

# **PUBLIC LAND AUCTION**

## **JACKSON COUNTY**

**OCTOBER 30, 2009**

**Jackson County Building  
120 W Michigan Ave  
Jackson, MI**

**Registration: 11:30am  
Auction: 12:00pm**

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

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

## 2009 Rules and Regulations

### 1. Registration

On site registration will begin at 11:30AM 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 plan. 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.

Checks should be made out to Title-Check Escrow Account.

**The County Treasurer reserves the right to cancel ANY sale, at ANY time.**

## 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 2008 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 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 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. Other:

**All property taxes that became due and payable after March 31, 2009 will be the responsibility of the purchaser.**

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

### Personal Property:

Personal property located on tax foreclosed land or within structures situated on foreclosed land does not belong to the Treasurer and is not subject to the ownership of prospective real property purchasers.

**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.

### **13. Bundle**

For most properties in this bundle there exists a demolition order upon the property. Prior to closing the sale of these properties, the buyer must agree to the following: a.) to the extent demolition has been completed, reimbursement to the County must be made for the cost of the

demolition, or,

b.) to the extent that the demolition is not complete, there must be proof satisfactory to the Treasurer of the buyers ability to satisfy the Treasurer's demolition obligations.

## Jackson County Public Auction

Lot #	Parcel ID & Legal Description	Address	Minimum Bid	Selling Price
38-001	<p>000-08-10-479-015-01 LOT 103 EXC BEG AT MOST SLY COR OF SD LOT BEING ON THE N LN OF ROCKTREE RD AND POB OF THIS EXCN TH N ALG W LN OF SD LOT 98.67 FT TH N59°20'56"E 131.36 FT TO WLY LN OF LEDGEROCK ST TH SELY ALG A CURVE TO THE LEFT ON WLY LN OF LEDGEROCK ST 33.105 FT SD CURVE HAVING A CHORD OF S10°57'08"E 32.70 FT AND A RADIUS OF 60 FT TH S41°45'27"W ALG SELY LN OF SD LOT ALSO BEING THE WLY LN OF LOT 104 179.01 FT TO BEG. STONEGATE FARMS NO. 1 SPLIT ON 03/02/2005 FROM 000-08-10-479-015-00;</p> <p>Property has an assessment for Street Lights. Vacant Lot. Lot size approx. 59' X 127 not buildable.</p>	LEDGEROCK ST JACKSON MI	\$0	
38-005	<p>000-08-31-251-003-00 BEG AT NW COR OF LOT 2 HOMEWOOD ACRES SUBDIVISION A RECORDED PLAT THN TO CEN OF US-12 HWY TH WLY ALG CEN OF SD HWY 630.67 FT TO A PT FOR PL OF BEG OF THIS DESCN TH N PAR WITH N&amp;S 1/4 LN TO NLY LN OF ELECTRICRY R/W TH WLY ALG NLY LN OF SD R/W 150 FT TH S PAR WITH N&amp;S 1/4 LN 137FT TO CEN OF US-12 HWY TH ELY ALG CEN OF SD HWY 150 FT TO BEG. SEC 31 T2S R1W 000-08-31-251-010-02 BEG AT NW COR OF LOT 2 HOMEWOOD ACRES SUBDIVISION A RECORDED PLAT THN TO CEN OF US-12 HWY TH WLY ALG CEN OF SD HWY 557.87 FT TO A PT FOR PL OF BEG OF THIS DESCN TH N IN A STRAIGHT LN TO NLY LN OF ELECTRIC RYR/W TH WLY ALG NLY LN OF SD R/W 72.8 FT TH S PAR WITH N&amp;S 1/4 LN OF SEC 31 TO CEN OF US-12 HWY TH ELY ALG CEN OF SD HWY 72.8 FT TO BEG. SEC 31 T2S R1W</p> <p>Property has an assessment for Street Lights.</p>	4200 W MICHIGAN JACKSON MI	\$0	
38-006	<p>000-08-32-434-009-00 LOT 170 ARDON SUBDIVISION</p> <p>Property has an assessment for Street Lights. Vacant Lot lot size approx. 40' X 112 not buildable.</p>	CHESTNUT STREET JACKSON MI	\$0	
38-007	<p>000-08-36-413-019-00 LOT 14 BLOCK 9 JAMES T. GANSON'S SUBDIVISION</p> <p>Vacant Lot lot size approx. 50' X 132' not buildable.</p>	HENRIETTA STREET JACKSON MI	\$0	
38-008	<p>000-08-36-414-013-00 LOT 2 BLOCK 10 JAMES T. GANSON'S SUBDIVISION</p> <p>Vacant Lot lot size approx. 50' X 132' not buildable.</p>	CHAPIN STREET JACKSON MI	\$0	
38-012	<p>000-17-07-476-004-01 BEG AT SE COR OF SEC 7 TH N 0DEG 7'35"W 1320.54 FT TH S 89DEG 32'45"W 657.85 FT TH S 0DEG 13'21"E 663.83 FT TO A PT FOR PL OF BEG OF THIS DESCN TH N 89DEG 32'45"E 26.39 FT TH S 0DEG 13'21"E 656.71 FT TO S SEC LN TH S 89DEG</p>	FOWLER RD HANOVER MI	\$0	

