

# Public Land Auction

August 14, 2010

## Western UP Land Auction

Baraga, Gogebic, Houghton, and Ontonagon Counties

Registration: 11:00am

Auction 12:00pm

115 N Front St  
L'Anse, MI 49946

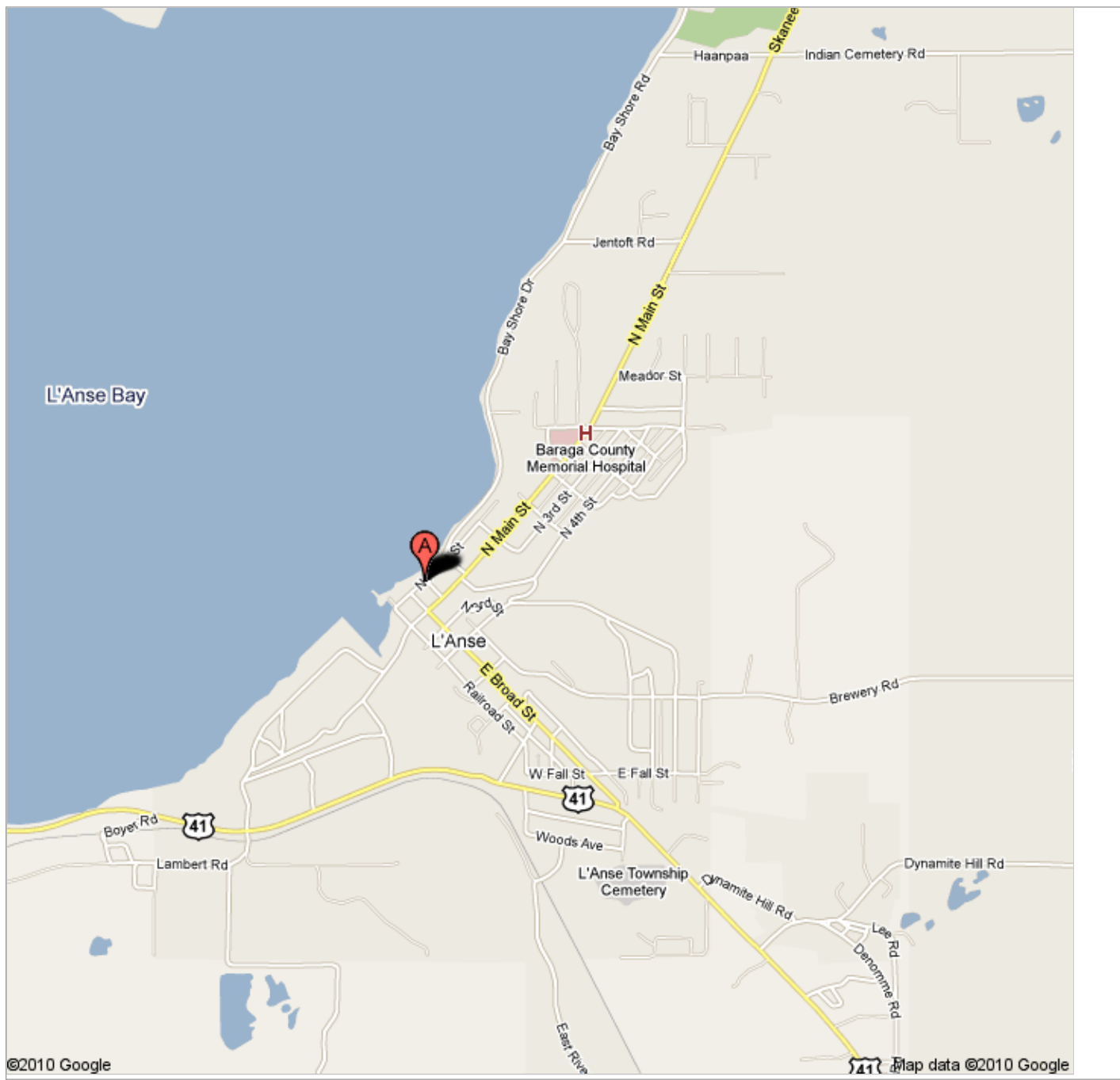
Announcements made on the day of the sale supersede any previous printed matter.

[www.tax-sale.info](http://www.tax-sale.info)



Address **115 N Front St**  
**L'Anse, MI 49946**

**Get Google Maps on your phone**  
Text the word "GMAPS" to 466453



## 2010 First Round Auction Schedule

**Jackson County**

July 27, 2010

Jackson, MI

**Kalamazoo County**

July 28, 2010

Kalamazoo, MI

**Kent County**

July 30, 2010

Grand Rapids, MI

**Northern Western Michigan**

July 31, 2010

Manistee MI

**Monroe County**

August 4, 2010

Monroe, MI

**Bay County**

August 5, 2010

Bay City, MI

**"Thumb" Region**

August 6, 2010

Caro, MI

**Chippewa County**

August 12, 2010

Sault Ste. Marie, MI

**Central Upper Peninsula**

August 13, 2010

Marquette, MI

**Western Upper Peninsula**

August 14, 2010

L'Anse MI

**Missaukee/Clare/Osceola  
Counties**

August 19, 2010

Clare, MI

**Crawford/Oscoda/Otsego  
Roscommon Counties**

August 20, 2010

Grayling, MI

**Arenac/Gladwin/Ogemaw Counties**

August 21, 2010

West Branch, MI

**Southwest Michigan**

August 28, 2010

Lawrence MI

**"Tentative" Grand Traverse Land  
Bank Authority**

September 10, 2010

Traverse City, MI

**Antrim County**

September 11, 2010

Bellaire, MI

**Genesee County**

September 13, 2010

Flint MI

## 2010 First Round Auction Schedule

### **Jackson County**

**2<sup>nd</sup> Round- No minimum bid**

September 14<sup>th</sup>, 2010

Jackson, MI

### **Saginaw County**

September 16, 2010

Saginaw, MI

### **Allegan/Ottawa Counties**

September 18, 2010

West Fillmore, MI

### **Southwest Michigan**

**2<sup>nd</sup> Round- No minimum bid**

September 28<sup>th</sup>, 2010

Centreville, MI

## 2010 Rules and Regulations

### 1. Registration

On site registration will begin at 11:00AM and all sales will begin at 12:00PM. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. Driver's license and social security number will be required to register. Driver's license or state I.D. must be presented in order to receive a bidder number.

### 2. Properties Offered

The attached list of County Treasurer owned properties being offered, identified by sale unit numbers, have been approved for sale at public auction by the County Treasurer. The County Treasurer 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 IRS & DEQ liens), encumbrances and taxes **are cancelled** by Circuit Court Order. The County Treasurer 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 County Treasurer does not guarantee the usability or access to any of these lands.

