged yet but if it stays open there could be some by the time of auction. Block foundation looks solid and has upgraded blocks. Wood siding needs repairs and a fresh coat of paint. House is painted blue on the back side. There is some wood rot on the soffit/fascia area. Shingled roof is older with one side having a good amount of debris build up. Gutters look ok. The roof above the front porch needs work. Two track gravel driveway leads to a once car garage. The roof on the garage needs to be replaced. Wood siding needs some repairs as well. Both doors on the garage are busted in. Partially fenced in back yard. Open and grassy with shade from a few trees. Some debris behind and on the side of home. Paved patio. The interior of the home still has a good amount of personal property and debris. Four bedrooms and one bathroom on second story. There is a half bath you need to walk through in order to access the basement. The basement felt a bit damp and there is mildew forming. I think the open windows have saved the house from being overrun by mold. Furnace and water heater still present. Water heater is rusted out. Electric meter hooked up but gas meter has been removed. This property has a lot of potential but its going to require some work. The home is nearly a century old so its going to need some TLC. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 66; 21; 32 (see key for full text) **Summer Tax Due:** $1,054.69	926 N BERRIEN ALBION	$6,529.81

1444	**Parcel ID:** 51-010-543-00; **Legal Description:** ALBION CITY, SCHUMACHER ADDITION LOTS 43-44-45. **Comments:** Approximately 0.40 acres. Located in the Marshall Public School District. Residential Land Use Code: 401. House was built in 1900. Unfortunately this house has not been maintained and has a lot of issues. It looks like the previous residents were using it to grow "plants". Possibly in the process of renovating but did not get very far. The roof has failed and there are holes with tarps. There is a large hole in the front porch roof and the porch is rotted and needs repairs. Wood rot along a good portion of soffit and fascia. There are large sections of ceiling and walls missing. Multiple animals living in the attic and walls. They were not happy to have visitors. There is a bathroom and bedroom on the second story. It looks like there was a bathroom on the main floor as well but has been gutted. The kitchen is mostly gutted too. The basement was wet and there is mold forming on most surfaces. Water heater and furnace still present. Unknown condition. Breaker panel has been harvested but wires have been left. Mix of brick and block foundation needs repairs. The block along the front porch is fallen over. Some deterioration on the exterior block. Large pile of dirt on one side. Possible animal borrows. The addition on the back of the home is missing its walls. Multiple broken windows. Some have been boarded. Pile of debris behind the home. Large trailer was on the property during last visit. Good sized grassy side yards on both sides of home. Driveway entrance at the road. This property is going to require a great deal of work to get it back into acceptable living condition. Please be prepared for some work .Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 5; 63; 32; 34; 22; 21; 50 (see key for full text) **Summer Tax Due:** $1,051.30	903 N ALBION ALBION	$7,491.02
1445	**Parcel ID:** 51-012-941-00; **Legal Description:** ALBION CITY, WARNER & CHURCH ADDITION BLK 91 LOT 1. (401 W ASH). **Comments:** Approximately 0.16 acres. Located in the Marshall Public School District. Residential Land Use Code: 402. Approximately 66 feet of road frontage along W Ash and extends ~107 feet. No observed structures. Open grassy lot with a couple mature trees that provide ample shade. Ground is flat for the most part but slopes down on the South section. The ground looks built up like a structure was once on the property. Metal fencing along the South and West border. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $720.84	401 W ASH ALBION	$5,455.36
1446	**Parcel ID:** 51-012-975-00; **Legal Description:** ALBION CITY; WARNER & CHURCH ADD; BLK 94 LOT 5 EXC W 22'. (408 W. CENTER ST). **Comments:** Approximately 0.10 acres. Located in the Marshall Public School District. Residential Land Use Code: 402. Approximately 44 feet of road frontage along W Center and extends ~103 feet. No observed structures. There is an abandoned vehicle on the property ass well as other debris that should be cleaned up. It appears someone is/was camping on the property. No one was present on last visit but a third party stated he was still using the property. Concrete driveway entrance along the road. Ground is flat. Nice spot for a fresh build. Open grassy space with some tree shade to the North. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 21; 6 (see key for full text) **Summer Tax Due:** $173.23	408 W CENTER ALBION	$3,805.62

1447	**Parcel ID:** 5110-00-023-0; **Legal Description:** MAPLE ST PARK LOT 23. **Comments:** Approximately 0.11 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Built in 1938. Two bedroom one bathroom. This is an interesting one because its a nice house that looks like it was being well maintained but there are signs of mold forming and the basement felt damp. A third party stated the water was not turned off and the pipes froze over winter. This could be the residual water still in the house slowing causing the mold to form. The floor joists and subflooring look mostly fine in the basement but one side is showing mildew. Unknown how much damage to the wood has occurred. The house is mostly cleared out and is fairly clean. Some one cared for this house. Block foundation looks solid. Furnace and water heater both present. Mostly copper pipes. Feels like the original wood floors are popping up under the carpet in one of the bedrooms. There is mold forming in the living room, bathroom, and one of the bedrooms. There is not a ton of it but some of these rooms will need to be gutted to the studs to remediate. Concrete driveway leads to an attached one car garage. Shingled roof looks good. Gutters are nice. Vinyl siding in good shape. Breaker panel in the garage looks good. There are a lot of nice things to say about this house but the water damage puts a damper on things. The building should be remediated and renovated. Some work will be involved but there a lot of potential here. Located in a well maintained neighborhood. Small grassy front and back yard. There is a small concrete pad in the corner of the backyard. Please do your due diligence before placing a bid. **Additional Disclosures:** 32 (see key for full text) **Summer Tax Due:** $1,367.42	90 MAPLE BATTLE CREEK	$9,730.20
1448	**Parcel ID:** 5160-00-038-0; **Legal Description:** MAPLEWOOD PARK S 33 FT OF LOTS 35 THRU 38. **Comments:** Approximately 0.10 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Recently occupied. Neighbors stated family is still coming and going from the property. Approximately 33 feet of road frontage along Traverse St and extends ~132 feet. Built in 1917. Three bedroom one bathroom. Unfortunately this house was abused by the last residents and has not been maintained. The wood siding needs repairs due to wood rot and peeling paint. Stone foundation has some cracks but looks ok. Shingled roof is older but did not see any leaks. The home has a very strong odor. Animal damage all throughout the home. Watch your step. There is a major cockroach infection. There were bugs scattering from each room on entering. There is evidence the house was used to grow "plants" at one time. There is debris, personal property, and garbage all through out the home. Gas and electric meter are still connected. Gravel driveway runs along the side of the home and leads to a one car garage. There is a tree that has fallen down behind the garage and fallen on the fence. Good amount of debris in the back yard. This house is going to require a good amount of work to get it back in good living condition. The bones feel solid enough but it is very unsanitary and needs to be cleaned out to get a better idea of the condition. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 63; 66 (see key for full text) **Summer Tax Due:** $1,287.88	45 TRAVERSE BATTLE CREEK	$7,356.95
1449	**Parcel ID:** 5350-00-049-0; **Legal Description:** MERRITTS ADD S 97.5 FT OF LOTS 23 & 24, EXC S 82.5 FT OF E 50 FT OF LOT 24. **Comments:** Approximately 0.20 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Corner lot with road access on both Fremont St and Calhoun St. House was built in 2011. Three bedroom two bathroom. Unfortunately this house is in very poor shape. The exterior of the home lead me to believe the home was going to be in great shape but the interior is completely soaked and mold is growing everywhere. The floors were sopping wet. Unable to determine where the water source is coming from. The floors feel soft. Baseboards and the few feet up on the drywall is falling apart and covered in mold. Did not venture deep inside the building due to safety concerns. This is a real shame because the exterior tells a different story. Vinyl siding in good shape. Shingled roof looks good. Poured foundation looks solid. Concrete driveway is in nice shape and leads to a detached two car garage. the garage is in great shape other then some wood rot around the door frame and some ants. There is a vehicle parked in the garage with plates dated 2020. Electric and gas meter removed. Fenced in side and back yard. This house is going to require a great deal of effort to remediate the mold. I'm sure its works its way well into the structure. Buyers are strongly encouraged to do their own due diligence before placing a bid. **Additional Disclosures:** 21; 32 (see key for full text) **Summer Tax Due:** $1,757.30	64 FREMONT BATTLE CREEK	$9,983.52

1450	**Parcel ID:** 54-003-029-00; **Legal Description:** SP CITY, SEC 3 BEG E LI 24TH ST & S LI RR SPUR TRACK SLY ALG 24TH ST 606.68'-ELY 364'-NLY 482.23' TO S LI PENN CENTRAL-NWLY ALG RR 384.69' TO POB 4.5 AC M/L. *** TIFA-A 86 SEV 2,997 *** ***TRANSFERRED TO TIFA D/2006 6 410*** **Comments:** Approximately 4.50 acres. Located in the Battle Creek Public School District. Commercial Land Use Code: 302. Approximately 606 feet of road frontage along N 24th St. No observed structures. Open grassy lot with many bushes and young trees. Ground appears to be level throughout. Walked most of the property and didn't see any dumping or debris. Nice looking lot. Easily traversable. There is a chain link fence that wraps around the North, East, and West border. Concrete sidewalk with curb runs most of the West border. There is a break for a driveway entrance at the North West corner but there is a large wood post laid across it. Across the street from Springfield Metal Recyclers. PLEASE NOTE: The parcel bordering this one on the east and west is a Part 201 contaminated site, site ID#13000288 on the Michigan EGLE RIDE Mapper linked below. Please do your research before bidding on this property as contamination may be present. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 13 (see key for full text) **Summer Tax Due:** $477.44	N 24TH ST SPRINGFIELD	$3,115.79
1452	**Parcel ID:** 5420-00-015-0; **Legal Description:** MICHIGAN AVE TERRACE LOTS 15 & 16. **Comments:** Approximately 0.28 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Built in 1949. Two bedroom one bathroom. Unfortunately this house is in very poor condition and as a result has been condemned. The previous resident was a hoarder and the house is full of garbage and debris. Power was still on inside the home with lights out. This is a very unsanitary house. Unable to walk through the home due to debris. Overgrown vegetation surrounds most of the front and side of the home. Gas and electric meters still present. Concrete driveway leads to a one car garage that is connected to the home by an enclosed porch. Vehicle parked in the driveway looks like its been sitting for a long time. Shingled roof and vinyl siding look fine. Concrete foundation looks solid. The South West corner looked like there was a loose block. The house looks pretty nice from the curb and would look even better after a good trimming. But the interior of the home is wrecked. Strong smell. Animal damaged throughout. Located in a well maintained neighborhood. This house is going to require a major clean out and will likely need repairs and renovations. Please contact the local zoning/planning department for details on damage and required repairs. This house is condemned and ~75 years old. Be prepared to put in some work. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 31; 33; 66; 63; 21 (see key for full text) **Summer Tax Due:** $1,068.12	317 PLEASANTVIEW BATTLE CREEK	$5,815.12
1453	**Parcel ID:** 5660-00-109-0; **Legal Description:** MOTTS 2ND ADD N 1/2 OF LOT 29 & E 33 FT OF N 33 FT OF LOT 30, LOTS 83, 84, & 85, EXC THAT PART OF LOTS 29, 30, 83 LYING NLY OF A LI EXTENDED FROM A PT ON WLY LI OF MAIN ST DIST 24 FT NLY OF SELY COR 83, TO A PT 27 FT S & 33 FT W OF NE COR LOT 30, EXC THAT PART LYING NLY OF A LI LYING 60 FT SLY OF, AND MEASURED AT RT ANGLES TO, THE FOLLOWING C/L: COMM W 1/4 POST OF SEC 7 T2S R7W - S 00 DEG 17 MIN 23 SEC E ALG W LI OF SD SEC 43.79 FT TO TRUE POB - S 82 DEG 53 MIN 03 SEC E 170.97 FT - SELY ALG ARC TO LT 599.79 FT (RAD 9170.85 FT; CHORD BRG S 84 DEG 45 MIN 28 SEC E 599.68 FT) - S 86 DEG 37 MIN 53 SEC E 403.88 FT - ELY ALG ARC TO LT 500 FT (RAD 3819.72 FT; CHORD BRG N 89 DEG 37 MIN 07 SEC E 499.64 FT) TO POB, ALSO EXC BEG AT PT ON SLY LI OF DICKMAN RD, AS RELOCATED, AT ITS INT WITH W LI OF MAIN ST DIST 15.77 SELY OF NE COR OF LOT 84 OF SD PLAT - CONTN SELY ALG SD W LI OF MAIN ST 33.08 FT - NWLY 39.1 FT TO PT ON SD SLY LI OF DICKMAN DIST 9.18 FT FROM POB AS MEASURED ALG SD SLY LI - ELY ALG SD SLY LI 9.18 FT TO POB. **Comments:** Approximately 0.45 acres. Located in the Battle Creek Public School District. Commercial Land Use Code: 202. Road access on both Main St and Warren St. No observed structures however this was a former gas station that has underground tanks. Contamination indicators. Large concrete parking area. This is an opportunity for a business owner looking for a high traffic area for their next building. Or could be a nice spot for extra parking. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. There is a restrictive covenant placed on this property in a deed recorded with the Calhoun County Register of Deeds (Liber 4650 Page 0629) which states "no portion of the Property shall be used for (a) a grocery or convenience store selling at retail any food or food products, dairy products, beer, or wine or other alcoholic beverages for consumption off the premises or (b) the sale of motor fuels and petroleum Products." Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 13; 12 (see key for full text) **Summer Tax Due:** $204.10	202 MAIN BATTLE CREEK	$2,057.89