	32'45"W TO A PT S 0DEG 13'21"E FROM BEG TH N 0DEG 13'21"W TO BEG. SEC 7 T4S R2W  Vacant lot not buildable lot size approx. 27' x 700'.			
38-015	000-04-28-176-009-02 BEG AT N 1/4 POST SEC 28 TH S00DEG34'36E 1325.20 FT TO POB TH CONT S00DEG34'36E 712.35 FT TH N89DEG42'33W 242.39 FT TH N00DEG34'36W 712.80 FT TH S89DEG36'07E 242.39 FT TO BEG. SEC 28 T1S R1E 3.96A SPLIT ON 01/22/2002 FROM 000-04-28-176-009-01; 000-04-28-176-009-03 BEG AT N 1/4 POST SEC 28 TH S00DEG34'36E 1325.20 FT TH N89DEG36'07W 242.39 FT TO POB TH CONT N89DEG36'07W 242.41 FT TH S00DEG34'36E 713.26 FT TH S89DEG42'33E 242.40 FT TH N00DEG34'36W 712.80 FT TO BEG. SEC 28 T1S R1E 3.97A SPLIT ON 01/22/2002 FROM 000-04-28-176-009-01; 000-04-28-176-009-04 BEG AT N 1/4 POST SEC 28 TH S00DEG34'36E 1325.20 FT TH N89DEG36'07W 484.80 FT TO POB TH CONT N89DEG36'07W 242.41 FT TH S00DEG34'36E 713.71 FT TH S89DEG42'33E 242.40 FT TH N00DEG34'36W 713.26 FT TO BEG. SEC 28 T1S R1E 3.97A SPLIT ON 01/22/2002 FROM 000-04-28-176-009-01; 000-04-28-176-009-05 BEG AT N 1/4 POST SEC 28 TH S00DEG34'36E 1325.20 FT TH N89DEG36'07W 727.21 FT TO POB TH CONT N89DEG36'07W 242.41 FT TH S00DEG34'36E 714.16 FT TH S89DEG42'33E 242.40 FT TH N00DEG34'36W 713.71 FT TO BEG. SEC 28 T1S R1E 3.97 A SPLIT ON 01/22/2002 FROM 000-04-28-176-009-01;	BUNKERHILL RD PLEASANT LAKE MI	\$0	
38-019	161-15-19-462-004-00 LOTS 8 AND 9 BLOCK 11 WOLF WILDWOOD  Vacant lot not buildable lot size approx. 44' x 60'.	FAIRMOUNT DR	\$0	
38-023	000-03-17-306-003-00 LOT 52 COOK'S ADDITION TO PALMER'S PLAT OF THE VILLAGE OF RIVES JUNCTION  Property has special assessment for sewer lot size approx. 66' x 149'. House has been demolished.	315 RAILROAD ST RIVES JUNCTION MI	\$0	
38-024	000-12-04-352-009-01 BEG AT SW COR OF SEC 4 TH E 1132 FT TO A PT FOR PL OF BEG OF THIS DESCN TH W 356.5 FT TH N 1DEG 35'W 343 FT TH E 356.5 FT TH S 343 FT TO BEG. SEC 4 T3S R2W 2.8183A  House may be condemned. Lot size approx. 356' x 343'.	7800 MC CAIN RD PARMA MI	\$0	
38-029	200-13-23-180-059-01 LOT 79 80 81 AND 82 GOLFSIDE EXTENSION  Property has special assessment for street lights.	605 CASS AVE JACKSON MI	\$0	
38-030	320-13-11-304-012-00 LOT 12 LINCOLN COURT  Property has special assessment for street lights.	105 LINCOLN CT JACKSON MI	\$0	
38-031	425-13-26-105-001-01 LOT 1 EXC S 180 FT THEREOF AND ALSO EXC THAT PART THEREOF DESC D AS---	AVENUE C ST JACKSON MI	\$0	