**It is the responsibility of the prospective purchaser to do their own research as to the use of the land for their intended purpose and to make a personal inspection of the property on the ground to determine if it will be suitable for the purposes for which it is being purchased. The County Treasurer makes neither representations nor claims as to fitness for purpose, ingress/egress, conditions, covenants, or restrictions. Occupied structures may not be entered without the tenant's permission, secured vacant structures may not be entered.**

RESERVATION OF REVERTER - It is an express condition of sale, and deeds will contain a reverter clause that prohibits future severing of the mineral rights (if any) or splitting the parcel sold into smaller units which do not meet zoning requirements for minimum lot size or dimension. In the event of violation of this deed restriction, the property will revert to the Foreclosing Governmental Unit without refund.

All offered properties may be subject to flooding. Any new construction or reconstruction should be elevated above the 100-year flood plain. Also, any filling, dredging, or other permanent construction below the ordinary high-water mark of the water body involved may be subject to the provisions of 1972 Public Act 346. Any earth change on the property may be subject to the provisions of 1972 Public Act 347. These properties may also be subject to the Goemaere-Anderson Wetland Protection Act, 1979, Public Act 203.

### 3. Starting Bid Price

The starting bid prices are shown on the list. 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 auctioneer.

### 4. Bidding

Any registered person may bid on the properties offered. 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. The registered bidder is legally and financially responsible for all parcels bid upon whether representing one's self or acting as an agent. Each sale unit will be offered separately and in the order appearing on the list. Each sale will be awarded to the individual bidding the highest amount equal or greater than the starting bid.

We will accept an absentee bid in increments up to the amount that you pre-approve. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit prior to accepting the bid. Absentee bids must be submitted 48 hours prior to the date of the Auction by calling 1.800.259.7470. An absentee bid form is also available on [www.tax-sale.info](http://www.tax-sale.info).

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and the County Treasurer reserves the right to reject any or all bids.

## **BID INCREMENTS**

Floor bidders **MUST** bid in the same increments as online bidders. **We will not accept odd bid increments** in fairness to online bidders!

BID AMOUNT

INCREMENT

\$1 to \$99	\$ 10.00
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

On-line bidding will be available on the day of the auction at [www.tax-sale.info](http://www.tax-sale.info).

## 5. Terms of Sale

**The full purchase price must be paid the day of the sale, within a half an hour of the end of the Auction!**

**THE FIRST \$1,000 OF THE FINAL SELLING PRICE MUST BE PAID IN CASH OR CERTIFIED FUNDS!**

The purchase price consists of the final bid price plus 13%\* of bid price as buyer premium, and \$20.00 processing fee. Cash, money orders, personal checks, major credit cards, Paypal, and wire transfers will be accepted. (\*There is a 3% discount on the buyer's premium when paying by cash, check or wire transfer) **The first \$1,000 of the selling price must be deposited in the form of cash, or certified funds. The balance may be paid by personal check or other means listed above.**

Any bidder **whose balance payment is dishonored for any reason** will forfeit the **\$1000 DEPOSIT** to the County Treasurer. **The County Treasurer may prosecute any purchaser who bounces a check or fails to consummate a purchase.**

Any bidder who fails to consummate a purchase will be banned from bidding at all future land auctions. No purchases can be made on a time-payment plan.

The buyer premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

**The County Treasurer reserves the right to cancel ANY sale, at ANY time prior to the issuance of the deed.**

## 6. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases upon payment. Purchasers will be entitled to deeds for the property descriptions identified by the assigned sale unit numbers noted on the receipts.

## 7. Title Being Conveyed

Quit-claim deeds will be issued conveying only such title as received by the County Treasurer through tax foreclosure. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The County Treasurer makes no representation as to the availability of title insurance and the **Unavailability of title insurance is not grounds for reconveyance to the County Treasurer.** The purchaser may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

## 8. Special Assessments

Special assessments through tax year 2009 are included in the starting bids. We have identified those parcels with known special assessments with a note on the parcel detail page.

Outstanding bonded assessments: 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 city or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

## 9. Possession of Property

We recommend that no purchaser take physical possession of any property bid upon at this sale until a deed has been executed and delivered to the purchaser. No activities should be conducted on the site other than a baseline environmental assessment to assess the condition of potentially contaminated properties.

**However, steps should be taken to protect your equity in this property by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property. Buyers will be responsible for all procedures and legal requirements for conducting evictions. Additionally, buyers are responsible for contacting local units of government to prevent possible demolition of structures situated on parcels.**

## 10. Conditions

The purchaser accepts the premises in its present "as is" condition, and releases the County Treasurer and employees and agents from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

A person who acquires property that is contaminated (a "facility" pursuant to Section 20201(1)(1) of Natural Resources and Environmental Act (NREPA), 1994 P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1) (c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have "due care" obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the County Treasurer recommends that a person who is interested in acquiring surplus County property contact an attorney or an environmental consultant for advice prior to the acquisition of any surplus County property that may be contaminated.

## 11. Deeds

Deeds will be **created and executed** within 30 days. It will be the responsibility of the County Treasurer to record the deeds and remit them to the purchaser after completion of recording by the Register of Deeds. **This process takes between 45 and 60 days normally. In some counties where the Register of Deeds is "backed up" it can take up to 90 to 120 days.**

## 12. Property Taxes

**All property taxes that became due and payable after March 31, 2010 will be the responsibility of the purchaser.**

**PLEASE UNDERSTAND THAT YOU ARE RESPONSIBLE FOR ALL CURRENT YEAR TAXES!**

## 13. Other:

### Personal Property:

Personal property (*items not attached to buildings and lands such as furnishings, automobiles etc*) located on tax foreclosed land or within structures situated on foreclosed land was not taxed as part of the real estate, does not belong to the Treasurer and is not sold to the purchaser of the real estate in this transaction. You are advised to contact former owners of the lands and provide them an opportunity to reclaim contents. A certified mail notice to their last known address is strongly advised.

**Mobile Homes may be titled separately and considered personal property.**

### Mineral Rights:

You will receive any and all title that the Treasurer 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) but the royalty payments would be payable to you.

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 Treasurer 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.