1454	**Parcel ID:** 6030-00-194-0; **Legal Description:** NORTH WASHINGTON HEIGHTS LOT 193. **Comments:** Approximately 0.20 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Built in 1940. Four bedroom one. Unfortunately this house has been sitting for some time now and has not been maintained. The roof has failed in multiple locations and there is animal damage all throughout the home. Multiple holes in the ceiling and roof where animals are coming and going. Wood rot along window frames. Roofed side porch area. Some broken windows. Overgrown vegetation covers a good portion of the home. Its sad because at one time this house must have been something to see. It sits on a high spot on the hill built up from the road. There is a driveway behind the home that leads to the adjacent property. Its possible the former owners owned both lots and it went to a garage that's no longer there. There is a driveway on Northside Dr that leads to this properties driveway but it appears to be private property. However street parking is available. Some of the floors feel a bit soft. Mix of wood, carpet, tile and linoleum. Most of the house has been cleared out but there is a good amount of debris in the basement. Water heater and furnace still present. There's potential here but its going to require major repairs and renovations. Its a shame because I can tell this was a cool house back in the day. It deserves to be fixed up and renovated. In an area surrounded by well maintain properties. Please do your due diligence before placing a bid. **Additional Disclosures:** 5; 63; 32 (see key for full text) **Summer Tax Due:** $551.82	365 N WASHINGTON BATTLE CREEK	$4,611.49
1455	**Parcel ID:** 6380-00-040-0; **Legal Description:** PACKERS ADD BEG WLY MOST COR OF LOT 32 - NELY ALG NWLY LI OF SD PLAT 86 FT - SELY 50 FT - SWLY 86 FT - NWLY 50 FT ALG NLY LI OF ANNAPOLIS AVE 50 FT TO POB, BEING PART OF LOTS 32 & 33. **Comments:** Approximately 0.10 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Annapolis Ave and extends ~86 feet. While no structures are currently present, a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly open and grassy, with trees along the borders. Flat terrain. Sits at the end of Annapolis Ave which is partially unimproved. Adajcent neighbors are using the road as a driveway. There is access to the property but the road turns from paved to gravel to grass. This is an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $53.88	52 ANNAPOLIS BATTLE CREEK	$6,598.43
1457	**Parcel ID:** 6810-08-021-0; **Legal Description:** POSTS ADD BLK 8 LOT 21. **Comments:** Approximately 0.10 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Built in 1920. Three bedrooms one bathroom. This house is in below average shape but it has some potential. Stone foundation has some cracking that will need to be addressed. Some of the floors are uneven and feel a bit soft. The house is full of debris and personal property. Some evidence of squatters. Some of the windows and the back entrance have been boarded. Small amount of fire damage on the main floor. Looks like a candle was to close to the wall. The bathroom is in poor shape and needs a repairs and renovations. Furnace and water heater are still present. Unknown condition. Basement it full of debris, difficult to move around. Break panel looks good. There is a junction box on the exterior of the home that looks like it was harvested but this is the only piece of the property visible harvested. Good amount of debris and garbage on the back porch in the back yard. Street parking. Small grassy backyard with a couple trees. Shingled roof looks fairly recent but there are branches from nearby trees rubbing against the home. These need to be trimmed back before damage occurs. Gas and electric meter have been removed. Some animal damage inside the home but it hasn't gotten too bad yet. This would be a great fixer upper for someone that's handy. Its going to need some work but there's potential here. Please do your due diligence before placing a bid. **Additional Disclosures:** 66; 46; 34; 21; 63 (see key for full text) **Summer Tax Due:** $387.73	109 NELSON BATTLE CREEK	$3,888.04

1458	**Parcel ID:** 7590-00-018-0; **Legal Description:** ROBINSONS ADD LOT 14. **Comments:** Approximately 0.20 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The gas and electric meter have been removed but there were fans on in the window. The eviction process has started. Unknown if the property will be occupied by the time of auction. Built in 1910. Two bedroom two bathroom. The house looks like its going to need some work from the exterior inspection only. Old stone foundation has cracks and is missing mortar. Vinyl siding is in decent shape but there is a section covered in overgrown vegetation. The major concern is the failing roof. No holes were seen but there are missing shingles and repairs need to be done before water damage occurs if it hasn't already. Some damage to the top of the chimney. Gravel driveway leads to a large two story storage garage behind the home. The back of the property borders a playground. There is a good amount of debris and personal property in the back yard and inside the garage. I assume the house will be similar. There is debris on the front porch as well. In a neighborhood with well maintained homes. This property has potential but the interior condition is unknown. Its safe to assume it will require some repairs and renovations. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $1,389.08	304 GARFIELD BATTLE CREEK	$11,242.84
1460	**Parcel ID:** 8550-00-060-0; **Legal Description:** UNION ADD LOT 59. **Comments:** Approximately 0.18 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Built in 1920. Two bedroom two bathroom. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. An eviction is in process and the house should be vacant in the near future. Unfortunately this house is in poor shape. Third party has stated the interior is water damage and there is mold throughout. Electric meter is still hooked up and active. Gas meter has been removed. Metal siding is in decent shape needing minor repairs. Block foundation looks good. Metal roof looks fine. Gutters in fair shape as well. There is a tree near the corner of the home that has limbs rubbing against the roof and home that needs to be trimmed. Concrete driveway leads to a one car garage. The garage is full of debris and personal property. The shingled roof on the garage looks fine. It is missing the metal siding on one of the exterior walls. There is debris piled up in the back yard. Small addition on the back of home with a back porch. The house doesn't look to bad from the exterior but the interior condition is unknown. Potential buyers should expect to have repair and renovation work. They are also strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 32; 21; 6; 63; 33 (see key for full text) **Summer Tax Due:** $1,612.65	56 YALE BATTLE CREEK	$15,710.89
1461	**Parcel ID:** 8610-00-017-0; **Legal Description:** PLAT OF URBANDALE N 21.92 FT OF LOT 8, E 220.55 FT OF LOT 9. **Comments:** Approximately 0.52acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. House was built in 1950. Three bedroom one bathroom. The house appears to be in overall good shape. The interior of the home was empty and it looked like the former residents cleaned before they left. The two bedrooms on the main floor have carpet and it was vacuumed before they left. Bathroom on main floor in good shape. Just needs a clean. Most of the house has wood floors that are in pretty decent shape. The second story has three rooms but should only be considered one bedroom. There is a lot of space on the second floor and has a cabin vibe with all the wood work. The basement is mostly unfinished but is sectioned off. Furnace and water still present. Furnace was last inspected in 2024 and had the pilot light cleaned and new gas valve installed. There is a concrete stairwell on the rear of the home that allows access to the basement. 100 amp breaker is located in the attached one car garage. The garage has some debris in it but is mostly cleaned out. Kitchen is in good shape. Living room has a fireplace. Block foundation looks solid. Shingled roof looks fairly recent. Gutters in good shape. Large grassy back yard with trees. The back yard is chain link and 6' privacy fenced in. There is a small shed in nice condition in the back yard. Large pile of wood that looks like it was meant to be firewood. Two rider lawn mowers are parked in the yard as well. Concrete sidewalk leads to the back of the yard from the rear entrance of the home. This is a nice property and someone cared for it. It looks like it was well maintained but the grass is overgrown now. A bit of TLC would go a long way with this one. Its basically move in ready. Electric and gas meter still connected and electric is active. This one has a ton of potential. Don't miss out on your chance to scoop this one up. Please do your due diligence before placing a bid. **Summer Tax Due:** $3,650.99	39 N HINMAN BATTLE CREEK	$12,148.42

1463	**Parcel ID:** 8990-00-068-0; **Legal Description:** ASSRS PLAT OF WEBSTER TERRACE LOT 68. **Comments:** Approximately 0.13 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Built in 1910. Three bedroom two bathroom. Shared driveway entrance leads to the back of the property that has the remains of an old slab foundation. Probably from a garage that is no longer present. Unfortunately this house is in poor shape and as a result has been condemned. Please contact the local zoning/planning department for details on damage and required repairs. This building was auctioned off back in 2023 and was in very poor condition. It looks like the building has been sitting and is in worse condition now. There were holes in the roof and water damage throughout. There are animal borrows around the old stone foundation that is missing mortar in areas. Foundation is settling. Most of the windows have been boarded up tight. Electric and gas meter removed and cut from the main line. The exterior on the front of the home is missing and is bare wood. The shingled roof does look recent though. Someone was putting in some work but abandoned the project. This house is going to require a good amount of work and should not be purchased lightly. Please do your due diligence before placing a bid. **Additional Disclosures:** 50; 33; 63; 46; 34; 31 (see key for full text) **Summer Tax Due:** $2,707.45	65 GROVELAND BATTLE CREEK	$9,912.11
1464	**Parcel ID:** 9070-00-017-0; **Legal Description:** WELCHS ADD LOT 16. **Comments:** Approximately 0.14 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with some trees on the North section. Across the street from Figg's Burgers. Sidewalk runs along the roadside with a curb. There is no driveway entrance. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $45.46	HAMBLIN BATTLE CREEK	$1,424.38
1465	**Parcel ID:** 9280-00-124-0; **Legal Description:** WEST END ADD E 33 FT OF LOT 95. **Comments:** Approximately 0.10 acres. Located in the Battle Creek Public School District. Residential Land Use Code: 401. Approximately 33 feet of road frontage along Parish St. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly open and grassy. There is a grouping of trees on the North section. One of the trees has fallen over. Flat terrain. The property is partially chain link fenced in with the adjacent house to the West. Small amount of debris strewn about but nothing a garbage bag and a hour couldn't fix. Driveway entrance along the road. Partial gravel driveway. This is an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $62.53	314 PARISH BATTLE CREEK	$5,373.51
1466	**Parcel ID:** 9460-24-025-0; **Legal Description:** WHITE & HUNT ADD WLY 171 FT OF S 40 FT OF N 326 FT OF BLK C, EXC W 16.5 FT THEREOF. **Comments:** Approximately 0.14 acres. Located in the Lakeview School District District. Residential Land Use Code: 402. No observed structures. Good amount of trees. Flat terrain. Some vegetation debris has been dumping on the back of the property. No garbage just tree limbs and brush. Remains of a chain link fence on the back of the lot. Across the street from baseball diamonds. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $275.70	121 ARBOR BATTLE CREEK	$1,648.82

1468	**Parcel ID:** 2400-00-022-0; **Legal Description:** CUMMINGS ADD W 66 FT OF LOT 8 **Comments:** Approximately 0.22 acres. Located in the Battle Creek School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along Hamblin Ave. The structure was built in 1930. Unfortunately this building has been sitting for years being unmaintained. The roof has failed in multiple areas causing major water damage. There is a large portion of the roof/ceiling that has collapsed in the main hall. Large parts of the building have mold and are rotting. The building has also been abused by former occupants. Evidence of squatters. There is a large amount of debris and trash throughout the building. The floors feel soft and the foundation looks like its settling in places. There are multiple trees growing up against the foundation that need to be removed. Multiple broken windows. Wood rot along the windows and doors. Soffit and fascia rot as well. This property has been offered in the past. Gas meter removed. Electric meters removed and cut from main lines. There is also a structure tucked away in the tree line behind the home. Possibly a kids play house. It is in very poor shape and covered in overgrown vegetation. This property will be a large undertaking regardless of the buyers plans. It will require major repair work before you can eve start on renovations. Buyers are strongly encouraged to do there on due diligence before placing a bid. **Additional Disclosures:** 34; 18; 63; 66; 5; 32; 22; 46 (see key for full text) **Summer Tax Due:** $1,556.03	429 HAMBLIN AVE, BATTLE CREEK	$250.00