	<p>BEG IN WLY LN OF LOT 1 AT A PT 180 FT NELY ALG SD LOT LN FROM SWLY COR OF SD LOT TH NELY ALG WLY LN OF SD LOT 95.5 FT TH S 60DEG 44'E 112.2 FT TH SLY 53 FT TO A PT BEARING S 83DEG 21'E FROM BEG TH N 83DEG 21'W 114 FT TO BEG. ALSO EXC BEG AT SW COR OF LOT 1 OF ROWLEY SUBDIVISION A RECORDED PLAT TH N 5DEG 46'E 275.5 FT TO A PT FOR PL OF BEG OF THIS EXCN TH S 69DEG 09'E 102.7 FT TH S 6DEG 23'E 28 FT TH ELY PAR WITH N SEC LN 144.33 FT TO E LN OF SD LOT TH NLY ALG E LN OF SD LOT 146.03 FT TO NE COR OF SD LOT TH S 89DEG 06'W 165 FT TH ON AN ARC OF AN 80 FT RADIUS CURVE LEFT 116.4 FT TH S 5DEG 46'W 4.53 FT TO BEG. ALSO EXC BEG AT SW COR OF LOT 1 OF ROWLEY SUBDIVISION A RECORDED PLAT TH N 5DEG 46'E 275.5 FT TH S 60DEG 44'E 112.2 FT TO A PT FOR PL OF BEG OF THIS EXCN TH N 60DEG 44'W 112.2 FT TH S 69DEG 09'E 102.7 FT TO A PT N 6DEG 23'W OF BEG TH S 6DEG 23'E TO BEG ROWLEY SUB- DIVISION</p> <p>Vacant Lot not buildable lot size approx. 50' x 150'. Property is low &amp; wet landlocked. (No Access)</p>			
38-032	<p>445-13-16-401-021-00 LOT 28 SHARP PARK SUBDIVISION</p> <p>Property has special assessment for street lights. Vacant lot not buildable lot size approx. 66' x 188'.</p>	HARDING RD JACKSON MI	\$0	
38-033	<p>165-13-07-328-020-00 LOT 20 DORVIN HILLS 165-13-07-328-021-00 LOT 21 DORVIN HILLS</p>	Dorvin Drive, Jackson MI	\$0	
38-035	<p>000-05-23-477-001-05 BEG AT SE COR OF SEC 23 TH S 89DEG 27'20"W 100 FT TO A PT FOR PL OF BEG OF THIS DESCN TH S 89DEG 27'20"W 200 FT TH N 31DEG 14'47"W 648.84 FT TO THE CEN LN OF HARR RD TH N 52DEG 03'06"E (RECORDED N 52DEG 01'E) 200 FT TH S 29DEG 16'26"E 774.75 FT TO BEG. SEC 23 T1S R2E</p> <p>Vacant lot irregular size not buildable.</p>	HARR RD GRASS LAKE MI	\$0	
38-036	<p>1-020600000 LAND COM AT A PT ON THE S LN OF TRAIL ST 6 RDS W OF W LN OF INGHAM ST TH S 80.5 FT TH W 1 RD TH S 35 FT TH W 8 FT TH N TO THE S LN OF TRAIL ST TH E 24.5 FT TO BEG. BLK 1 DURAND'S ADD.</p> <p>Vacant lot irregular size not buildable.</p>	227 W TRAIL ST JACKSON MI	\$0	
38-037	<p>1-021100000 LAND COM AT THE INTERS OF S LN OF TRAIL ST WITH E LN OF BLACKSTONE ST TH E 6 RDS TH S 4 RDS TH W 6 RDS TO THE E LN OF BLACKSTONE ST TH N 4 RDS TO BEG BLK 1 DURAND'S ADD</p> <p>Vacant lot lot size 66' x 99'.</p>	431 N BLACKSTONE ST JACKSON MI	\$0	
38-038	<p>1-024400000 LOT 8 BLK 2 DURAND'S ADD W OF JAY ST</p> <p>Vacant lot lot size 66' x 132'.</p>	523 N BLACKSTONE ST JACKSON MI	\$0	