## Baraga County Public Auction

Lot #	Parcel ID & Legal Description	Address	Minimum Bid	Selling Price
221	001-354-016-00 16-20 4 TOWN OF HURON BAY LOTS 16 17 18 19 & 20 BLK 4.	14610 TIMBERS RD SKANEE MI	\$900	
222	001-355-012-00 12-13 5 TOWN OF HURON BAY LOTS 12 & 13 BLK 5.  Roads in this area may not be where shown on plat maps. Please investigate prior to bidding.	THOMPSON STREET SKANEE MI	\$650	
223	002-216-031-00 SEC 16 T51N R34W PRT OF NW 1/4 OF SW 1/4 COM 50' N OF C/LOF MAIN TRACK OF MIN RANGE RR ON W BDY LN OF NW 1/4 OF SW 1/4 TH ELY ALG SD R/W 98' TO POB TH N 34' TH TH ELY 26' TH N 16' TH ELY 176' TH S 50' TO N R/W LN OF SD MINERAL RANGE RR TH SLY ALG SD R/W 202.5' TO POB. .22 A.	PELKIE ROAD PELKIE MI	\$700	
224	005-410-010-00 LOT 10&11 PETTICOAT LAKE PLAT NO 1 LOTS 10 & 11.  The is a small, nice hillside lot on the south side of Petticoat Lake. The last owner had this parcel tested for on site septic system and it FAILED. At this time that would make it unsuitable for home construction but it may have other uses for you. Please check zoning for your intended use prior to bidding..	TAMARACK STREET, MICHIGAMME MI	\$1550	
225	005-500-009-00 LOT 9 SUPERVISOR'S PLAT OF IMPERIAL HEIGHTS LOT 9.  This cottage hasbeen stripped to studs for a rehab effort that never took place. There is abundant debris inside and out which will need to be removed. Worthy of rehab if you're looking for a small cottage in this area. No apparent major roof leaks. Open to the elements and will need immediate securing to prevent vandals and critters from entry.	23203 SPURR CT MICHIGAMME MI	\$2000	

## Gogebic County Public Auction

Lot #	Parcel ID & Legal Description	Address	Minimum Bid	Selling Price
622	01-20-200-500 SEC. 02 T47N R46W W 1/2 OF E 1/2 OF SE 1/4 OF NE 1/4. 10 A.  Parcel is in the Bessemer Township ski resorts area. Wooded and rolling. Paved county road frontage	PROSPECT RD BESSEMER MI	\$650	
623	01-21-300-365 SEC. 13 T47N R46W PRT OF SW1/4 OF NE1/4; COM AT E1/4 COR OF SEC 13; N58 DEG 17'26W 1472.71 FT; S40 DEG 00'29W 38.85 FT; S74 DEG 24'38W 38.12 FT; S74 DEG 24'38W 119.90 FT; S88 DEG 18'43W 69.15 FT; N71 DEG 45' 21W 33.91 FT; N71 DEG 45'21W 99.28 FT TO POB; N71 DEG 45'21W 95.86 FT; N20 DEG 11'18E 168.45 FT; TH N67 DEG 32'09E 8.03 FT; TH S65 DEG 00'45E 83.29 FT; TH S17 DEG 46'22W 163.81 FT TO POB. 0.34 ACRES M OR L  This older home was built on a wood foundation and over the years has started to sag and separate in various areas. The porch has extensive rotting from a bad roof. The home in general is in poor overall condition. However this is a nice large lot.	8178 E HORSESHOE BEND RAMSAY MI	\$5150	
624	01-21-702-200 SEC. 17 T47N R46W PRT OF SW1/4 OF NW1/4; COM 333 FT N & 550 FT E OF SW COR OF SD SUB; TH E 300 FT; TH N 50 FT; TH W 300 FT; TH S 50 FT TO POB. 0.34 ACRE M/L  The foundation of this home is caving in. The rear rooms are already deteriorated beyond repair.	10341 E NELSON RD BESSEMER MI	\$5450	
626	01-22-100-450 SEC. 21 T47N R46W PRT OF NE1/4 OF NE1/4; COM 150 FT E OF NW COR; S 300 FT TO R/W OF HWY; SELY ALG HWY R/W 100 FT; N 354 FT M OR L TO N LN; TH W ALG N LN 84 FT TO POB. 0.63 ACRE	JOHNSON RD BESSEMER MI	\$650	
627	03-01-545-100 SEC. 14 T47N R47W PRT OF SW1/4 OF NW1/4; COM AT W1/4 COR OF SEC 14; TH N01 DEG 33'29E 657.55 FT; TH EAST 33 FT TO POB; TH S89 DEG 33'08E 710.24 FT; TH N01 DEG 33'29E 240.27 FT; TH N89 DEG 33' 49W 467.27 FT; TH S02 DEG 08'21W 10.13 FT; TH N89 DEG 34'40W 242.87 FT TO E R/W OF LAKE ST; TH S01 DEG 33'42W 229.94 FT TO POB. 3.86 ACRES M OR L  This mobile home park contains some vacant trailers on lots, and the balance empty lots. The trailers as we understand it are NOT included and are being removed daily. There was an issue with a "water leak" and/or accrued unpaid water bills in the amount of \$66,346.19 at this site which resulted in most of the minimum bid which the township has added to the delinquent taxes. Park needs updating and upgrading. There are no long-term bonded assessments at this proeprty that we are aware of. Please double check this. Mobile Home Park	10356 N LAKE RD IRONWOOD MI	\$97700	
628	03-09-002-300 SEC. 11 T47N R47W LOT 116. WEST 74.58 FT; THENCE SOUTH 150 FT; THENCE EAST 31.72 FT; THENCE SOUTH 244 FT; THENCE EAST 43.66 FT AND NORTH 394 FT OF LOT 116 OF IRONWOOD HOMESTEADS - PART OF N1/2 OF NW1/4.	5217 E SUNSET RD IRONWOOD MI	\$6050	