Kalamazoo

Lot #	Lot Information	Address	Min. Bid
8100	**Parcel ID:** 04-02-230-020; **Legal Description:** SPLIT/COMBINED ON 01/18/2021 FROM 04-01-105-011; SECS 2-4-9 BEG ON N LI 388.17 FT N 89DEG-44'-15? W OF NE COR TH CONT N 89DEG-44'-15? W 295.16 FT TH S 00DEG-15'-45? W 295.16 FT TH S 89DEG-44'-15? E 295.16 FT TH N 00DEG-25'-45? W 295.16 FT TO BEG** **Comments:** Approximately 2.00 acres. Located in the Gull Lake Community School District. Residential Land Use Code: 402. Approximately 295 feet of road frontage along W Baseline Rd and extends ~295 feet. No observed structures. Land is mostly level but there is a slight slope and some sections where someone has taken some dirt fill. Clean lot no signs of dumping. Open grassy/sandy section in the middle of the lot and surrounded by woods along the border. Quiet country atmosphere with minimal traffic. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Summer Tax Due:** $25.63	BASELINE AUGUSTA	$645.06
8101	**Parcel ID:** 06-02-110-570; **Legal Description:** PARCHMENT ADDITION S 26.5 FT LOT 23 & N 35.2 FT LOT 24 BLK 5 * **Comments:** Approximately 0.20 acres. Located in the Parchment School District District. Residential Land Use Code: 401. Approximately 61.7 feet of road frontage along Wilson Ave. No observed structures. Nice concrete driveway but is only about ~25 on the property. Some debris around the South East borders. Open grassy lot with a few large mature trees. Flat ground. Houses in the area are well maintained. Nice spot to build. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $525.38	422 WILSON PARCHMENT	$4,410.50
8102	**Parcel ID:** 06-03-105-340; **Legal Description:** 2042020 3906 03 105 340 ALLEN FARM PLAT W 116.98 FT OF LOT 34 **Comments:** Approximately 1.37 acres. Located in the Parchment School District District. Property Class Residential Improved 401. Zoning I-2 Industrial. PLEASE NOTE: Property was recently rezoned and CANNOT be utilized for residential use after sale is completed. Approximately 116.98 feet of road frontage along E Allen St. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Multiple dogs on the property. House was built in 1915. Three bedroom one bathroom. The house appears to be in below average shape. There are multiple additions built onto the home with varying degrees of quality and condition. The building does not look well maintained and there is a good amount of wood rot along the connections of the multiple additions and roofs. Mix of exterior siding in poor condition. One side of the home is block and there are horizontal and vertical cracks along the mortar lines. Paved driveway with numerous cracks but still in fine usable condition. Meters still connected and appear active. Mix of shingle and flat roofing. This is an interesting looking building that will most likely require a good amount of repairs and renovations. The additions built on the home make it look like it'll be a pain repairing. There are two out building farther North on the property and are basically obsolete. Block foundation and roof is collapsing. A section of the land is set up for crops and has active plantings. This property offers a good amount of space and privacy but the building need a lot of work. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 6; 19; 60; 34; 45; 22; 5; 33 (see key for full text) **Summer Tax Due:** $801.22	101 E ALLEN ST KALAMAZOO	$9,942.01

8103	**Parcel ID:** 06-10-314-002; **Legal Description:** 47914 UPJOHN LAND COMPANYS ADDITION; Lot 2 Block 5 **Comments:** Approximately 0.10 acres. Located in the Kalamazoo Public School District District. Residential Land Use Code: 401. Built in 1947. Two bedroom one bathroom. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. The house looks to be in fair/good condition from the exterior inspection only. Block foundation looks solid all along the house but there is a section under the back porch that is cracking and loose. This does not appear to be the main foundation of the home. Shingled roof needs to be replaced. Shingles on the front and roll out shingle paper on the back of the home. Some soffit/fascia damage needs to be repaired. There is evidence they had animal issues. Metal mesh is stapled along the roof line. Vinyl siding looks good. Small grassy back yard is mostly chain link fenced in. AC unit on side of home. Electric and gas meter still hooked up. This house will likely require some repairs and renovations but it has a lot of potential. Its small so repairs should be manageable. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $895.42	1717 N ROSE ST KALAMAZOO	$6,864.48
8105	**Parcel ID:** 06-10-382-103; **Legal Description:** 17790 ADDITION OF DEWING & PARKER S 1R OF LOT 4 BLK B N 1/2 OF LOT 3. **Comments:** Approximately 0.15 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 401. Built in 1910. Five bedrooms one bathroom. All the windows and doors have been boarded up on the gound floor level. The house has debris and personal property all throughout. It looks like the previous residents were moving out but gave up. Furnace and water heater still present. Older breaker panel in basement. Block foundation looks good on the home. There are two types of blocks so some repairs may have been done in the past. The interior of the home has animal damage. Falling plaster from multiple ceilings and walls. The shingled roof needs to be replaced asap. Some damage around the soffit/fascia area. Vinyl siding looks good. There is a vehicle parking in the gravel driveway that looks abandoned. Some debris and personal property in the back yard. This is a big house and it will need repairs and renovations but there's a lot of potential here. Quality of homes vary in the area but neighbors were out maintaining there properties. Nice spot. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 33; 5; 21; 63 (see key for full text) **Summer Tax Due:** $1,738.89	1417 KROM AVE KALAMAZOO	$3,719.18
8106	**Parcel ID:** 06-10-392-021; **Legal Description:** 27908 KROMS ADDITION, Liber 3 of Plats Page 37; The S 1/2 of Lot 21 **Comments:** Approximately 0.09 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 401. Built in 1912. Four bedroom two bathroom. Unfortunately this house has suffered from a major fire and as a result has been condemned. Please contact the local zoning/planning department for details on damage and required repairs. OCCUPIED. There were residents still living on the property during the post foreclosure visit. Please use caution and be respectful if visiting property in person. This is a sad one because the house looks like it was in good condition before the fire. Block foundation looks solid. Vinyl siding. The second story floor and attic are heavily damaged. The open roof and wall have allowed water to damage the home. Third party stated the basement has mold. The home will require major repairs and renovations before its back in good living condition. It may even be a total loss. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 6; 36; 32; 21; 33; 5; 22; 31; 11 (see key for full text) **Summer Tax Due:** $1,207.50	1325 KROM AVE KALAMAZOO	$4,393.26
8108	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 06-12-435-090; **Legal Description:** 4287760 3906 12 435 090 SUPERVISORS PLAT OF WASHBURN ACRES E1/2 LOT 9 EXC THE S 17 FT THEREOF **Comments:** Approximately 0.42 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 401. No observed structures. Small paved drive enters the property but there are large concrete barriers blocking the way in. Mostly flat ground but slopes down a bit as you go further North into the wooded section. Mostly open and grassy. Would be a great spot for a commercial business. Small amount of dumping but nothing to difficult to clean up in an afternoon. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) *(2 of 2)* **Parcel ID:** 06-12-435-091; **Legal Description:** 4287780 3906 12 435 091 SUPERVISORS PLAT OF WASHBURN ACRES W1/2 LOT 9 EXC S 17 FT THEREOF **Summer Tax Due:** $66.28	3701 E MAIN ST KALAMAZOO; E MAIN ST KALAMAZOO	$69,950.52

8111	**Parcel ID:** 06-15-117-085; **Legal Description:** 18728 DUDGEON & COBBS REVISED PLAT N 3/4 OF LOT 85 **Comments:** Approximately 0.16 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 402. No observed structures. Open grassy lot sitting between two homes on N Park St. Some trees along the borders mostly open. Dirt driveway entrance at road. Mound of dirt/vegetation on the the middle of the lot.This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $251.45	1008 N PARK ST KALAMAZOO	$1,913.26
8113	**Parcel ID:** 06-15-150-020; **Legal Description:** 25560 HOEDEMAKERS ADDITION E 32 FT OF LOT 20. **Comments:** Approximately 0.08 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 402. Approximately 32 feet of road frontage along W Frank St. There are two small sheds on the back of the property. This lot is fenced in with the adjacent property to the East. Consider this an active side yard parcel. It is being maintained and used. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23; 44; 21 (see key for full text) **Summer Tax Due:** $151.93	436 W FRANK ST KALAMAZOO	$771.02
8114	**Parcel ID:** 06-16-102-002; **Legal Description:** 4608 Sect 16-2-11 Parcel of land com at a pt on the N li of Sect 16 763.13ft E of the NW cor sd sec; th S 0deg 28min 30sec E 30ft for p.o.b.; th S 40deg 55min W 221.09ft to the NLY li of Alamo Avenue; th SELY 160.48ft more or less alg the NLY li of Alamo Avenue to a pt 236.25ft S of the p.o.b.; th N 236.25ft to beg. **Comments:** Approximately 0.47 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 402. Approximately 221 feet of road frontage along Fox Ridge Dr and 160 feet along Alamo Ave. Triangular shaped parcel. No observed structures. Terrain challenged. Next to the Fox Ridge Apartments. There are trails running through the property. It looks like people are taking a short cut through this property to reach the apartments. Thick vegetation but mostly grassy with bushes. There is a large drain area on the South East section. Chain link fence runs along the North West border. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $192.49	1510 ALAMO AVE KALAMAZOO	$1,963.88
8115	**Parcel ID:** 06-16-146-040; **Legal Description:** 13142 ASSESSORS B PLAT LOT 40 **Comments:** Approximately 0.15 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 401. Built in 1890. Three bedroom 1.5 bathroom. A large tree in front of the home has very recently fallen over. Kalamazoo County is in the process of clearing the debris. Thankfully most of the house was missed. Small section on the front of the house was scrapped including the edge of the roof near the soffit/fascia area. There was a large aggressive dog chained up on the property so a full walk around was not completed. Third party contacted dog owner to inform them it must be removed. Unknown if owner will comply. Stone and block foundation appeared solid where visible but there are some trees growing against the foundation that need to be removed before causing damage. Unfortunately this house has not been well maintained and the interior is in poor shape. There are many sections of the ceiling that have caved in due to animal damage. There appears to be freeze damage or roof leakage near the plumbing around the bathroom. Newer plumbing in basement. The water damage continues all the way to the basement. There is wood rot and mold visible in the basement. Floor joists look rough around this area. Water heater and furnace are still present. Good amount of rust on everything in the basement. The roof is older and has a good amount of vegetation build up. Grassy back yard with a few trees. There was a vehicle and a trailer parked in the driveway. This house is over a century old and will need repairs. Be prepared and please conduct your own due diligence before placing a bid. **Additional Disclosures:** 45; 32; 22; 66; 63; 5; 21 (see key for full text) **Summer Tax Due:** $1,462.87	1229 OGDEN AVE KALAMAZOO	$11,489.62

8116	**Parcel ID:** 06-16-228-016; **Legal Description:** 12844 AUSTIN & TOMLINSONS ADD W 22 FT OF LOT 15 **Comments:** Approximately 0.15 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 401. No observed structures. This appears to have been used as a parking area for the adjacent house to the East. The West borders the park and has a chain link fence separating it. Flat ground. A few large mature trees. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. May be to small to build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $77.27	529 W PATERSON ST KALAMAZOO	$1,019.13
8118	**Parcel ID:** 06-16-261-002; **Legal Description:** Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2024. 4318 COM ON W LI STAPLES AVEAT SE COR LOT 2 BROWN & HOEKSTRAS ADD S ON SD W LI 41/25 FT W PAR WITH NORTH ST 90.75 FT N 41.25 FT E 90 .75 FT TO BEG **Comments:** Approximately 0.09 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 402. Approximately 41 feet of road frontage along Staples Ave. No observed structures. Concrete driveway entrance along the road. Flat ground. Open grassy lot with a few bushes. There is a vehicle on the property or very close to the property line. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $219.02	719 STAPLES AVE KALAMAZOO	$2,414.38
8119	**Parcel ID:** 06-16-415-026; **Legal Description:** 44062 CHARLES E STUARTS ADDITION ON SEC 16 ALL THAT PART OF LOTS 26 & 27 DESC AS FOL COM AT NE COR LOT 26, TH S ON E LI SD LOT AND CONT THEREOF 132FT, TH W 109.52FT FOR PL OF BEG, TH N 91FT, M OR L, TO SLY LI KALAMAZOO AVE, AS RELOCATED, TH SWLY ON A CURVE TO THE LEFT 106FT, M OR L, TO A PT 44FT W OF BEG, TH E 44FT TO BEG. **Comments:** Approximately 0.06 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 402. No observed structures. On a vey busy section of road. No driveway entrance. May be too small to build. Grassy lot with a handful of trees. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $98.53	1031 W KALAMAZOO AVE KALAMAZOO	$1,183.69
8120	**Parcel ID:** 06-17-135-130; **Legal Description:** 2747880 3906 17 135 130 FLETCHER PARK W1/2 LOT 13 **Comments:** Approximately 0.20 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 401. Built in 1950. Two bedroom one bathroom. The Kalamazoo County Treasurer's office is in the process of clearing/cleaning out this property. Interior of the home and garage will be emptied. The house appears to be in average shape from the exterior inspection. Block foundation looks solid. Vinyl siding in good shape. Electric meter has been removed and cut from the mains. Gas meter still connected. AC unit. Shingled roof looks ok but there are some damaged sections possibly from a fallen branch. These repairs need to be done asap in order to prevent water damage. Gutters need to be repaired. Awnings above the front windows need to be removed or repaired. Nice brick chimney is in good shape. Grassy back yard with trees. Small shed tucked in the back with a boat parked beside it. Nice concrete driveway leads to an attached one car garage. Poured slab foundation on garage looks solid. There are some trees growing up against the foundation on the home and garage that need to be removed. Nice neighborhood with well maintained homes. The house is ~75 years old and will need repairs and renovations but there's a lot of potential here. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 5 (see key for full text) **Summer Tax Due:** $546.75	1124 JENKS BLVD KALAMAZOO	$20,545.82