38-039	1-035200000 BEG AT THE INTERS OF W LN OF BLACKSTONE ST WITH S LN OF TAYLOR ST TH WLY ALG S LN OF TAYLOR ST 326.75 FT TO A PT FOR THE POB OF THIS DESC TH S 115.5 FT TH W 33 FT TH N 115.5 FT TO S LN OF TAYLOR ST TH E ALG S LN OF TAYLOR ST 33 FT TO POB BLK 4 DURAND'S ADD  Vacant lot lot size 33' x 115'.	319 TAYLOR ST JACKSON MI	\$0	
38-041	3-0089.2000 W 24.43 FT OF LOT 7 BLK 11 LIVERMORE WOOD & EATON'S ADD  Vacant lotlot size 66' 24' not buildable.	SECOND STREET JACKSON MI	\$0	
38-043	4-0434.1000 LOT 11 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B6S R1W  Vacant lot lot size 66' x 148'.	233 W MASON ST JACKSON MI	\$0	
38-044	4-043400000 LOT 12 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B6S R1W  Vacant lot lot size 66' x 148'.	607 S BLACKSTONE ST JACKSON MI	\$0	
38-045	4-046400000 W 1/2 OF LOT 7 BLK 7 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B7S R1W (W OF GREENWOOD AVE)  Vacant lot lot size 49' x 132'.	229 W WILKINS ST JACKSON MI	\$0	
38-046	4-0720.1000 LOT 113 ASSESSOR'S SOUTH PLAT  Vacant lot lot size 33' x 132'.	801 S JACKSON ST JACKSON MI	\$0	
38-047	4-088500000 N 3 RDS OF LOT 6 BLK 3 C E WEBB'S ADD  Vacant lot lot size 49' x 184'. Property has special assessment.	1021 MAPLE AVE JACKSON MI	\$0	
38-048	4-089300000 S 1/2 OF LOT 12 EX E 5 RDS ALSO N 16.5 FT OF LOT 13 EX E 5 RDS BLK 3 C E WEBB'S ADD  Vacant lot lot size 49' x 102'. Property has special assessment.	1045 MAPLE AVE JACKSON MI	\$0	
38-049	4-092200000 S 1/2 OF LOT 21 BLK 4 C E WEBB'S ADD  Vacant lot lot size 33' x 66'. Not buildable.	1037 WILLIAMS ST JACKSON MI	\$0	
38-050	4-096400000 LOT 17 BLK 6 C E WEBB'S ADD  Vacant lot lot size 66' x 66'. Property has special assessment.	1215 WILLIAMS ST JACKSON MI	\$0	
38-051	4-109800000 LOT 81 TINKER'S ADD 4-109900000 LOT 82 TINKER'S ADD  Vacant lot lot size 50' x 128'. Property has special assessment.	1235 WOODSUM ST JACKSON MI	\$0	
38-053	4-129800000 S 22 FT OF W 32 FT LOT 4 & N 22 FT LOT 10 & S 22 FT OF LOT 11 & N 22 FT OF W 32 FT OF LOT 5 BLK 1 PALMER'S ADD  Vacant lot lot size 44' x 69'. Property has special assessment.	1121 GREENWOOD AVE JACKSON MI	\$0	
38-054	4-184600000 LOT 2 BLK 22 PROSPECT ADD  Vacant lot lot size 50' x 132'.	GRISWOLD ST JACKSON MI	\$0	