	Home is of block construction and has an older roof. 2 bedrooms and 1 bath. Has been heated with a wood heating system, and the furnace in the basement appears to be inoperative/partly disassembled. Front porch roof leaks and will need attention immediately. 1 car attached garage contains debris. Evidence of freeze damage to plumbing. Oak floors on the main level. Small and efficient.			
629	03-17-500-200 SEC. 32 T48N R46W UNIT 2. POWDERMILL INN CONDOMINIUM ASSN. (MASTER DEED-LIBER 207 PAGE 610)  This is a main floor condo hotel-room unit at Powdermill. They are generally unfurnished. It is located in a lodge which is located about 1/4 mile from the ski resort itself. The upper units (which are larger) are used for longer term residences, but the lower units such as this one are basically the size of a standard motel room. Most are plumbed for a kitchenette, but most of those fixtures have been removed. All have one bath. These units are subject to association fees and common area utility bills which approximately \$200 per month currently. There is an owners association, but no current staffing to maintain grounds or the building. Major items are generally attended to by contractors as the need arises. Repair and maintenance of the interior of the unit is the responsibility of the unit owner. The "core" of the inn (a restaurant and lounge) has been closed for some time and is for sale. The pool was closed over 5 years ago to reduce operating costs. There is a good deal of deferred maintenance and repair to be done here. Please investigate personally or have someone visit this site prior to bidding. Great, but very speculative upside potential.	POWDERHORN RD BESSEMER MI	\$2300	
630	03-17-500-400 SEC. 32 T48N R46W UNIT 4. POWDERMILL INN CONDOMINIUM ASSN. (MASTER DEED - LIBER 207 PAGE 610)  See sale 629 for details	POWDERHORN RD BESSEMER MI	\$2400	
631	03-17-500-700 SEC. 32 T48N R46W UNIT 7. POWDERMILL INN CONDOMINIUM ASSN. (MASTER DEED - LIBER 207 PAGE 610)  See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2350	
632	03-17-500-800 SEC. 32 T48N R46W UNIT 8. POWDERMILL INN CONDOMINIUM ASSN.(MASTER DEED-LIBER 207 PAGE 610)  See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2500	
633	03-17-501-000 SEC. 32 T48N R46W UNIT 10. POWDERMILL INN CONDOMINIUM ASSN.(MASTER DEED-LIBER 207 PAGE 610)  See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2500	
634	03-17-501-100 SEC. 32 T48N R46W UNIT 11. POWDERMILL INN CONDOMINIUM ASSN.(MASTER DEED-LIBER 207 PAGE 610)  See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2500	
635	03-17-501-200 SEC. 32 T48N R46W UNIT 12; POWDERMILL INN CONDOMINIUM ASSN.(MASTER DEED-LIBER 207 PAGE 610)  See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2450	
636	03-17-501-300 SEC. 32 T48N R46W UNIT 13; POWDERMILL INN CONDOMINIUM ASSN.(MASTER DEED-LIBER 207 PAGE 610)  See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2400	

637	03-17-501-500 SEC. 32 T48N R46W UNIT 15. POWDERMILL INN CONDOMINIUM ASSN. (MASTER DEED-LIBER 207 PAGE 610) See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2300	
638	03-17-501-600 SEC. 32 T48N R46W UNIT 16. POWDERMILL INN CONDOMINIUM ASSN. (MASTER DEED-LIBER 207 PAGE 610) See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2300	
639	03-17-501-700 SEC. 32 T48N R46W UNIT 17; POWDERMILL INN CONDOMINIUM.(MASTER DEED-LIBER 207 PAGE 610) See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2400	
640	03-17-501-800 SEC. 32 T48N R46W UNIT 18. POWDERMILL INN CONDOMINIUM ASSN.(MASTER DEED-LIBER 207 PAGE 610) See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2400	
641	03-17-501-900 SEC. 31 T48N R46W UNIT 19. POWDERMILL INN CONDOMINIUM ASSN. (MASTER DEED-LIBER 207 PAGE 610) See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2400	
642	03-17-502-000 SEC. 32 T48N R46W UNIT 20. POWDERMILL INN CONDOMINIUM ASSN.(MASTER DEED-LIBER 207 PAGE 610) See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2450	
643	03-17-502-300 SEC. 32 T48N R46W UNIT 23. POWDERMILL INN CONDOMINIUM ASSN.(MASTER DEED-LIBER 207 PAGE 610) See sale 629 for photos and comments	POWDERHORN RD BESSEMER MI	\$2450	
644	03-17-502-400 SEC. 32 T48N R46W UNIT 24. POWDERMILL INN CONDOMINIUM ASSN.(MASTER DEED-LIBER 207 PAGE 610) See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2450	
645	03-17-502-500 SEC. 32 T48N R46W UNIT 25. POWDERMILL INN CONDOMINIUM ASSN. (MASTER DEED-LIBER 207 PAGE 610) See sale 629 for comments and photos	POWDERHORN RD BESSEMER MI	\$2500	
646	04-16-700-500 SEC. 17 T46N R42W S1/2 OF SE1/4 OF SW1/4 20 ACRES This is a wooded 20 acre parcel which shares a driveway with N7726 CC Road. The log cabin at the end of this road and the garage are NOT a part of this sale. We presume there has been an easement created to provide access to that cabin which is on the 20 acres to the rear of this one. 1/2 mile off US 2.	CC RD MARENISCO MI	\$1800	
647	04-31-607-400 SEC. 16 T46N R43W PRT OF SE1/4 OF SW1/4; BEG 170 FT E & 740 FT N OF SW COR OF SE1/4 OF SW1/4; TH N 240 FT; TH E 490 FT; TH S 300 FT; TH W 100 FT; TH S 180 FT; TH W 290 FT; TH N 240 FT; TH W 100 FT TO POB. A/K/A LOTS 40 THRU 43 OF TOOMEY'S UNRECORDED PLAT PLUS ACREAGE.	RIVER ST MARENISCO MI	\$1350	
649	04-32-001-200 SEC. 20 T46N R43W BEG 480 FT N OF SE COR OF NE1/4 OF NE1/4; TH W 240 FT; TH N 70 FT; TH E 240 FT; TH S 70 FT TO POB 0.42 ACRE A/K/A LOT 2 OF MILLERS UNRECORDED	522 FAIR AVE MARENISCO MI	\$3150	