8121	**Parcel ID:** 06-21-264-001; **Legal Description:** 46557 TROWBRIDGES ADDITION N 2R OF E 4R OF LOT 11. **Comments:** Approximately 0.05 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 402. Please note that road access to this property has not been confirmed. While it appears to be landlocked, there may be an existing easement. However, we could not find road access during post foreclosure visit and cannot guarantee legal access. This parcel is best suited for an adjacent landowner who can provide or already has access. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $43.22	836 VILLAGE ST KALAMAZOO	$1,768.60
8122	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 06-22-277-105; **Legal Description:** 29710 MILLARD ADDITION LOT 5. **Comments:** Bundle consisting of 2 tax foreclosed parcels. Together combined ~0.27 acres. Located in the Kalamazoo Public School District. Industrial Land Use Code: 402. No observed structures. Nice sized lot with a partial concrete driveway. Backs up to some railroad tracks. Mostly flat ground with the East section sloped downward. Properties in the area are well maintained. Small amount of debris. Some old lumber piled up under some trees. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) *(2 of 2)* **Parcel ID:** 06-22-277-106; **Legal Description:** 29712 MILLARD ADDITION LOT 6. **Summer Tax Due:** $151.10	723 MILLARD CT KALAMAZOO; 727 MILLARD CT KALAMAZOO	$2,370.62
8125	**Parcel ID:** 06-23-356-323; **Legal Description:** 22190 REVISED PLAT OF HAYS PARK LOT 323 **Comments:** Approximately 0.15 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 401. Built in 1983. Four bedroom Two bathroom. There are multiple electric meters which lead me to believe this was a multifamily home but it is not. There are places for three electric meters and there are three breaker panels in the basement. Unfortunately the house has been condemned due to lack of utilities and blight. The home isn't in that bad of shape but it does have issues. There is evidence that racoons are living inside the building. Animal damage all throughout including holes in the ceilings and some walls. Watch your step. The bathrooms will need to be renovated. Water heater and furnace are still present but are rusted and look old. The house is mostly cleared out but there is still personal property and debris throughout. The addition on the back side of the home has a collapsed roof and mold is forming. Appears to be focused in this area only. Wood floors through most of the home. Windows are modern. Shingled roof is older but looks ok. Stucco exterior has some areas that need attention. Block foundation looks solid from the basement. There are some trees growing along the foundation that need to be removed before the cause more damage to stucco and foundation. The bones feel good in this house. Its going to take some work to get it back into good living condition but there's a lot of potential here. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 63; 32; 21; 18; 5 (see key for full text) **Summer Tax Due:** $14,701.69	909 EGLESTON AVE KALAMAZOO	$51,811.25

8127	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 06-23-466-498; **Legal Description:** 22578 REVISED PLAT OF HAYS PARK LOT 497. ALSO LOT 498, EXC W 3FT. ALSO N 1/2 VACATED ALLEY LYING S OF & ADJACENT THERETO. **Comments:** Bundle consisting of 2 tax foreclosed parcels. Approximately 0.28 acres combined. Located in the Kalamazoo Public School District District. Residential Land Use Code: 402. No observed structures. Open grassy lot. Corner lot so there is road access on both Fulford St and Clinton Ave. Driveway entrance along Fulford. Some trees but mostly open and grassy. Level ground. Across the street from large commercial building. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) *(2 of 2)* **Parcel ID:** 06-23-467-713; **Legal Description:** 22998 REVISED PLAT OF HAYS PARK LOT 713. ALSO N 1/2 VACATED ALLEY LYING S OF & ADJACENT THERETO. **Summer Tax Due:** $705.02	1720 CLINTON AVE KALAMAZOO; 1602 FULFORD ST KALAMAZOO	$5,606.84
8129	**Parcel ID:** 06-23-480-170; **Legal Description:** 2939360 3906 23 480 170 BYRON J HEALYS ADDITION #1 LOT 137 **Comments:** Approximately 0.15 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 402. No observed structures. ~33 foot strip of land that sits between two houses on Clinton Dr. Looks like it was once a gravel drive. Small shed in the back portion of the lot. The South portion of the lot backs up to railroad tracks. A tree has been cut up close to the property line. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21; 23 (see key for full text) **Summer Tax Due:** $15.67	CLINTON DR VAC KALAMAZOO	$756.82
8130	**Parcel ID:** 06-24-280-029; **Legal Description:** 1025860 3906 24 280 029 SEC 24-2-11 COM AT THE E 1/4 POST SECTION 24 TH S 89 DEG 58 MIN 06 SEC W 1323.39 FT ALG THE E & W 1/4 LI TO CL LAKE ST AT A PT ON SD 1/4 LI N 89 DEG 58 MIN 06 SEC E 1325.35 FT FROM C 1/4 POST SD SEC TH N 63 DEG 20 MIN E 435.5 FT ALG SD CL TH N 00 DEG 39 MIN W 36.72 FT PAR WITH THE E LI OF THE W 46 A OF THE S FRACTION NE FRACITONAL 1/4 LYING N OF LAKE ST TO THE NLY ROW LI LAKE ST TH N 63 DEG 20 MIN E 175 FT ALG SD LI TO A PT N 89 DEG 21 MIN E 628.79 FT PERP WITH SD E LI FROM SD E LI TO POB TH N 00 DEG 39 MIN W 492.64 FT PAR WITH SD E LI TH S 89 DEG 21 MIN W 453.79 FT TH N 00 DEG 39 MIN W 640 FT M OR L TO THE SLY BANK KALAMAZOO RIVER TH NELY 560 FT M OR L ALG SD SLY BANK TO A PT S 89 DEG 34 MIN 51 SEC W 745 FT FROM SD E LI OF THE NE FRL 1/4 TH S 00 DEG 25 MIN 09 SEC E 870 FT M OR L TO A PT N 00 DEG 25 MIN 09 SEC W 556.41 FT FROM CL LAKE ST TH N 89 DEG 34 MIN 51 SEC E 245 FT TH S 00 DEG 25 MIN 09 SEC E 398.81 FT TO SD NLY ROW LI TH S 63 DEG 20 MIN W 54.38 FT ALG SD LI TO A PT N 63 DEG 20 MIN E 253.3 FT FROM POB TH N 26 DEG 40 MIN W 219.68 FT TH S 63 DEG 20 MIN W 101.41 FT TH S 00 DEG 25 MIN 09 SEC E 66.76 FT TH S 26 DEG 40 MIN E 159.81 FT TO SD NLY ROW LI TH S 63 DEG 20 MIN W 122.37 FT ALG SD LI TO POB. 11A M OR L **Comments:** Approximately 11.53 acres. Located in the Kalamazoo Public School District. Commercial Land Use Code: 202. No observed structures but there is decking built up in the middle of grassy opening. Very tall overgrown grassy area on the South East section. As you travel North the property becomes densely wooded with thick vegetation and eventually reaches the river. A good portion of this property is Fresh water forested shrub wetlands but there is plenty of dry land to develop. Irregular shape. There was some personal property including a steer loader. There is a large drainage ditch running through the property. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $190.09	LAKE VAC KALAMAZOO	$5,203.87

8132	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 06-26-221-008; **Legal Description:** 41378 SOUTH PARK ADDITION LOT 8 BLK 24 **Comments:** bundle consisting of 2 tax foreclosed parcels. Approximately 0.27 acres combined. Located in the Kalamazoo Public School District District. Residential Land Use Code: 402. No observed structures but there is a small shed. There does not appear to be a driveway entrance along E Alcott. There is a small driveway driveway entrance to the West but it looks like it belongs to the adjacent home. There alley to the South that provide additional road access. There is trampoline and some other personal property on the lot. Likely from the adjacent house. Open grassy lot with good amount of trees. There is a fallen pine tree near the sidewalk that is caught up in the phone lines that needs to be address. There is also another tree that has fallen partially on the shed. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21; 23 (see key for full text) *(2 of 2)* **Parcel ID:** 06-26-221-109; **Legal Description:** 41380 SOUTH PARK ADDITION LOT 9 BLK 24 **Summer Tax Due:** $340.22	1702 E ALCOTT ST KALAMAZOO; 1706 E ALCOTT ST KALAMAZOO	$11,178.14
8134	**Parcel ID:** 06-27-124-019; **Legal Description:** 10252 Commencing at a point on the west line of South Burdick Street being South 35deg 01min East 98.12ft from the south line of Belmont Avenue as measured along the west line of South Burdick Street; thence South 80deg West 676.3ft for the point of beginning; thence South 80deg West 64.9ft; thence South 10deg 27min East 58.63ft; thence North 80deg East to a point South 10deg 27min East 59.14ft from the point of beginning; thence North 10deg 27min West 59.14ft to the point of beginning, excluding the South 10ft. Also known as Lot 19 of DIXIE HILLS UNRECORDED PLAT. **Comments:** Approximately 0.08 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 402. This property is located on a section of unimproved road. The road stops just short of this property. Utilities reach this spot. It is a grassy flat section of land behind a house on W Belmont St. No observed structures. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $204.14	218 DIXIE AVE KALAMAZOO	$1,049.22
8135	**Parcel ID:** 06-27-140-011; **Legal Description:** 10332 COM 380.4FT W OF W LI BURDICK ST 8R S OF & PAR WITH S LI MAPLE ST S 42MIN E 127.8FT TO N LI BELMONT AVE S 80DEG 5MIN W 3R N 42MIN W 135.66FT E 48.9FT TO BEGIN. **Comments:** Approximately 0.15 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 402. Approximately 49.5 feet of road frontage along W Belmont. No observed structures. Mostly level terrain but falls off the further you go North. On a dead end road. Minimal traffic. There was a vehicle parked on the lot during post foreclosure visit. Doe's not look abandoned. Most likely belongs to neighbor utilizing the area. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $315.03	202 W BELMONT AVE KALAMAZOO	$5,042.49

8137	**Parcel ID:** 06-27-281-003; **Legal Description:** 33454 DELOS PHILLIPS ADD LOT 8 EXC W 71 FT & EXC S 21.8 FT **Comments:** Approximately 0.09 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 401. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in fair shape from the exterior inspection only but the property does not look well maintained. There interior of the home will likely require repairs and renovations. House was built in 1954. Three bedroom one bathroom. Block foundation looks solid. Shingled roof looks fine but there is some slight damage near the front corner. There is evidence that a large tree has recently fallen. Large pile of branches along the road. Concrete driveway entrance leads to a fenced in backyard. Above ground pool and trampoline are set up in the back. Beware of dog and no trespassing signs throughout. Composite siding needs some repairs. Electric and gas meter still connected. This house is going to need some work but it has potential. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 33; 6; 45; 21 (see key for full text) **Summer Tax Due:** $1,490.35	2144 LUELLA ST KALAMAZOO	$5,238.09
8138	**Parcel ID:** 06-33-491-178; **Legal Description:** SE 1/4 Section 33 T2S R11W Kalamazoo County Condominium Subdivision Plan No. 187 Document number 2005-045857; 1st amendment Document number 2006-033511; 2nd amendment Document number 2007-028028; 3rd amendment Document number 2015-025559; 4th amendment Document number 2015-025560; KENSINGTON PLACE CONDOMINIUMS Unit 78 **Comments:** This is a condo unit in the Kensington Place Condominiums. Located in the Kalamazoo Public School District. This property is assumed to be OCCUPIED. Please use caution and be respectful if visiting property in person. One bedroom one bathroom. Built in 1967. ~875 Sq Ft. Forced air. Security doors would not allow entry into the building. Multiple units in the one building. The unit is inside a three story building with brick exterior. Large paved parking lot that wraps around the complex. There are numbered parking spaces under carports. Unknown if the unit includes an assigned parking spot. The apartment complex is well maintained. It appears there is a monthly HOA fee that covers heat, lawn care, snow removal, trash, sewer & water, Also, access to an in ground pool and fitness center. Kensington Condominiums is centrally located to shopping, dining, Kalamazoo parks, Western Michigan University and close to major highways I-94 & US-131. Lots of potential here. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. The road abutting the property described has not been accepted as a public road by the County Road Commission and is privately maintained. **Additional Disclosures:** 6; 16; 15; 33 (see key for full text) **Summer Tax Due:** $984.25	734 W KILGORE RD #106 KALAMAZOO	$6,702.66
8139	**Parcel ID:** 07-13-476-230; **Legal Description:** BLASS ADDITION TO GALESBURG LOT 3 **Comments:** Approximately 0.25 acres. Located in the Galesburg-Augusta Community School District. Residential Land Use Code: 401. Built in 1890. Three bedroom one bathroom. The Kalamazoo County Treasurer's office is in the process of clearing/cleaning out this property. Interior of the home and garage will be emptied. A tree has fallen over in the back yard and portions have laned on the home and garage. It doesn't look like there is major damage but repairs will be needed. This is an older home that has a mix of stone and block foundation. Stone is showing some cracks around the mortar. Block foundation looks good but some of the exterior blocks are showing some deterioration. Poured slab front porch. Shingled roof on house looks ok but needs a little work. Metal roof above the front porch. Some rot around the fascia/soffit area. Some rot around the window frames. . Gravel driveway leads to a detached two car garage. Slab foundation looks fine where visible. There is a small addition built on the back of the garage. Fenced in large grassy back yard with nice mature trees that provide ample shade. Gas meter and electric meter still hooked up. Located in a well maintained neighborhood. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Summer Tax Due:** $1,331.94	112 MAPLE ST GALESBURG	$16,043.74