38-055	5-049800000 S 63 FT OF LOT 9 & N 3 FT OF LOTS 11 & 13 BLK 14 KNAPP'S ADD  Vacant lot lot size 66' x 132'.	919 EVERHARD ST JACKSON MI	\$0	
38-056	5-0513.2000 E 20.88 FT OF S 1/2 OF LOT 7 BLK 15 KNAPP'S ADD  Vacant lot lot size 21' x 66'. Not buildable.	128 MITCHELL ST JACKSON MI	\$0	
38-057	5-052800000 S 23.5 FT OF LOT 1 & N 42.5 FT OF LOT 2 BLK 17 KNAPP'S ADD  Vacant lot lot size 66' x 148'. Property has special assessment.	911 FRANCIS ST JACKSON MI	\$0	
38-058	5-055000000 LOT 21 ORCHARD PLACE  Vacant lot lot size 25' x 100'.Not buildable.	900 ORCHARD PL JACKSON MI	\$0	
38-059	5-058800000 LAND COM AT A PT ON E LN OF FRANCIS ST 9 RDS S OF S LN OF BIDDLE ST TH S 4 RDS TH E 8 RDS 8 FT TH N 5 RDS TH W 8 FT TH S 16.5 FT TH W 8 RDS TO BEG SW 1/4 NW 1/4 SEC 2 T3S R1W  Vacant lot lot size 66' x 140'. Property has special assessment.	811 FRANCIS ST JACKSON MI	\$0	
38-060	5-062300000 LAND COM AT A PT ON W LN OF FRANCIS ST 144 FT S OF S LN OF MORRELL ST TH S 53.5 FT TH W 177 FT TH N 53.5 FT TH E 177 FT TO BEG NE 1/4 SE 1/4 SEC 3 T3S R1W  Vacant lot lot size 53' x 177'. Property has special assessment.	908 FRANCIS ST JACKSON MI	\$0	
38-061	5-062400000 LAND COM AT INTERS OF N LN OF AN ALLEY WITH W LN OF FRANCIS ST WHICH PT IS 247.5 FT S OF S LN OF MORRELL ST TH N ON W LN OF FRANCIS ST 50 FT TH W 177 FT TH S 43.5 FT TO N LN OF LOT 1 BLK 2 RUSTIC HALL ADD TH E 33 FT TH S 6.5 FT TO N LN OF AN ALLEY TH E 144 FT ON N LN OF SD ALLEY TO BEG NE 1/4 SE 1/4 SEC 3 T3S R1W  Vacant lot property has special assessment.	914 FRANCIS ST JACKSON MI	\$0	
38-062	5-132700000 W 44 FT OF S 75.5 FT OF LOT 8 BLK 1 EGGLESTON'S ADD  Vacant lot property has special assessment. Lot size approx. 44' x 75'.	144 DAMON ST JACKSON MI	\$0	
38-063	5-166400000 E 33 FT OF LOT 27 BLK 1 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PARTS OF BLKS 1 3 4 5 6 11 & 12 FRANCIS ST ADD  Vacant lot lot size 33' x 132'.	146 E EUCLID AVE JACKSON MI	\$0	
38-064	5-170000000 LOT 29 BLK 2 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PART OF BLKS 1 3 4 5 6 11 & 12 FRANCIS ST ADD  Vacant lot lot size 52' x 124'.	140 E MANSION ST JACKSON MI	\$0	
38-065	7-064000000 LAND COM AT A PT ON E LN OF PARK AVE 44 FT N OF N LN OF HAMLIN ST TH N ON E LN OF PARK AVE 44 FT TH E 76 FT TH S 44 FT TH W 76 FT TO	503 N PARK AVE JACKSON MI	\$0	