	<p>PLAT.</p> <p>Home has had a newer roof, but there are issues underneath which have caused the main floor to sag and has caused noticable cracking in the walls from settling. Will need some engineering and repair. Rear porch floor is bad. Power service has been dropped. The attached garage is bad and should be removed.</p>			
650	<p>04-52-800-900 SEC. 16 T46N R43W E1/2 OF LOT 10 BLK 4 OF REPLAT OF BLKS D-E-F-G-H-I-K MARENISCO</p> <p>We presume the remaining debris will be removed soon. There is an RV stored on site which is NOT included in this sale.</p>	418 FAIR AVE MARENISCO MI	\$1900	
651	<p>04-55-501-000 SEC. 21 T46N R43W LOT 10 SUP PLAT OF KIMBERLY-CLARK SUB-DIV PRT OF NW-NW</p> <p>Home has not been maintained in some time. Several roof issues. Back porch is in poor condition. Wood foundation that sags and weaves.</p>	519 FAIR AVE MARENISCO MI	\$800	
653	<p>05-32-006-400 SEC. 05 T47N R45W INDIAN HILLS SUBDIVISION NO 2. LOT 64.</p> <p>Nice wooded lot in an area of second home near Indianhead Mountain ski resort in Wakefield. We presume there may be an owners association, deed restrictions and association fees. Please investigate ! Please see : <a href="http://www.snowcountryhomes.com/PDFDocuments/Indian_Hills-bldg_restrictions.pdf">http://www.snowcountryhomes.com/PDFDocuments/Indian_Hills-bldg_restrictions.pdf</a></p>	THUNDER BIRD LN WAKEFIELD MI	\$1100	
654	<p>06-22-103-600 SEC. 21 T45N R39W BEG 33 FT W &amp; 535 FT S OF NE COR OF SE1/4 OF SE1/4 TH W 200 FT TH S 100 FT TH E 200 FT TH N TO POB 0.46 A</p> <p>This is a solid older cottage that needs some work on the foundation and support structure. Wood foundation has settled and the floors run up and down in various areas. Steel roof. 2 bedrooms. Cute but needs the help of a skilled rehabber.</p>	4931 CROZER WATERSMEET MI	\$3800	
655	<p>06-55-800-100 LOTS 1-2 BLK H OF WAKEFIELD ADD TO VILL OF WATERSMEET.</p> <p>Thick underbrush. Some wetland indicators.</p>	VERNON/BROOK WATERSMEET MI	\$800	
656	<p>51-05-011-150 LOT 9 BLK. 10 HIBBING ADD.</p> <p>Home with wood foundation and some slanted floors. Kitchen has been removed. 2 bedrooms. Interior is panelled.</p>	306 N CLAYBERG ST BESSEMER MI	\$1850	
657	<p>51-05-504-700 HILL ADDITION; LOT 24 BLK 4.</p>	HADLEY ST BESSEMER MI	\$650	
658	<p>51-12-501-000 WEST BESSEMER; E1/2 OF LOT 14 BLK 1; ALSO S3/4 OF LOTS 15 &amp; 16 BLK 1.</p> <p>We did not view the interior of this building but it appears to have possibly been used as multi-family in the past. Please check zoning for that reuse. Exterior needs some attention but is generally straight and square.</p>	508 S MOORE ST BESSEMER MI	\$4000	
659	<p>51-17-000-200 SEC. 16 T47N R46W PART OF SE1/4 OF NE1/4; COM AT NE COR OF SEC 16; S03'W ALG E LINE OF SD SEC 1716.52 FT TO POB; TH N89 DEG 54'W 1317.24 FT; TH S02'W 221.12 FT; TH S89 DEG 54'E 1317.24 FT; TH N03'E ALG E LINE OF SD SEC 221.12</p>	(OFF) HEMATITE STREET	\$900	

	FT TO POB. 6.19 ACRES			
660	52-22-128-180 LOTS 8 & 9 BLOCK 4 MEGAN & KOENIG'S ADD	225 E FRANCIS ST IRONWOOD MI	\$2100	
661	52-22-331-050 LOT 14 BLOCK 28 ORIGINAL PLAT  This building is quite large inside. Has a double storefront. There is basement under about the rear 1/2. Some rehab has been started on the second floor for residential use but it remains unfinished. Has a garage area and loading dock. Appears to be generally solid. There is a sub-basement which has some dampness.	124 W AURORA ST IRONWOOD MI	\$2650	
662	52-23-105-030 LOTS 77 & 78 AND ALSO THE W 25' OF THE VACATED SPEARE ST BETWEEN WASHINGTON ST AND THE E & W ALLEY PARALLEL TO THE BOUNDARY OF LOTS 77 & 78 KEWEENAW ADDITION  Mobile Home on property. Mobile Home on property.	914 WASHINGTON ST IRONWOOD MI	\$4600	
663	52-23-202-060 THAT PART OF THE NW 1/4 OF NE 1/4 SEC 23 T47N R47W STARTING AT THE NW COR OF SD SUBDIVISION TH S 00 DEGREES 43' 32 E ALG 1/4 SECT LINE A DIST OF 841.65' TO POB TH N 89 DEGREES 16' 28 E A DIST OF 137.71' TH S 00 DEGREES 28' 32 E A DIST OF 95' TH S 89 DEGREES 16' 28 W A DIST OF 137.30' TH N 00 DEGREES 43' 32 W A DIST OF 95' TO POB  Mobile home on this property has been demolished and removed. Mobile Home on property.	207 LUXMORE ST IRONWOOD MI	\$3100	
664	52-23-401-030 THAT PART OF NW 1/4 OF SE 1/4 OF SEC 23 T47N R47W CITY OF IRWD DESCRIBED AS FOLLOWS: STARTING AT A POINT 1822.60 FT N AND 2120.40FT W OF SE COR OF SAID SEC 23 THN N 79 DEGREES 06' 38 W A DIST OF 238.64 FT THN N 20 DEGREES 32' 48 E A DIST OF 35.00 DT THN N 82 DEGREES 39' 38 E A DIST OF 216.82 FT THN S 03 DEGREES 48 12 E A DIST OF 105.78 FT TO POB. CONTAINING APPROX 0.35 OF AN ACRE OF LAND MORE OR LESS.  Several buildings beyond repair.	80 E THOMAS ST IRONWOOD MI	\$650	
665	52-24-102-040 LOT 4 ASSESSOR PLAT NO 18  Level dry building site.	902 E AYER ST IRONWOOD MI	\$1000	
666	52-24-202-090 SEC 24 T47N R47W; PRT OF SW1/4 OF NE1/4; COM 1983.42 FT S & 297.32 FT E OF N1/4 COR OF SEC 24; TH N89 DEG 49'43E 115.62 FT; TH N46 DEG 06'19E 65.26 FT; TH S03 DEG 23'19W 240.75 FT; TH N87 DEG 58'57W 178.96 FT; TH N09 DEG 10'23E 190.87 FT TO POB 1.00 ACRE  We did not view the interior of this home as it is occupied. Appears to be in generally good>excellent condition from a curbside view.	413 HOVEN ROAD IRONWOOD MI	\$3700	
667	52-24-353-060 LOT 40 BLOCK 3 ASSESSOR'S PLAT NO 13	600 STEVENS ST IRONWOOD MI	\$2550	
668	52-26-106-050 LOTS 19 THRU 22 BLOCK 4 NELSON'S ADDITION  Newer roof. Some nice original trim. A good basic solid house. Very worthy of rehabbing. Corner lot. 3 bedrooms. Full basement, some plaster work needed on 2nd floor. Old gravity hot air heat.	464 E TAMARACK ST IRONWOOD MI	\$6250	