8141	**Parcel ID:** 07-19-256-151; **Legal Description:** KNIGHTS ADDITION TO FAIRVIEW HEIGHTS LOTS 15, 16 & 17 **Comments:** Approximately 0.34 acres. Located in the Comstock Public School District. Residential Land Use Code: 401. Five bedroom one bathroom. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. The house looks to be in overall above average shape. Block foundation looks solid. The enclosed front porch and addition on the back of them home has different block but looks solid. Shingled roof looks good on both house and garage. There are a couple panels of shingles missing that need to be replaced. Vinyl siding looks good but there is a small spot that is fire damaged. It is focused to a small 1 sqft section. Unknown cause. Electric and gas meter still hooked up and appear active. Decent sized grassy side yard. Nice concrete driveway leads to a detached two car garage. There was an RV parked in the driveway. Good amount of debris and personal property all around the garage and in the back yard. Interior condition of the buildings is unknown but the exterior looks fairly nice. The debris is a little concerning but there is a lot of potential here. Don't miss out. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21; 45; 33; 6 (see key for full text) **Summer Tax Due:** $934.39	742 PINGREE KALAMAZOO	$11,190.94
8142	**Parcel ID:** 07-32-205-034; **Legal Description:** A PARCEL OF LAND BEING LOCATED IN THE NE 1/4 OF SEC 32, T2S, R10W, COMSTOCK TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN DESC AS FOLLOWS: COMM AT THE E 1/4 POST OF SEC 32; TH N 89 DEG 52' 30" W 1779.57 FT TO POB; TH CONT N 89 DE 52' 30" W 213 FT; TH N 00 DEG 11' 08" W 553 FT; TH S 89 DEG 52' 30" E 213FT; TH S 00 DEG 11' 08" E 553 FT TO POB CONTAINGING 2.7 ACRES 2010 SPLIT FROM 32-205-030 TO 32-205-032 & 32-205-034 **Comments:** Approximately 2.70 acres. Located in the Comstock Public School District. Residential Land Use Code: 401. Approximately 213 feet of road frontage along E MN Ave and extends ~553 feet. House built in 1915. Four bedroom two bathrooms. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. This property was partially fenced in and there were multiple large dogs and full walk through was not performed. This is a large farm house with an attached garage. There is also a large barn and detached two car garage behind the home. The house appears to be in fair shape but it looks like it hasn't been maintained the best. Wood siding is showing its age and could use a fresh coat of paint. There are three types of wood siding on the home and garage. Stone faÃ§ade on the front of home. Large enclosed front porch. Attached two car garage looks ok but there is a hole in the garage door and there a good amount of vegetation debris building up on the roof. The shingled roof on the home looks old as well and should probably be replaced in the near future. Some debris is scattered around the property and mostly focused around the home and garage. Multiple vehicles were on the property during post foreclosure visit. Dirt/gravel driveway leads to a gated fenced. Barn and garage behind the home appear to be in fair shape but they were only viewed from a distant. Good sized property surrounded by farmland. Plenty of large mature trees. There's a lot going on at this property but it has a lot of potential. The house is over a century old so expect repairs and renovations to be needed. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 33; 6; 45; 21 (see key for full text) **Summer Tax Due:** $1,715.15	6643 E MN AVE KALAMAZOO	$15,235.46
8143	**Parcel ID:** 14-19-206-030; **Legal Description:** S 7-54 ROBINSON DUNCAN & COS ADDITION TO THE VILLA GE OF SCHOOLCRAFT LOT 2-3 BLK 6 **Comments:** Approximately 0.37 acres. Located in the Schoolcraft Community School District. Residential Land Use Code: 401. While no structures are currently present on the property, a recent demolition has taken place. As a result, the State Equalized Value (SEV) may not accurately reflect the property's current condition or market value. Good sized corner lot with road access on both S Robinson St and Pine St. Flat ground. Mostly open and grassy but there is a section of trees. The properties in the neighborhood are well maintained. Looks like a nice spot for a family home. This parcel may offer an excellent opportunity for new construction. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $318.71	203 PINE ST SCHOOLCRAFT	$41,338.89

8145	**Parcel ID:** 15-35-300-002; **Legal Description:** SEC 35-4-10 COM ON 1/4 LI 10 R E OF NW COR W1/2 SW1/4 RNG E 130 FT TH S 230 FT TH W 130 FT TH N 230 FT TO PL OF BEG .75A **Comments:** Approximately 0.75 acres. Located in the Vicksburg Community School District. Residential Land Use Code: 401. No observed structures. Open grassy lot with wooded section to the South. Some large mature trees along the road side. Ground is mostly flat but there are some depressions. Could use some grading. Nice spot out in the country. This is a great opportunity for an adjacent land owner looking to increase their property size or could be a the location for a fresh build. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Summer Tax Due:** $197.73	9050 E YZ AVE VICKSBURG	$22,597.90
8146	**Parcel ID:** 90-0280-030-O; **Legal Description:** AMBLING ACRES LOT 30 **Comments:** Approximately 0.40 acres. Located in the Portage Public School District. Residential Land Use Code: 401. Built in 1959. Three bedroom one bathroom. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in overall fair/good shape from the exterior inspection only. Interior condition unknown. Paved driveway leads to an attached two car garage. There was a vehicle parked in the driveway during post foreclosure visit. Pile of vegetation debris piled up in front of garage door. Vinyl siding looks good but needs a power wash. The back side of the house is overgrown with vegetation. Some gutter damage on the back side. Shingled roof looks fine but there were some slight sags in the roof. Gas meter and electric meter are hooked up and active. Nice sized front yard with multiple mature tall trees and provide ample shade. The East side of the property is overgrown with dense vegetation. Current residents will be attempting to purchase back at auction. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 33; 6; 21 (see key for full text) **Summer Tax Due:** $3,428.99	7619 S SPRINKLE RD PORTAGE	$14,414.40
8147	**Parcel ID:** 06-26-106-012; **Legal Description:** 40738 SOUTH PARK ADDITION; Lot 12 in Block 10. **Comments:** Approximately 0.13 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 401. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. House was built in 1952. Three bedroom two bathroom. There is a second outbuilding behind the home that has matching brick exterior. The buildings appear to be in fair/good shape from the exterior inspection only. Interior condition is unknown, however it is very apparent the house is filled with personal property and debris. This is an interesting looking house that has nice curb appeal. There is a pretty windowed sunroom on the front of the building. Brick exterior is in great shape and wraps around the entire building. Side entrance with sidewalk. Nice painted soffit and window trim. The shingled roof is older and should be replaced in the near future. The roof on the outbuilding is in worse shape then the house and needs replacing asap. There is a small paved section of driveway off the road. Vehicle and motorcycle were parked on the property during post foreclosure visit. Gas and electric meter are still hooked up and appear active. The backyard is full of personal property and debris. Located in a decent neighborhood with well maintained properties. The interior condition is unknown but the exterior is in decent shape. This one has a lot of potential. The building is ~75 old so its expected there will need to be repairs and renovations. This is a cool house and deserves to be cleaned up. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 33; 6; 21 (see key for full text) **Summer Tax Due:** $1,947.35	902 LAY, KALAMAZOO	$18,679.14
8148	**Parcel ID:** 06-23-317-122; **Legal Description:** 27550 KAL LAND & IMPROVEMENTCOS ADD LOT 122 **Comments:** Approximately 0.22 acres. Located in the Kalamazoo Public School District. Residential Land Use Code: 401. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly open and grassy, with a few mature trees. Flat terrain. Sandy where the house once stood. There is decent sized pile of debris still on the property that needs to be cleaned up. Nothing to major but will be a few truck loads. Driveway entrance along the roadside.This is an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $116.69	1017 WASHINGTON AVE, KALAMAZOO	$39,809.31

8149	**Parcel ID:** 01-24-460-023; **Legal Description:** SEC 24-1-12 W 133 FT OF E 378 FT S 40 R W1/2 SE1/4 * **Comments:** Approximately 2.00 acres. Located in the Plainwell Community School District. Residential Land Use Code: 401. Approximately 133 feet of road frontage along W E Ave and extends ~660 feet. While no structures are currently present on the property, a recent demolition has taken place. As a result, the State Equalized Value (SEV) may not accurately reflect the property's current condition or market value. Small bit of debris left over from the demolition. There are flat sections of the lot but it has rolling hills. Nice pretty with tall grassy sections and a good amount of trees scattered throughout. Near US-131 and there is some road noise. This parcel may offer an excellent opportunity for new construction. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $511.42	5252 W E AVE, KALAMAZOO	$38,810.83
8150	**Parcel ID:** 02-34-476-250; **Legal Description:** BEVERLY PARK LOT 39 **Comments:** Approximately 0.36 acres. Located in the Parchment School District. Residential Land Use Code: 401. While no structures are currently present on the property, a recent demolition has taken place. As a result, the State Equalized Value (SEV) may not accurately reflect the property's current condition or market value. Flat ground. Open grassy lot with a few mature trees. There is a section of gravel along the road that looks like it was used for "street" parking. Properties in the area are well maintained. Nice spot to rebuild. This parcel may offer an excellent opportunity for new construction. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $90.43	5221 BEVERLY AVE, KALAMAZOO	$56,918.00
8151	**Parcel ID:** 07-18-452-280; **Legal Description:** SHIELDS ADDITION TO THE VILLAGE OF COMSTOCK LOT 29 BLOCK 1 **Comments:** Approximately 0.20 acres. Located in the Comstock Public School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along Collette Ave and extends ~132 feet. While no structures are currently present on the property, a recent demolition has taken place. As a result, the State Equalized Value (SEV) may not accurately reflect the property's current condition or market value. Flat ground. There is a good amount of debris still on the property. Metal barrels, cinder blocks, garbage, etc. Nothing to difficult to remove but would be a couple truck beds worth. This parcel may offer an excellent opportunity for new construction. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $42.61	601 COLLETTE AVE, KALAMAZOO	$14,063.19

Saint Joseph

Lot #	Lot Information	Address	Min. Bid
6400	**Parcel ID:** 003 080 019 02; **Legal Description:** N 200 FT OF S 770 FT OF LOT 15 BALKEN ACRES SEC 33 T7S R12W. ALSO EASE OVER LOTS 12 THRU 18 TO RIVER AS REC L-330 P-396. ALSO SUBJ TO EASE DESC L-590 P-232. **Comments:** Approximately 0.45 acres. Located in the Constantine Public School District. Residential Land Use Code: 401. Down Mallard road. Looks like its private but there was no signage indicating. Subject to Easement in the legal description. No observed structures. Across the street from the St Joseph River. Mostly thick vegetation but it does open up a bit in the middle of the lot. Lots of trees and overgrown vegetation. Small amount of debris but nothing major. No dumping seen. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 41; 42; 30 (see key for full text) **Summer Tax Due:** $182.58	12184 RIVERSIDE DR WHITE PIGEON	$2,320.04
6401	**Parcel ID:** 003 100 002 02; **Legal Description:** THAT PART OF LOTS 1 & 2 OX-BOW ACRES DESC AS: COM 625 FT N OF SE COR OF LOT 1 TH W TO W LINE OF LOT 2 TH N 150 FT TH E TO E LINE OF LOT 1 TH S 150 FT TO POB SEC 34 T7S R12W. **Comments:** Approximately 0.69 acres. Located in the Constantine Public School District. Residential Land Use Code: 401. Down a dirt road. There were two street signs. Chickadee and Valentine Lane. This appears to be a private road but no signs indicated it. This tri-level home was built in 1975. Three bedroom two bathroom. Unfortunately this house has been abused by the former owner. The interior of the home has been trashed and vandalized. The exterior of the home has not been maintained and there are multiple trees growing next to the foundation. Did not see and foundation issues inside the home but the trees should be removed. Overgrown vegetation surrounds most of the home. The back side is a bit more clean. Forced air. Heard animals living in the attic. There is animal damage all throughout the home. Water heater still present. Surface pump with pressure tank in the basement. There is debris and garbage all throughout the home. Unsanitary. There was a section of the floor removed in the basement. Not sure what the reason was for. Mold is forming in the home. Sits on a dead end road with virtually no traffic. It's a shame the house was so mistreated because you can tell this was a nice house at one time. At this stage it is going to require a massive clean up and will need repairs and renovations. There are holes in many of the walls and doors. Near the St. Joseph River. This property is going to need some TLC. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 32; 5; 66; 21; 63 (see key for full text) **Summer Tax Due:** $737.86	13250 RIVERSIDE DR CONSTANTINE	$8,883.00
6402	**Parcel ID:** 004 207 135 00; **Legal Description:** LOT 135 LATVIA NO 4 SEC 5 T6S R12W **Comments:** Approximately 0.47 acres. Located in the Three Rivers Community District. Residential Land Use Code: 402. No observed structures. Land is wooded with some thick vegetation here and there but mostly walkable. There is a small amount of debris. Some old lumber, bricks, and a little grilling area. Plenty of young and mature trees. Land has some slight hills and slopes down from the roadside but is mostly level. Minimal traffic area with nice homes that are being well maintained. Nice spot to build. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $23.77		$700.39