	BEG BLK 7 FORD'S NORTH ADD Vacant lot lot size 44' x 76'.			
38-066	8-1804.3B00 N 44 FT OF LOT 18 BELVUE SUB DIV OF LOT 14 & PART OF LOTS 13 15 & 16 HAMMOND'S ADD Vacant lot lot size 41' x 44'.	ROCK ST JACKSON MI	\$0	
38-077	4-0460 W 1/2 OF LOT 7 BLK 7 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B7S R1W (W OF GREENWOOD AVE) Property has special Assessment.	230 W. BIDDLE ST JACKSON MI	\$0	
38-078	4-0469 W 35 FT OF E 82.5 FT OF LOTS 10 & 11 BLK 7 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B7S R1W (W OF GREENWOOD AVE) Property has special Assessment.	236 W. BIDDLE ST JACKSON MI	\$0	
38-079	4-0549 E 3 RDS OF W 8 RDS OF LOTS 9 & 10 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B7S R2W Property has special Assessment.	320 W. BIDDLE ST JACKSON MI	\$0	
38-081	4-0813 LOT 26 CHITTOCK'S ADD	1042 CHITTOCK AVE JACKSON MI	\$0	
38-088	8-0531 N 47 FT OF LOT 12 KEENA'S ADD	N ELM ST JACKSON MI	\$0	
38-100	000-14-13-411-014-00 LOT 98 THE CEDAR'S MOBILE HOMES SUBDIVISION EXTENSION NO. 3 1-082400000 W 16 FT OF LOT 204 & E 29 FT OF LOT 205 C K PERRINE'S HILLSIDE SUB DIV 2-150800000 LOT 6 EX W 107.25 FT ALSO COM AT SE COR OF LOT 6 TH W 124 FT TH S 16.5 FT TH E TO W LN OF LANSING AVE TH NWLY TO BEG BLK 12 FOOTE & BENNETT'S ADD 4-011400000 W 33 FT OF S 5.25 RDS OF E 1/2 OF LOT 2 B5S R1E 5-058100000 COM AT A PT ON S LN OF BIDDLE ST 8 RDS E OF E LN OF FRANCIS ST TH E ALG S LN OF BIDDLE ST 65.75 FT TH S 102.5 FT TH W 65.75 FT TH N 102.5 FT TO BEG SW 1/4 NW 1/4 SEC 2 T3S R1W 5-150300000 LOT 25 SHEAP'S ADD 5-155900000 LOT 9 BLK 8 HARMON'S ADD 5-177300000 LOT 11 BLK 6 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PART OF BLKS 1 3 4 5 6 11 & 12 FRANCIS ST ADD 5-186900000 N 1/2 OF LOT 2 BLK 5 FRANCIS ST ADD 7-024700000 LOT 6 BLK 5 AN EXT OF THE VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT 7-029600000 LAND DESC AS BEG AT INTERS OF WLY LN OF COLUMBUS ST WITH SLY LN OF HAMLIN ST TH SLY ALG WLY LN OF COLUMBUS ST 33 FT TH WLY PARA WITH SLY LN OF HAMLIN ST 67 FT TH NLY IN A STRAIGHT LN TO A PT ON SLY LN OF HAMLIN ST 66.5 FT WLY MEASURED ON SLY LN OF HAMLIN ST FROM POB TH ELY ALG SLY LN OF HAMLIN ST 66.5 FT TO POB BEING A PART OF LOT 2 BLK 8 AN EXT OF THE		\$0	

VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT 7-107700000 W 1/2 OF LOT 17 BLK 5 EAST ADD 8-200500000 LAND COM AT A PT ON S LN OF MARSHALL ST 1320 FT N & 1266 FT E OF SW COR OF SEC 26 TH S 132.08 FT TH E 54 FT TO W LN OF E 1/2 OF SW 1/4 OF SD SEC 26 TH N 132 FT TO S LN OF MARSHALL ST TH W 54 FT TO BEG SW 1/4 SEC 26 T2S R1W 4-153100000 LAND COM AT INTERS OF W LN OF WILLIAMS ST EXT S WITH N LN OF RANDOLPH ST EXT E TH N 92 FT TH W 39.03 FT TH S 92 FT TH E 39.03 FT TO BEG NE 1/4 NE 1/4 SEC 10 T3S R1W3-0153 0154.1 S 1/2 OF LOT 11 & N 1/2 OF E 66 FT OF LOT 12 BLK 13 LIVERMORE WOOD & EATON'S ADD4-0620 LOT 15 ASSESSOR'S SOUTH PLAT4-1269 N 44 FT OF LOT 11 & N 44 FT OF W 3 RDS OF LOT 4 BLK 1 PALMER'S ADD5-0630 LOT 1 BLK 1 RUSTIC HALL ADD1-0284 0284.1 N 1/2 OF LOT 22 BLK 2 DURAND'S ADD W OF JAY ST4-0532 E 1/2 OF W 4 RDS OF LOTS 1 & 2 BLK 7 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B7S R2W4-0544.01 E 14 FT OF LOT 6 BLK 7 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B7S R2W4-0905 N 41.25 FT OF LOT 9 & W 11 FT OF N 41.2 FT OF LOT 10 BLK 4 C E WEBB'S ADD4-0938 S 3 RDS OF LOT 10 BLK 5 C E WEBB'S ADD5-0685 E 1/2 OF LOTS 28 & 29 EX N 6.75 FT OF LOT 28 BLK 1 MERRIMAN'S ADD5-0695 N 5.3 FT OF LOT 8 & S 44.7 FT OF LOT 7 BLK 2 MERRIMAN'S ADD5-0697 LOT 9 EX N 6 INCHES BLK 2 MERRIMAN'S ADD5-0698.1 N 20.70 FT OF LOT 10 BLK 2 MERRIMAN'S ADD5-1059.1 E 37 FT OF LOT 20 BLK 11 ROOT'S SOUTH ADD5-1425 S 70.5 FT OF E 91.62 FT OF LOT 15 BLK 8 EGGLESTON'S ADD5-1603 LOT 29 BLK 7 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 7 & 10 & PART OF BLK 4 EGGLESTON'S ADD5-2048 2043 2044 2045 2046 2047 LOTS 110 THROUGH 115 INCL SOUTH GARDENS SUB DIV5-2051 LOT 118 SOUTH GARDENS SUB DIV5-2134 LAND COM AT A PT 2 RDS E & 18 RDS S OF N 1/4 POST OF SEC 11 TH E 6 8/9 RDS TH N 46 FT TH W 6 8/9 RDS TH S 46 FT TO BEG NW 1/4 NE 1/4 SEC 11 T3S R1W6-0466 E 4 FT OF LOT 13 & W 30.6 FT OF LOT 16 LK 4 EATON'S EAST ADD7-0245 W 44 FT OF LOT 5 BLK 5 AN EXT OF THE VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT7-0440 E 29 FT OF S 1/2 OF LOT 6 & S 1/2 OF LOT 7 BLK 20 AN EXT OF VILLAGE OF JACKSONBURGH ON E SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT7-0441 E 29 FT OF N 1/2 OF LOT 6 & W 2 FT OF N 1/2 OF LOT 7 BLK 20 AN EXT OF VILLAGE OF JACKSONBURGH ON E SIDE GRAND RIVER KNOWN AS FORD'S EASTERN EXT7-0578 LAND COM AT A PT ON E LN OF LOT 12 BLK 1 7 RDS S OF NE COR OF SD LOT 12 TH W 7 RDS TH ELY TO A PT ON NLY LN OF QUARRY ST 111 FT WLY OF SE COR OF LOT 12 OF SD BLK TH NELY ALG NLY LN OF QUARRY ST 111 FT TO SE COR OF SD LOT 12 TH N 33 FT TO BEG BLK 1 FORD'S NORTH ADD8-