669	52-27-130-160 LOT 2 BLOCK 4 CURRY 3RD ADDITION LOT 5 BLOCK 7 REIDS ADDITION	101 TAYLOR ST IRONWOOD MI	\$2400	
670	52-27-204-240 LOT 9 BLOCK 4 NORRIE ADDITION  Arts & Crafts (Mission) period wood trim is mostly intact. Porches need work. 2 bedrooms. Upper level is unfinished but holds expansion, studio, office, master suite potential.	133 W OAK ST IRONWOOD MI	\$4650	
671	52-27-204-250 LOT 10 BLOCK 4 NORRIE ADDITION  If you're considering sale parcel 670 or 672, you may wish to add this lot to your purchase.	137 W OAK ST IRONWOOD MI	\$800	
672	52-27-204-260 LOT 11 BLOCK 4 NORRIE ADDITION  We have not viewed the interior of this property as it is occupied. The owner may be at the sale to repurchase it. Generally fair > good exterior condition from curbside.	143 W OAK ST IRONWOOD MI	\$2700	
673	52-27-259-010 LOT 11 BLOCK 10 HIGHLAND ADDITION	TOFTY ST IRONWOOD MI	\$600	
674	52-27-283-050 LOTS 23 & 24 BLOCK 8 CLOVERLAND ADDITION	TOFTY ST IRONWOOD MI	\$650	
675	53-03-001-600 SEC. 18 T47N R45W VILLAGE OF HILLVILLE LOT 6; BLOCK 3.  This is a generally solid appearing but VERY dirty home with lots of debris. We did not venture into the inside. Was vacated on short notice according to a passerby. "In the middle of the night". Broken windows. Critters have been inside.	1504 W OLD US HWY 2 WAKEFIELD MI	\$3300	
676	53-10-502-900 SEC. 16 T47N R45W PUTNAM ADDITION; ASSESSOR'S PLAT NO. 15. E1/2 OF LOT 35.	707 HANCOCK WAKEFIELD MI	\$2750	
677	53-22-004-400 SEC. 15 T47N R45W PRT OF SW1/4 OF SW1/4; BEG AT NE COR OF SD SUB; TH S 239 FT; TH NW'LY ALG HWY-US-2 R/W 276 FT; TH E 118.7 FT TO P.O.B. 0.30 ACRE M OR L	CHARLES STREET WAKEFIELD MI	\$700	

## Houghton County Public Auction

Lot #	Parcel ID & Legal Description	Address	Minimum Bid	Selling Price
691	002-154-011-00 CO-N-6 LOTS 11 & 12 BLK N FIRST ADD TO CENTENNIAL HEIGHTS SURFACE ONLY.  This is a double lot at the corner of 4th and Adams. A neighbors driveway runs across the center of this parcel. We have not investigated the easement or other legality of this situation. It appears that the neighbor has ample access on their own property to install a new driveway and remove theirs from this parcel.	FOURTH STREET CALUMET MI	\$650	
692	002-380-015-00 CZ-15 LOT 15 NEWTOWN LOCATION PLAT.  Home was built on a wood foundation which has deteriorated. The roof over the rear porch has collapsed. Stinky and dirty. Should be demolished.	25684 OLD DAM STREET CALUMET MI	\$1850	
693	002-560-013-45 ASSESSOR'S PLAT OF CALEDONIA LOT 250.  This parcel description is the north half of a large duplex unit in Calumet. Has hardwood floors and some original trimwork. Two stories. Smelly and dirty but structurally sound from cursory review.	56945 LAURIUM STREET CALUMET MI	\$2500	
694	003-005-078-50 CH1-5-30A SEC. 5 T53N R33W PAR. IN NW 1/4 OF SEC. 5 COM. AT W 1/4 OF SEC. 5 TH E 25' TO POB. TH N 60' TH E 168' M/L TO W ROW OF HANCOCK & CALUMET & SW RR TH SW'LY ALONG RR ROW 57' M/L TH W 139' M/L TO POB. CONTAINS .21ACRES M/L  Along railroad r/o/w.	21903 CREAMERY ROAD CHASSELL MI	\$3650	
695	005-177-031-00 E4-27-23 SEC 27 T52N R36W S 1/2 OF SW 1/4 OF SE 1/4. 20 A.  Parcel is a long 20 and fronts on Emily Lake Road which is an improved county gravel road. We located what appears to be a boundary corner at the SW corner of this parcel and there is an old primitive road grade that appears to travel along the south boundary of this parcel off the curve in the road. There are wetlands indicators on the parcel. Campers to the north are NOT on this parcel.	EMILY LAKE ROAD TOIVOLA MI	\$1850	
696	008-276-007-00 L6-26-6A SEC 26 T51N R35W PT OF NW 1/4 OF NW 1/4 OF SEC 26 D/F COMMENCING AT SE COR OF NW 1/4 OF NW 1/4 SEC 26 POB TH N 240' TO CENTER OF CO ROAD TH SW'LY ALONG C/L OF SAID ROAD TO LINE SEPARATING NW 1/4 OF NW 1/4 AND SW 1/4 OF NW 1/4 SEC 26 TH ALONG SAID LINE E 660' TO POB BEING 1 A M/L AND BEING THAT PORTION OF NW 1/4 OF NW 1/4 LYING S OF HAZEL ROAD. 1 A.	HAZEL ROAD PELKIE MI	\$700	
697	010-219-009-00 P5-19-2 SEC 19 T54N R33W SW 1/4 OF NE		\$1700	

	<p>1/4. 40 A.</p> <p>We are unaware of any public road or easement access to this parcel. Easements may exist that you should investigate. Appears to be mostly wooded.</p>			
698	<p>012-056-215-00 LOT 15 ASSESSOR'S PLAT OF STAMP MILL SOUTH</p> <p>Corner lot in Lake Linden has a small level area at the NW corner, then dives nearly 100 foot down a very steep hill into ravine.</p>	FIRST STREET LAKE LINDEN MI	\$900	
699	<p>014-362-024-00 T8-12-22 SEC 12 T55N R33W PT OF GOV'T LOT 1 SEC 12 1/2 OF LOT 2 D/F; COM AT 1/4 POST ON E BDRY LINE OF SEC 12 TH S ON SD BDRY LINE 663' TO INTERSEC WITH W BDRY LINE OF DUNCAN AVETH S 49 DEG 14 1/2' W ALG DUNCAN AVE 133.34' TO POB TH N 40 DEG 45 1/2 W 100' TH S AT RT ANGS &amp; PAR WITH DUNCAN AVE 45' TH S 40 DEG 45 1/2' E 100' TO W BDRY OF DUNCAN AVE TH N ON W BDRY LINE OF DUNCAN AVE 45' TO POB. .11 ACRE 163/198 167/1191</p> <p>This is a small older home that is occupied. We did not view the property in detail. It appears to be in generally good condition.</p>	52365 DUNCAN AVENUE HUBBELL MI	\$3350	
700	<p>042-101-001-00 CR-1-1 LOT 1 BLK 1 VILLAGE OF COPPER CITY.</p> <p>Lot is located between the barn to the south and guard rail to the north.</p>	MOHAWK STREET COPPER CITY MI	\$700	
701	<p>042-104-001-00 CR-4-1 LOTS 1-2-3 BLK 4 VILLAGE OF COPPER CITY. 136/363</p> <p>Level and nicely wooded in pines. Quiet area.</p>	ALLOUEZ STREET COPPER CITY MI	\$1300	
702	<p>051-648-001-50 H4E-8-2 W 1/2 OF LOT 1 BLK 8 CONDON'S THIRD ADD TO HANCOCK.</p> <p>Home was updated with a grant-loan in the recent years. Newer furrnace, wirring, watr heater, kitchen, bathroom, siding, plumbing and weatherization/efficiency. Exceptionally clean and fresh. City water and sewer. Full basement. The side porch shows some signs of decay and settling and might be considered for replacement. Small low maintenance lot. BRING YOUR CHECKBOOK. Do not miss ths one if you're looking for a small home in Houghton-Hancock.</p>	1206 E. ATLANTIC STREET HANCOCK MI	\$2950	
3947	<p>006-370-005-00 LOT 5 PLAT OF PEWABIC HOLLOW</p> <p>Home is located on a large hillside lot east of Hancock. 1.5 story. Outbuildings. Partial basement, rest is slab on grade. Roof is not terribly old. Vinyl sided. 3 bedrooms. A great candidate for rehabilitation. But at present she's realllllly dirty and stinky.</p>	49266 PEWABIC ROAD HANCOCK MI	\$3100	