6403	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 005 004 021 03; **Legal Description:** COM E 1/4 COR SEC 4 T8S R9W TH S 468.65 FT TH W 565.03 FT TH S 76D 58M 56S W 40.09 FT TO POB TH N 76D 58M 56S E 40.09 FT TH S 03D 45M E 670.30 FT M/L TO C/L US-12 TH S 63D 49M W ALG C/L 193.61 FT TH N 03D 40M 06S W TO SHR SWEET LK TH ELY ALG SHR TO PNT N 07D 49M 55S W OF POB TH S 07D 49M 55S E TO POB. EXC COM E 1/4 COR SD SEC TH S 468.65 FT TH W 565.03 FT TH S 76D 58M 56S W 40.09 FT TH S 77D 16M 38M W 11.33 FT TO POB EXC TH S 79D 24M 47S W 63 FT TH N 14D 56M 36S W 199.4 FT TH N 79D 26M 29S E ALG TRAV LN 63 FT TH S 14D 56M 17S E 193.35 FT TO POB EXC. ALSO EXC COM E 1/4 COR SD SEC TH S 00D 40M 39S W (REC S) 816.53 FT (REC 816.69 FT) TH N 89D 19M 21S W (REC W) 445.05 FT (REC 445.2 FT) TH N 03D 03M 04S W 308.94 FT (REC N 03D 45M W 309.14 FT) TH S 87D 24M 50S W 100.27 FT TO POB EXC TH N 55D W 60.12 FT TH N 14D 12M 55S W 193.27 FT (REC N 14D 56M 17S W 193.35 FT) TH S 86D 55M 47S E ALG TRAV LN 35.64 FT TH S 07D 08M 44S E (REC S 07D 49M 55S E) 184.51 FT TH N 77D 49M 01S E (REC N 76D 58M 56S E) 36.62 FT TH S 03D 03M 04S E 44.65 FT TO POB EXC. ALSO EXC LD LYG BET TRAV LN & SHR SWEET LAKE. EST 3.1 A. (REPLACES 005-004-021-00 OCT/11) **Comments:** Two parcels, approximately 3.32 acres. Located in the Sturgis Public School District. Residential Land Use Code: 401. Unfortunately the main house is in very poor shape. Nearly all the windows are broken. There is mold forming. Debris and garbage all throughout the home. Some debris surrounds the exterior of the home as well. This is a dangerous building as it sits. The floors felt soft when entering. A large section of the floor has caved into the basement. The block foundation looks good from the outside but there are a great number of trees growing directly against the foundation. Most likely caused structural and foundation issues in the basement causing the floor collapse. Did not access basement do to safety issues. Electric and gas meter removed. The house will most likely be total loss. There is a small outbuilding located on the property. The building is in poor shape with a multiple holes in the roof. There are holes in the floor as well. There is a basement in this building with lots of debris. It looks like someone has been camping/squatting at the property but have left. The real winner here is the land itself. It consists of open grassy space with mixed trees and light vegetation. Thicker wooded area on the North section of the property which reaches the lake. Terrain is mostly flat but gradually starts to slope down as you go farther towards the lake. There are many small mobile pads with some having water hookups. There were 9 visible but there could be many more. A neighbor came out to talk and said this property was built by a company to house their employees while working at the factory. This place was probably something to look at back in the day. There are two drives that enter the property that connect in the middle twice. There is a small shed near the roadside. There are two small cottages farther North that are in poor shape. Pile of debris near the cottages. They appear to have been vacant for a long time and have trees and vegetation growing up over them. Propane tank still present. the buildings have been harvested. Broken windows. Trees along the foundations for both buildings. These structures are going to require a great deal of work to get them back into good living condition. It might make more sense to demo and rebuild. The land is beautiful and there is lake access. You'll have to clear out some trees and brush but there's about ~35 feet of waterfront. Someone with the means to fix of this property will be rewarded. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 63; 36; 34; 66; 46; 62; 22 (see key for full text) *(2 of 2)* **Parcel ID:** 005 004 023 00; **Legal Description:** COM SE COR SEC 4 T8S R9W TH N 1418.01 FT TH W 704 FT TO C/L US-12 AS POB TH N 03D 40M 06S W 420.14 FT TH S 86D 14M 54S W 64.87 FT TH S 03D 39M 45S E 447.25 FT TH N 63D 35M 24S E ALG C/L 70.39 FT TO POB. EXC SLY 270 FT ALG SD E LOT LN. **Summer Tax Due:** $465.33	30874 US 12 STURGIS;	$8,286.97

6405	**Parcel ID:** 007 014 002 02; **Legal Description:** COM 695 FT E OF SW COR SEC 14 T5S R12W TH N 210.37 FT TH W 165 FT TH S 210.37 FT TO S LN SD SEC TH E 165 FT TO POB. 0.8 A. **Comments:** Approximately ~0.8 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 401. Approximately 165 feet of road frontage along M-216 and extends roughly ~210 feet . The land consists of open grassy space around the home with plenty of trees mixed in that offer ample shade. The house looks pretty nice from the exterior but the inside needs some work. Block foundation looks solid where visible but there is evidence of animal borrows on the property. Overgrown vegetation around a good amount of the home and garage. Vinyl siding needs some minor repairs and wash. Shingled roof looks good but there is debris building up. The gutters need to be cleaned out and few need to be repaired. Paved driveway leads to a detached one car garage that is missing the garage door. The garage is in average shape. Poured slab with block on the walls. There are animal borrows around the garage. The house has been cleared out for the most part but there is still some debris and personal property. There is evidence of a leak on the second story ceiling but that could have been before the new roof. Two bedroom one bath on main floor with an additional room on the second floor. Walk out porch on one of the rooms. The basement is the major issue here. There is mold and it was very damp on last visit. Evidence of animals getting in. The breaker box has been harvested but the wires are mostly untouched. Electric baseboard heating. Water heater still present. There was a surface pump but it has been taken. Electric meter still hooked up. This house is going to require some work especially remediating the mold in the basement but there's potential here. Nice little spot tucked in the trees. After fixing the issues this should be a nice older home. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 32; 63 (see key for full text) **Summer Tax Due:** $371.65	14118 M 216 THREE RIVERS	$9,355.34
6406	**Parcel ID:** 007 888 021 20; **Legal Description:** LOTS 103 & 114 VIL OF FLOWERFIELD. SEC 1 T5S R12W **Comments:** Approximately 0.28 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 401. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. There is an electric meter and box that have been removed. Looks like there was a surface pump on the property at one point. Did not see a septic tank lid. Land consists of open grassy space and a few trees. Overgrown. There is a bit of debris here and there but its pretty well cleaned up. Fences run along the West, South, and East border. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $71.75	15430 NORTH ST THREE RIVERS	$11,876.35
6407	**Parcel ID:** 009 007 008 10; **Legal Description:** COM CEN SEC 7 T6S R11W TH N 242 FT TO POB TH N 119.5 FT TH E 224 FT TH S 119.5 FT TH E 224 FT TO POB. 0.61 A **Comments:** Approximately 0.61acres. Located in the Three Rivers Community School District. Residential Land Use Code: 401. Approximately 119 feet of road frontage along N Main Street and extends ~224 feet deep. The land consists of open grassy space with mixed trees. The house was built in 1960. Forced Air. Three bedroom one bathroom. This house is going to need some repairs and renovations but the bones feel solid. There is a good amount of personal property and debris all throughout the home and the garage. Some debris has spilled outside of the home and is mostly in the backyard. There is some damage to the enclosed front entrance. It looks like a limb must have fallen on this section of roof and snapped out the soffit/fascia area. There are other areas of the home that needs soffit/fascia work. The gutters are all full and need to be cleaned out. Block foundation looks pretty solid. Some cracks seen around the mortar. Vinyl siding looks nice. Furnace and water heater still present. Water heater looks rusted out though. Surface pump and pressure tank in the basement with water softener. Unknown condition. 100 amp breaker panel looks good. Basement is full of personal property. The house has a smell to it and will need a deep cleaning after the debris is removed. The garage with shed built onto the back is in below average shape. All the paint has pealed off the wood siding. The slab has some cracks but its still usable. Electric and gas meter still hooked but are disconnected. Two bedrooms on main floor with a larger one bedroom on the second floor. There was evidence of a leak on the second story but looks minimal so could be from a former roof. This house needs some TLC but it should fix up nice. This one has potential. Please do your due diligence before placing a bid. **Additional Disclosures:** 63; 66; 5; 21 (see key for full text) **Summer Tax Due:** $406.49	57441 N MAIN ST THREE RIVERS	$10,655.67

6408	**Parcel ID:** 009 260 023 00; **Legal Description:** COM 1325 FT E & 661 FT N OF 1/4 POST ON W LN SEC 21 T6S R11W TH N 100 FT TH W 639.7 FT TH S 100 FT TH E 639.7 FT TO POB. TRACT 106. ST JOE ACRES NO 2-A. **Comments:** Approximately 1.47 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 402. Approximately 100 feet of road frontage along Steiner Dr and extends ~639 feet deep. No observed structures. Densely wooded with mature deciduous trees and thick vegetation, making it somewhat challenging to traverse. The property offers a peaceful, secluded spot for anyone looking for forest setting. Located on a dead end road. Very minimal traffic. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $10.88		$338.22
6409	**Parcel ID:** 012 100 070 00; **Legal Description:** LOT 70 RIVERWOOD PLAT. SEC 5 T6S R10W. **Comments:** Approximately 0.30 acres. Located in the Mendon Community School District. Residential Land Use Code: 401. Waterfront along St Joseph River. Unfortunately this house is in very poor shape and as a result has been condemned. All of the windows and doors were boarded up in 2024. Third party stated the roof had failed causing water damage all throughout the home and then the roof was fixed. By that time the roof was redone the damage was done. The shingled roof looks ok at this point but it is old. Block foundation looks ok but there are animal borrows. The interior of the home is trashed. It is full of mold and the ceilings are collapsing. Animal damage throughout. There are two other outbuildings that are falling apart on the property. This house is going to require a great deal of work to get it back in good living condition. The real winner here is the land and all the water frontage. Beautiful views. The neighborhood is on a private road and the buildings are being well maintained. This looks like it would be a great spot to live. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 31; 66; 32; 63; 36; 46; 5 (see key for full text) **Summer Tax Due:** $380.46	23573 RIVER RUN RD MENDON	$6,823.55
6411	**Parcel ID:** 014 260 173 00; **Legal Description:** LOTS 173 & 174 THUNDERBIRD BEACH SEC 34 T7S R10W. **Comments:** Approximately 0.41 acres. Located in the Sturgis Public School District. Residential Land Use Code: 402. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly flat with a slight incline, open and grassy with a couple trees close to the East perimeter. Did not see a well but one would need one out here. A lot of the homes here have propane tanks but there are gas lines running near the neighborhood. There is a large pine that has been uprooted and fallen over. Found stakes on all four corners of the lot. This is an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $82.29	67959 OTTAWA DR STURGIS	$2,997.07
6412	**Parcel ID:** 016 017 005 20; **Legal Description:** COM AT E 1/4 COR TH S 88 DEG 47' 20" W 1176.14 FT TO POB TH S 165 FT TH S 88 DEG 47' 20" W 132 FT TH S ALG E 1/8 LN 465 FT TH E 961.64 FT M/L TO C/L OF DITCH TH NLY ALG DITCH TO ITS INT WITH E & W 1/4 LN TH S 88 DEG 47' 20" W 848.64 FT M/L TO POB. SEC 17 T8S R11W. 13.54 A. **Comments:** Approximately 13.54 acres. Located in the White Pigeon Community School District. Near Marl Lake. Residential Land Use Code: 401. Approximately 465 feet of road frontage along Indian Prairie Rd and ~848 along Marl Lake Rd. The land consists of open grassy space with a large wooded section on the East side of the property. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Massive barndominium. This is a fresh build and it looks like the owner didn't hold back. Very large concrete wrap around driveway with four oversized garage doors on the attached garage. Metal siding and metal roof look great. Poured foundation looks great. Well maintained yard and vegetation. Nice firepit area next to home. Large wrap around porch with fans. Electric meter still hooked up and active. Propane. There is another fresh building on the South West section. This building is in the same condition as the home. Foundation looks great concrete drive. Metal roof and siding looks great. Massive yard. Partially fenced in property with nice metal fencing. This property is in excellent condition and the current resident is still taking great care of it. We don't see these types of property's often. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 45; 42; 33; 21 (see key for full text) **Summer Tax Due:** $3,536.27	17794 INDIAN PRAIRIE RD WHITE PIGEON	$20,490.54