	<p>1165 LOT 168 BLAKELY HEIGHTS SUB DIV 7-0001.2000 LOT 83 AND PART OF LOT 85 DESC AS COM AT SW COR OF SD LOT 85 TH N ALG W LN OF LOT 85 219 FT TH S 89 DEG 26' 30 E 9.62 FT TH N 00 DEG 33' 30 E 34.56 FT TO POB TH CONT N 00 DEG 33' 30 E 46.16 FT ALG SD W LN OF LOT 85 TO NW COR OF LOT 85 TH SELY ALG NLY LN OF SD LOT 4.11 FT TH S 00 DEG 33' 30 W 44 FT TH N 89 DEG 26' 30 W 3.5 FT TO POB (CONTAINING .004 ACRES OR 157 SQ FT M/L) JACKSON URBAN RENEWAL REPLAT #5 7-0001.3000 LOT 81 JACKSON URBAN RENEWAL REPLAT #5 7-0001.1A00 THAT PART OF LOT 79 DESC AS COM AT SE COR SEC 34 T2S R1W TH N 0 DEG 57' 10 E 49.63 FT TH N 89 DEG 26' 30 W 490.25 FT ALG N LN OF MICHIGAN AVE TO E LN OF MECHANIC ST TH N 0 DEG 37' 40 E 282.35 FT ALG E LN OF MECHANIC ST TH S 89 DEG 26' 30 E 113.96 FT FOR POB OF THIS DESC TH N 0 DEG 33' 30 E 28.04 FT TH S 89 DEG 26' 30 E 20.19 FT TH N 0 DEG 33' 30 E 22.31 FT TH S 89 DEG 26' 30 E 27.43 FT TH S 0 DEG 33' 30 W 96.95 FT TH N 89 DEG 26' 30 W 13 FT TH N 0 DEG 33' 30 W 4.39 FT TH S 89 DEG 32' 25 E 1.07 FT TH N 0 DEG 21' 33 E 31.32 FT TH N 89 DEG 26' 3 W 18.05 FT TH N 0 DEG 36' 17 E 11.5 FT TH N 89 DEG 23' 43 W 18.89 FT TO POB JACKSON URBAN RENEWAL PLAT NO. 5420-13-01-203-013-00 LOTS 4 5 &amp; 6 BLOCK 3 ROOT'S EASTERN SUBDIVISION</p>			
--	---	--	--	--

## 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 <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
6. Property Identification Number ( <b>PIN</b> ). If you don't have a PIN, attach legal description.		<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.
7. Seller's (Transferor) Name	8. Buyer's (Transferee) Name and Mailing Address	
<b>Items 9 - 14 are optional. However, by completing them you may avoid further correspondence.</b>  <u>Transfers</u> 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.	8a. Buyer's (Transferee) Telephone Number	
	9. Type of <b>Transfer</b> <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____	
10. Was this property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		
11. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Amount of Down Payment	
13. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	14. Amount Financed (Borrowed)	

### 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 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 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.
- transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- transfer of land with qualified conservation easement (land only - not improvements)
- other, specify: \_\_\_\_\_

### CERTIFICATION

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

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."