## Ontonagon County Public Auction

Lot #	Parcel ID & Legal Description	Address	Minimum Bid	Selling Price
2235	01 006 021 00 SEC 6 T48N R42W L-92 P-525 COM 813' S & 720' W OF NE COR OF GOV'T LOT 2 TH S 100' TH W 80' TH N 100' TH E 80' TO POB.  Located near M-28. May not have any direct road frontage. Please verify with local resources.	(SOUTH OF) M-28 BERGLAND MI	\$700	
2236	01 501 006 00 L-59 P-392 LOT 6 BLK 1 OF VILLAGE OF BERGLAND. 01 501 008 00 L-59 P-392 LOT 8 & 10 BLK 1 OF BERGLAND.	CEDAR STREET BERGLAND MI 102 RAILROAD STREET BERGLAND MI	\$650	
2237			\$10150	
2238	01 561 002 00 LOT 2 BLK 11 OF GUNLEK A BERGLAND'S FIRST ADD TO VILL OF BERGLAND.  Two story older house. former owner may still be storing personal property there. We found the power on, but last apparent occupancy seems to have been many years ago (circa 2000). Hardwood floors. A good amount of debris to clear out. Roof to front porch leans and the porch is sagging. Some unlevel floors and general sagging in various areas.	207 CEDAR STREET BERGLAND MI	\$3450	
2239	01 562 003 00 L-59 P-392 LOTS 3 4 & 5 BLK 12 OF GUNLEK A BERGLAND'S FIRST ADD TO VILL OF BERGLAND.	CEDAR STREET BERGLAND MI	\$650	
2240	03 083 013 00 CL-33 0/2 404B SEC 33 T50N R42W 1/10 INT N 1/2 OF NW 1/4 OF SE 1/4 OF SE 1/4. 5A. ASSESSMENT USE .50 A.		\$600	
2241	03 600 058 00 CL-PEA 58 LOT 58 PLAT OF EVERGREEN ACRES L-68 P-227.  This home has moisture/mold issues. We surmise that the water pipes may have froze and broken during cold weather while unsupervised. The damage is likely substantial. The structure seems generally square and solid but will likely require a to-the-studs gut and redo rehabilitation.	1010 SUPERIOR DRIVE WHITE PINE MI	\$11350	
2242	04 205 019 00 GR-5 0/8 104C SEC 5 T50N R38W PAR OF LAND IN SE 1/4 OF NE 1/4 COM AT INT OF C L OF MICHIGAN STATE TRUNK LINE M-26 & E BDY OF PLAT OF MASS CITY TH S 27 DEG 46 M E 33' TH N 62 DEG 14 M E 50' TO POB TH S 27 DEG 46 M E 50' TH N 62 DEG 14 M E 100' TH N 27 DEG 46 M W 80.9' TO S'LY R/W OF M-26 TH SW'LY ALG R/W 102.3' TH S 27 DEG 46 M E 7.7' TO POB. .50 A.  Older home has been abandon and is in rough condition. Last occupied in 2008. Will need a roof and most everything inside replaced. Garage is collapsing. Lots of debris.	1346 THIRTEENTH STREET MASS CITY MI	\$4150	
2243	04 335 051 00 GR-35 1/8 404F SEC 35 T51N R38W BEG	RIDGE AVENUE MASS	\$1750	

	516' W & 16' N OF SE COR OF SE 1/4 OF SE 1/4 TH N 220' TH W 50' TH S 220' TH E 50' TO POB. .25 A. 04 770 004 00 GR-P17 4 70 LOT 4 BLK 70 OF PLAT OF MASS CITY.	CITY MIRIDGE AVENUE MASS CITY MI		
2244	04 756 015 00 GR-P17 16 56 LOTS 15 BLK 56 OF PLAT OF MASS CITY.		\$600	
2245	04 756 016 00 GR-P17 16 56 LOTS 16 BLK 56 OF PLAT OF MASS CITY.		\$600	
2246	04 769 022 00 GR-P17 22 69 LOT 22 BLK 69 OF PLAT OF MASS CITY. Generally good condition. We did not view in detail as home is OCCUPIED.	1506 RIDGE AVENUE MASS CITY MI	\$3450	
2247	Generally good condition. We did not view in detail as home is OCCUPIED.		\$1100	
2248	04 777 002 00 GR-P17 2&3 77 LOTS 2 & 3 BLK 77 OF PLAT OF MASS CITY. Inside looks much better than the outside ... Solid and square, but needs cosmetics and some general rehab. Could use new siding ...	1803 RIDGE AVENUE MASS CITY MI	\$3200	
2250	06 503 006 00 SEC 12 T47N R38W LOT 6 BLK 3 OF SUPERVISORS PLAT NO 1. EXC W 162 FT OF N 40 FT OF LOT 6 & ALSO EXC A 3 FOOT RADIUS CIRCULAR PAR OF LD FOR A WATER WELL CENTER PT WHICH IS DESCRIBED AS COM @ SW COR OF L-6 B-3 OF SD PLAT N 79 FT ALG E R/W LN OF DIVISION ST E 115.5 FT TO CENTER PT OF SD 3 FOOT RADIUS CONTAINING 28.3 SQ FT	DIVISON STREET ONTONAGON MI	\$8400	
2251	08 353 010 00 MM-P26 10B 3 N 28 FT OF LOT 10 BLK 3 OF SECOND ADD TO TOWN OF EWEN. Most recently used as a variety store. Has a newer steel roof and vinyl siding. We did not view the interior in detail but appears to be a merchantable building.	400 S. CEDAR STREET EWEN MI	\$3650	
2252	08 354 009 00 N 1/2 OF LOT 9 BLK 4 OF SECOND ADD TO TOWN OF EWEN. Poor condition. Probably beyond help. Mobile Home on Property	102 S. BIRCH STREET ONTONAGON MI	\$4650	
2253	08 401 013 10 PAR OF LD IN LOTS 12 13 & 14 BLK 1 OF THIRD ADD TO TOWN OF EWEN COM AT SW COR OF LOT 14 POB TH N ALG W LN OF LOT 14 80 FT TH E 32 FT TH S 19 FT; TH E ALG LN PARALLEL TO 61 FT NWLY OF S LNS OF LOTS 14 13 & 12 80 FT; TH S ALG LN 12 FT E OF W LN OF LOT 12 61 FT TO S LN OF LOT 12 TH W ALG S LN OF LOTS 12 13 & 14 TO POB.	100 WALNUT STREET EWEN MI	\$5550	