6414	**Parcel ID:** 045 140 004 00; **Legal Description:** LOT 4. LOUGH ADD. VIL OF WHITE PIGEON. **Comments:** Approximately 0.25 acres. Located in the White Pigeon Community School District. Residential Land Use Code: 401. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in average shape from the exterior inspection only. It was hard to determine if there is any glaring issues because most of the home is covered in overgrown vegetation. There are some trees growing up against the block foundation that is concerning but did not see any major damage. Block foundation looks solid where visible. Shingled roof looks fine but there are tree branches rubbing that will cause damage sooner than later. Concrete driveway runs along the side of the home and leads to an attached two car garage. Vehicles on property. Garage is full of personal property. Residents may attempt to buy back at auction. There is a shed next to the garage. Slab foundation on garage looks good but again there are trees growing next to it that need to be removed. Small grassy yard wraps around the home with a handful of trees. There is a grass alley that runs along the South border of the lot. This house will likely need repairs and renovations. It looks nice but hard to say when most of it is covered. After a good trimming this house should clean up nice. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $1,098.36	508 E CHICAGO RD WHITE PIGEON	$12,754.50
6415	**Parcel ID:** 045 150 006 00; **Legal Description:** LOT 6 EXC WLY 140 FT LOUGH'S RESUB OF PT OF SECS 5, 6 & 7 LAIRDS ADD. VIL OF WHITE PIGEON. **Comments:** Approximately 0.17 acres. Located in the White Pigeon Community School District. Residential Land Use Code: 402. Please note that road access to this property has not been confirmed. While it appears to be no legal road access, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel may be best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $100.81		$2,289.30
6416	**Parcel ID:** 051 205 059 00; **Legal Description:** W 95 FT OF LOT 35 & W 95 FT OF S 30 FT OF LOT 36 BLK 2 ASS'OR PLAT OF WM F ARNOLD ADD. CITY OF 3 RIVERS. **Comments:** Approximately 0.19 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 402. Approximately 95 feet of road frontage along 8th Street and ~95 feet along Canal Street. No observed structures. Small pile of logs in the middle of the lot. The land consists of open grassy area with a few young trees. Partial chain link fence on the North section. There is a driveway entrance along Canal St. There was a vehicle parked on the property but looks like it belongs to the adjacent neighbors. There is also a trampoline on the lot. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $115.09	420 EIGHTH ST THREE RIVERS	$2,321.75
6417	**Parcel ID:** 051 245 014 00; **Legal Description:** LOT 9 BLK 3 VIL OF LOCKPORT CITY OF 3 RIVERS. **Comments:** Approximately 0.19 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 401. Unfortunately this house appears to be in poor condition and as a result has been condemned. Please contact the local zoning/planning department for details on damage and required repairs. There are multiple large trees that have uprooted and fallen over. Some have fallen on the back wood porch causing some damage. The house honestly doesn't look to bad from the exterior but it does need repairs. Shingled roof looks ok but there are a few shingles that have come loose. Some soffit/fascia wood rot. Some wood rot around the window frames as well. Vinyl siding needs a wash and some repair work on the small addition on the back of the home. The block foundation looks fine but there are a few trees growing directly against it that need to be removed asap. It looks like someone was in the process of renovating the home or making repairs to remove the condemnation but never finished. Some of the walls are down to studs and portions of the ceiling have been removed. Two bedrooms on the second story. One bedroom on the main floor. The bathroom and kitchen have been gutted. Furnace has been removed. There was one cracked joist visible in from the basement. 100 amp breaker panel is still present but looks to be in disrepair. This building is obviously going to need some major work but the bones feel pretty decent considering. This would be a good purchase for someone with renovation knowledge. Please do your due diligence before placing a bid. **Additional Disclosures:** 31; 50 (see key for full text) **Summer Tax Due:** $1,144.98	404 FIFTH ST THREE RIVERS	$11,202.04

6418	**Parcel ID:** 051 245 219 00; **Legal Description:** W 40 FT OF LOT 6 BLK 57 VIL OF LOCKPORT CITY OF 3 RIVERS. **Comments:** Approximately 0.11 acres. Located in the Three Rivers Community School District. Commercial Land Use Code: 201. Approximately 40 feet of road frontage along E Broadway St. the is the old Broadway Liquor. Unfortunately it looks like someone has gotten inside and was trying to harvest the metal components. There is a modern breaker panel on the main floor but there are multiple panels in the basement that have been tossed on the floor. The furnace has been removed and the water heater was cut and nearly removed from the building. The main building is in decent shape though. Nearly all of the drink fridges are still present. There are walk in fridges in the main store and a makeshift cooler in the back where there are washing sinks. There is an office and bathroom. Walk down cellar basement. There is a good amount of leftover debris throughout the building. The "additions" built onto the rear of the building are in poor shape and are probably not up to code. There's literally a travel trailer with the wheels removed built into the building. Gas meter removed electric meter still present. Someone has kicked in the side door and it is now boarded. The front entrance glass is broken. Shingled roof on main building looks fairly new. Vinyl siding in fair shape needs some minor repairs. There is additional parking area to the North. Next to a power station. This building needs some work but it has some potential. Would be a good project for someone handy looking for a new business. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 22; 46; 48; 47 (see key for full text) **Summer Tax Due:** $1,127.51	214 E BROADWAY ST THREE RIVERS	$7,482.83
6419	**Parcel ID:** 051 245 281 00; **Legal Description:** E 95 FT OF LOT 1 BLK 75 VIL OF LOCKPORT CITY OF THREE RIVERS. **Comments:** Approximately 0.13 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 401. Approximately 95 feet of road frontage along Pearl Street and ~60 along 7th Street. Unfortunately this house has a failing roof and there is a hole on the South section. There is water damage inside the home but it is mostly focused in the one room. It's likely that there is more water damage elsewhere but mostly in this area. It almost looks like the small hole was caused by fire damage but that could just be the wood rotting. Did not see soot throughout the house which is usually a good indication if it occurred. The house is set up as three bedroom one bathroom but there is an additional room on the main floor that could be converted into a fourth bedroom. The shingled roof looks very bad and the other side of the house has metal roofing. There is wood rot around the soffit/fascia area. Metal siding could sue a wash. The brick chimney is deteriorating near the top section. Wood rot along the house and chimney. There is a good amount of debris inside and outside of the home. Chain link fenced in back yard with a gravel parking area near Eighth St. There is a concrete slab inside the fenced in area. Block foundation looks solid. The furnace was installed in 2021 and looks good. Water heater still present. 100 amp breaker box looks ok but the front plate has been removed. It looks like the former occupants were packing and removing personal property but still a good amount remains. There are some major repairs needed for this home but there is potential here. This is a handyman special though so know what your getting into. Please be prepared for some work and do you're due diligence before placing a bid. **Additional Disclosures:** 21; 5; 32 (see key for full text) **Summer Tax Due:** $764.33	1101 SEVENTH ST THREE RIVERS	$4,305.67
6420	**Parcel ID:** 051 345 081 00; **Legal Description:** LOT 4 BLK 43 CITY OF THREE RIVERS. **Comments:** Approximately 0.20 acres. Located in the Three Rivers Community School District. Residential Land Use Code: 402. No observed structures. Flat terrain. Open grassy lot with four good sized trees that offer nice shade. Driveway entrance along road with an old paved driveway. Lots of cracks but still very usable. This is a great opportunity for an adjacent landowner to increase their property size or could be the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $96.70	210 S HOOKER AV THREE RIVERS	$1,818.69

6421	**Parcel ID:** 051 355 046 00; **Legal Description:** LOTS-68-69-70-71 SWARTZ ADD. CITY THREE RIVERS ALSO BEG 8 FT S OF INT OF S GRANTAVE WITH RR COURT TH S TO MCRR R/W TH E ALG WLY LN OF R/W TO S LN OF RR COURT THW TO BEG. CONTG 65/100 A IN N 1/2 OF SW 1/4 SEC 19. **Comments:** Located in the Three Rivers Community School District. Residential Land Use Code: 402. This property is split into two separate pieces. Railroad Street runs through the middle of this property. The rectangle section of this lot borders a house on S Lincoln Ave. This section is open, grassy, flat and has trees running along the side near the adjacent home. The triangular section of the property is open grassy and turns to woods as you travel farther West. There are the remains of an old foundation. Slab with a few blocks built up along the perimeter. Would maker a great parking area. Shed has been removed prior to Auction by the County, before and after photos are present in the pictures above. Flat terrain. This is a great opportunity for an adjacent landowner to increase their property size or could be the location for a fresh build. Environmental contamination was reported on this property in 1996. We are unable to verify the scope, status, or outcome of that contamination. Interested bidders should conduct thorough due diligence before bidding and contact the appropriate local government agencies regarding any environmental concerns, development requirements, or other potential use restrictions (such as minimum square footage requirements, utility availability, zoning, or permitting). Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 13 (see key for full text) **Summer Tax Due:** $64.07		$3,580.43
6422	**Parcel ID:** 052 060 032 00; **Legal Description:** LOT 30 ARDEN PARK & COM ON E LN LOT 29, 26.87 FT S OF SE COR LOT 30 TH WLY TO PNT ON W LN LOT 29, 8.45 FT S OF SW COR LOT 30 TH N ALG W LN 8.45 FT TO SW COR LOT 30 TH NELY ALG S LN LOT 30 TO SAID SE COR TH S 26.87 FT TO POB, CITY OF STRUGIS (ANNEXED 2019, OLD #005 050 017 00) **Comments:** Approximately 0.13 acres. Located in the Sturgis Public School District. Residential Land Use Code: 401. This property was OCCUPIED on last visit. Please use caution and be respectful if visiting property in person. There were multiple large dogs on the property. The house appears to be in average shape from the exterior inspection only. Interior condition is unknown. Block/poured foundation looks solid. Vinyl siding on the home looks good. There is some vinyl warping on the garage. Looks like the fire in the firepit got too big and melted a bit of the vinyl. No major damage just to the exterior vinyl. Shingled roof looks fine on both structures. Some soffit/fascia damage. Animals are making nests. Electric and gas meters are still hooked up and appear active. Exterior cellar doors to the basement on the rear of the home. Concrete driveway leads to the detached two car garage. Corner lot with road access on both E West Str and Ilene Street. There is a large pile of debris to the West but it may be sitting on the alley. Most likely goes to this property. There is a small shed as well. This property will likely require repairs and renovations but it has a lot of potential. Close to downtown, nice little side yard, well maintained neighborhood. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 45; 33; 21 (see key for full text) **Summer Tax Due:** $740.96	917 E WEST ST STURGIS	$5,307.89
6423	**Parcel ID:** 052 090 081 00; **Legal Description:** LOT 16 BLK 8. BROADUS ADD. CITY OF STURGIS. **Comments:** Approximately 0.20 acres. Located in the Sturgis Public School District. Residential Land Use Code: 402. The land consists of open grassy space with a few trees. No observed structures. Partial fence in the trees along the West border. Small amount of debris but nothing you couldn't clean up easily. Shared driveway entrance along road. Flat terrain. This is a great opportunity for an adjacent landowner to increase their property size or could be the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $225.68	204 N CENTERVILLE RD STURGIS	$2,082.81

6424	**Parcel ID:** 052 310 048 00; **Legal Description:** LOT 52. HIGHLAND PARK ADD. CITY OF STURGIS. **Comments:** Approximately 0.1 acres. Located in the Sturgis Public School District. Residential Land Use Code: 401. Next to a parking lot and church to the North. Unfortunately this house is in very poor shape. The major issues are the foundation and roof. The shingled roof has failed in multiple areas allowing water to enter the home. There is a significant amount of water damage in the second story bathroom and kitchen which are located under a large hole in the roof. There is evidence of animals living in the home. The foundation is washing out along the driveway side of the home. There is a tree growing right up against the foundation that will continue to damage the home. Three bedroom one bathroom. This house looks like it was never renovated. Everything appears to be very old. Furnace and water heater are both rusty. Older fuse panels in the basement. Exhaust on the furnace has completely rusted out. Many of the Cast iron drain lines are rusty too. There is mold forming in areas that are wet with out good airflow. Personal property and debris throughout the home. Paint is pealing off of everything. The front porch roof has collapsed. There is a partial concrete driveway on the South side of the home and leads to a detached garage in the back yard. The garage roof has collapsed on one side and the structure doe's not appear to be safe. Its a shame the house has been left to sit for so many years. This was a nice home at one point in time. It will now require a good amount of work to get it back into living condition. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 65; 32; 21; 66; 5; 34; 63 (see key for full text) **Summer Tax Due:** $1,569.30	106 VIRGINIA AVE STURGIS	$7,635.81
6425	**Parcel ID:** 052 600 030 10; **Legal Description:** S 10 FT W 37 FT 8 INCHES LOT 31 STURGIS ADD. CITY OF STURGIS **Comments:** Located in the Sturgis Public School District. Residential Land Use Code: 402. No observed structures. This appears to be a gap lot. It is only 10 feet wide and 37 feet long. There's not a whole lot you can do with this property. Too small to build. It also appears to be landlocked. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. **Additional Disclosures:** 7; 9 (see key for full text) **Summer Tax Due:** $10.98		$408.63

Additional Disclosures Key

5: One or more buildings on this parcel has a roof which is either leaking to the interior or appears close to failure. Failing roofs often indicate substantial structural decay inside the building. You should investigate the integrity of this structure(s) prior to bidding.