	In generally good condition. We dd not view in detail as it is OCCUPIED part-time. There may be litigation prior to or after this sale regarding the foreclosure. Mobile Home on Property			
2255	41 088 012 00 ON-P37 12 8 SEC 30 T52N R39W LOT 12 BLK 8 OF CAMERON & RHODES ADD TO VILLAGE OF ONTONAGON.	THIRD STREET ONTONAGON MI	\$600	
2256	41 161 001 00 ON-P49 LOTS 2 & 4 L-94 P-10 LOTS 2 & 4 OF JOHN P MOR'S ADD TO VILLAGE OF ONTONAGON (ROCKLAND AVE).  The front porch of this home has collapsed into the basement. It is likely that part of the front of this structure is similarly in danger. The house is LOADED with "stuff" ... as such it is very difficult to assess its actual condition. This one is right out of "Hoarders" on HGTV ...	501 MERCURY, ONTONAGON MI	\$6250	
2257	41 167 003 00 ON-P25 3-4 2 L-93 P-421 LOTS 3 & 4 BLK 2 OF ROEHM'S SUB TO VILLAGE OF ONTONAGON. 41 167 005 00 ON-P25 5 2 L-93 P-421 LOT 5 EXCEPT S 7 FT THEREOF BLK 2 ROEHM'S S/D.	FOURTH STREET ONTONAGON MI 507 S. FOURTH STREET ONTONAGON MI	\$350	
2258			\$1900	
2259	41 371 003 00 ON-P34 3 11 SEC 30 T52N R39W LOT 3 BLK 11 OF ASSESSORS PLAT OF SW 1/4 OF NW 1/4.	AMYGDALOID STREET ONTONAGON MI	\$700	
2260	41 371 004 00 ON-P34 4 11 SEC 30 T52N R39W LOT 4 BLK 11 OF ASSESSORS PLAT OF SW 1/4 OF NW 1/4.	AMYGDALOID STREET ONTONAGON MI	\$700	
2261	41 413 003 00 ON-P26 3A 13 E'LY 1/2 OF LOT 3 BLK 13 OF ORIGINAL PLAT OF VILLAGE OF ONTONAGON.  This is a vacant commercial zoned parcel in downtown Ontonagon. Across from Citizens State Bank.	RIVER STREET ONTONAGON MI	\$2050	

# Property Transfer Affidavit

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct **taxable value**. It 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. If it is not filed timely, a penalty of \$5/day (maximum \$200) applies. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	4. Date of Transfer (or land contract was signed)
3. City/Township/Village of Real Estate		5. Purchase Price of Real Estate
<input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		<b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hypens and sometimes includes letters. It is on the property tax bill and on the assessment notice.
6. Property Identification Number ( <b>PIN</b> ). If you don't have a PIN, attach legal description.		

7. Seller's (Transferor) Name	8. Buyer's (Transferee) Name and Mailing Address
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**Items 9 - 13 are optional. However, by completing them you may avoid further correspondence.**

**Transfers** include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See the back for a complete list.

9. Type of **Transfer**

<input type="checkbox"/> Land Contract	<input type="checkbox"/> Lease
<input type="checkbox"/> Deed	<input type="checkbox"/> Other (specify) _____

10. Is the transfer between related persons?	11. Amount of Down Payment
<input type="checkbox"/> Yes <input type="checkbox"/> No	
12. If you financed the purchase, did you pay market rate of interest?	13. Amount Financed (Borrowed)
<input type="checkbox"/> Yes <input type="checkbox"/> No	

## Exemptions

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the **taxable value** must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (**State Equalized Value**). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- transfer from one spouse to the other spouse
- change in ownership solely to exclude or include a spouse
- transfer of that portion of a property subject to a life lease or life estate (**until** the life lease or life estate expires)
- 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 ownership 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 stocks
- transfer between entities under common control or among members of an affiliated group
- transfer resulting from transactions that qualify as a tax-free reorganization
- transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- other, specify:

## Certification

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

Owner's Signature	Date	If signer is other than the owner, print name and title
Daytime Phone Number		E-mail Address

## Instructions

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

- buildings on leased land.
- leasehold improvements (as defined in MCL Section 211.8(h)).
- leasehold estates (as defined in MCL Section 211.8(i) and (j)).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. It includes, but is not limited to, the following conveyances:

- deed.
- land contract.
- transfer into a trust, **unless** the sole beneficiary is the settlor (creator of the trust), the settlor's spouse, or both.
- transfer from a trust, **unless** the distributee is the sole present beneficiary, the spouse of the sole present beneficiary, or both.
- changes in the sole present beneficiary of a trust, **unless** the change only adds or substitutes the spouse of the sole present beneficiary.
- distributions by a will or intestate succession, **unless** to the decedent's spouse.
- leases, if the total duration of the lease is more than 35 years, including the initial term and all options for renewal, or if the lease grants the lessee the right to purchase the property at the end of the lease for not more than 80 percent of the property's projected true cash value at the end of the lease. This only applies to the portion of the property subject to the lease described above.
- transfers of more than a 50 percent interest in the ownership of a business, **unless** the ownership is gained through the normal public trading of shares of stock.
- transfers of property held as a tenancy in common, except the portion of the property not subject to the ownership interest conveyed.
- a conveyance of an ownership interest in a cooperative housing corporation, except the portion of the property not subject to the ownership interest conveyed.

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(10)

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

### Section 211.27(5)

"Beginning December 31, 1994, 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."