6: This property is ***occupied***. Please respect the privacy of current occupants and limit any inspection to what can be ***safely observed from the road.*** Some occupants may be upset or angry and may meet contact with aggression or violence. ***Please use discretion and caution when researching this or other occupied properties.*** Furthermore, although this property has been foreclosed for unpaid taxes, occupants have certain rights under Michigan law and must be formally evicted if unwilling to leave voluntarily. You may wish to consult a licensed attorney for more information.

7: This parcel does not front on a public or privately deeded improved road. Often times there are easements in the recorded chain-of-title that provide legal access to such parcels but other times there are not. You should thoroughly research this parcel's access rights prior to bidding. It can require expensive, complicated, and time consuming legal proceedings to secure legal access to landlocked parcels that do not have easements for ingress and egress.

9: This parcel is too small to be practically useful under most circumstances. Many times such parcels are the result of survey or property transfer errors which create small orphaned slivers of land. These parcels are frequently too small to allow construction or any other practical use. They often have no road frontage or legal means of access. These parcels can often lead to ***adverse claims or encroachments by neighboring land owners*** which can be complicated legal issues to resolve. Please investigate this parcel thoroughly prior to bidding.

11: This parcel includes structures which have been damaged by fire. It is up to the auction purchaser to determine if this property can be restored to a safe condition and to comply with all relevant local regulations and building codes. Please research thoroughly prior to bidding.

12: This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based ***solely on visual inspection*** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. The State of Michigan provides additional information about underground storage tanks. The Michigan Department of Environment, Great Lakes, and Energy also maintains an interactive mapping tool: the EGLE RIDE Mapper which tracks known environmental contamination sites. Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

13: A visual inspection of this parcel indicates ***potential environmental contamination.*** Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites, see the EGLE RIDE Mapper for more details. Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of contamination on this parcel. Purchasers are strongly advised to obtain a ***Baseline Environmental Assessment (BEA)***. Some basic information about BEAs can be found by visiting the EGLE Baseline Environmental Assessments website. All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

15: This lot is part of a condominium development. A condominium is a form of land ownership which is divided up into individual "units." Owners are required to be part of the applicable condominium association (COA) which includes rules and regulations related to the use and ownership of each unit. Additional restrictions will be spelled out in the development's **master deed.** Condominiums also ***include association fees*** which can be significant. Some condominium units delegate things like exterior maintenance and repair to the COA whereas the owner remains responsible for the unit's interior. However, there are many varieties of condominiums including residential and commercial interior space, condo subdivision lots, condo boat slips, condo campsites and others. Prospective bidders should ***carefully review and understand the master deed, COA rules and regulations, and investigate association fees prior to bidding.***

16: This parcel is likely subject to ASSOCIATION FEES which are assessed to cover maintenance and other costs associated with the development in which the parcel is located. Interested parties should verify the existence and extent of association fees and costs prior to bidding.

17: Mobile homes (and some modular homes) can be separately titled and considered personal property. In these instances, there may be third parties that have the legal right to remove that mobile home from the parcel whether or not it has been assessed as part of the property in the past. We make no representations or warranties as to whether such mobile or modular homes are included with the real property offered for sale. It is the buyerâ€™s responsibility to conduct their own research as to the state of title. As a preliminary step, it may be useful to determine if an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i. You may wish to consult a licensed attorney or title company to assist in this research.

18: The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

19: Property uses which don't conform to current zoning regulations may be permissible if grandfathered in. However, once such a non-conforming use ceases, that grandfathered status is often lost. This can include the use of mobile homes, multi-family construction, and other property uses which are no longer allowed by local zoning regulations. You should confirm with local zoning officials that your intended use of this property is allowed prior to bidding.

21: This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects ***only "real property."*** In general, real property includes the land and those things physically attached to it.***This sale includes only such real property.*** However, some parcels also contain personal property such as cars, furniture, clothing, and other things which aren't physically attached to the land. Such ***personal property is not included as part of this sale.*** It is strongly suggested that the purchaser of this parcel contact the former owner and provide them the opportunity to remove this personal property before disposing of it. Minimum reasonable steps could include sending a letter by certified and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

22: This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be brought into compliance with local building regulations prior to use. We ***strongly*** recommend that you contact the local building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

23: This parcel is located within a municipality which monitors property maintenance and condition. You may be assessed fees and fines if you fail to mow the grass or do not otherwise properly maintain the property after purchase. One advantage to these parcels is that they typically have infrastructure nearby (water, sewer, power). However, you should confirm the availability of such utilities as well as the connection costs prior to bidding. It is your responsibility to determine whether a parcel is suitable for your desired purpose.

26: This parcel appears to be located within a flood plain based upon our visual inspection. However, this has not been verified through additional research. You should be aware of the possibility for flooding and should consult available groundwater and flood data prior to bidding.

30: This parcel may be subject to utility, road, driveway right-of-way, or other easements which could allow third parties access to the property. Easements are not extinguished by tax foreclosure and foreclosed parcels are sold subject to these preexisting rights, if any. You should conduct your own investigation into the existence of any such easements prior to bidding.

31: This parcel has been posted as "Condemned" by the local building authority. Properties are generally condemned when they are deemed substandard, unsafe, or otherwise unfit for use and habitation. Condemned property ***must*** be rehabilitated to meet local building codes ***prior to use or occupancy***. A building is not automatically slated for demolition when condemned. However, this does not necessarily mean that demolition will not also be pursued by the local unit. Please check with the local building official before bidding to determine the specific status and requirements for this property.

32: This building contains evidence of ***mold.*** Mold is an indication of excess moisture which can come from a variety of sources including high ground water, improper sealing of foundation walls, damaged roofs, and other conditions which can be expensive to correct. Mold can pose significant health risks and, if extensive, may require a complete renovation which could exceed the value of the building. Please conduct your own research and bid accordingly.

33: The interior of this property was not viewed during our inspection. Buildings which are dangerous, occupied, boarded, condemned, or otherwise difficult to enter are inspected from the exterior/curbside only. You are NOT authorized to enter these or any other buildings offered for sale. You should limit your inspection to that which can be made safely from the building's exterior.

34: The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

36: This parcel includes a structure which should be considered ***DANGEROUS.*** This building has suffered structural damage which creates substantial risk of harm from falling through damaged areas or collapse from above. It may also contain extensive debris which could fall or collapse, rusty nails, broken glass, and other hazards. ***You are not permitted to enter this or any other structure offered at tax sale. You should limit your inspection only to what can be safely observed from the building's exterior.*** Trespassers are subject to prosecution.

39: This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-as, where-is" without warranty based upon the assessed legal description.

41: This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a Wetland Map Viewer which provides easy access to wetland data. It is your responsibility to determine if this parcel is suitable for your desired use.

42: Our review of this parcel indicates that the noted State Equalized Value (SEV) does not appear to reflect the current value of the property. This is often due to buildings or other improvements being demolished or fire damaged or other similar items included in the SEV being removed from the property. It can also be due to market changes in the area in

which the property is located. It should be further noted that the SEV/assessed value of the parcel as noted in this listing may be several years old. You should consult a local real estate professional or appraiser to help you assess the current market value of this property before bidding and ***should not base your valuation on the stated SEV***.

44: This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

45: Our inspectors encountered aggressive dogs in the vicinity of this parcel. Please ***exercise caution*** if you choose to assess this property in person.

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior ***only***. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

47: This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and doorjambs, and other damage which can add to the cost of repair and rehabilitation. You should conduct your own research prior to bidding on this parcel.

48: This parcel appears to have been subject to harvesting of electrical, plumbing, mechanical systems, or other building components. Buildings are sometimes targeted by criminals that steal or "harvest" items such as copper plumbing, wiring, furnaces, water heaters, fixtures, hardwood flooring, etc. This building should be considered incomplete due to such harvesting and may require substantial investment to reequip.

49: This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

50: The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

60: A visual inspection of this parcel indicates that it contains a crop or planting which may have been made by a third party. These can range from single year crops like corn or grain to items such as Christmas trees or other nursery stock which require more than one year to mature before harvest. Any third party lease has been voided through the foreclosure process. However, these situations can become points of potential litigation. In an effort to prevent dispute, the Foreclosing Governmental Unit will often grant single year farmers the right to harvest their crop as a condition of sale.

62: This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.

63: Pet and/or wild animal waste was observed within this property. Potential bidders should consider that urine stains/odors can be difficult to remove from porous surfaces such as wood floors or underlayment.

64: The structure(s) on this parcel have been slated for ***demolition*** by the local unit of government prior to sale. As such, it is being presented here as a vacant lot. You should confirm the status of this parcel as well as the allocation of the cost of demolition prior to bidding.

65: A visual inspection indicated that this parcel ***may*** contain asbestos in the form of insulation on piping, boilers, or other structural components. However, no formal testing was conducted and the presence of asbestos has not be confirmed. There are other insulation products that are similar in appearance. According to the U.S. Environmental Protection Agency, asbestos is not likely to cause significant health risk when left undisturbed. See this EPA asbestos publication for additional information. It is the responsibility of the winning bidder to take proper safety precautions and conduct testing and/or removal efforts if deemed appropriate.

66: This property is unsanitary and poses a potential health hazard because of raw food garbage, backed up sewer lines, or other similar waste. Such conditions can attract rodents, wild animals, and other vermin. You should bid accordingly and be prepared to mitigate the situation immediately upon purchase.

67: We have reason to believe that this property was last owned (and may still be occupied or monitored) by someone that does not recognize the right of the government to tax or foreclose upon their property. Be advised that this former owner may be potentially volatile or aggressive. We strongly advise that you limit any inspection of this property to what can be safely observed from a distance and to avoid contact with the former owner.

Reset Form

Michigan Department of Treasury - 2766 (Rev. 03-25)

L-4260

OFFICE USE ONLY

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.)	5. Purchase Price of Real Estate
☐ City ☐ Township ☐ Village	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 found 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.

☐ Land Contract ☐ Lease ☐ Deed ☐ Other (specify) _____

11. Was property purchased from a financial institution?	12. Is the transfer between related persons?	13. Amount of Down Payment
☐ Yes ☐ No	☐ Yes ☐ No	

14. If you financed the purchase, did you pay market rate of interest?	15. Amount Financed (Borrowed)
☐ Yes ☐ No	

EXEMPTIONS

Certain transfers are exempt from uncapping. If you believe your transfer qualifies for an exemption, please indicate the type of exemption you're claiming below. Note that if an exemption is claimed, your assessor may request additional 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). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:_____ Buyer Name:_____
Relationship of Buyer to Seller:_____

☐ 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). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:_____ Buyer Name:_____
Relationship of Buyer to Seller:_____

☐ 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, as described in MCL 211.27a, 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	Email 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(6): "Except as otherwise provided in subsection (7), 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, subject to subsection (9), all of the following must 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 one of the following, as applicable:

(i) For property owned and occupied as a principal residence, $200.00. As used in subparagraph, "principal residence" means that term as defined in section 7dd.

(ii)For all other property, $4000.00