

Public Land Auction

Kalamazoo/Barry

August 1st, 2017

Barry and Kalamazoo Counties



Location:

Kalamazoo County Expo Center
2900 Lake St., Kalamazoo, MI 49048

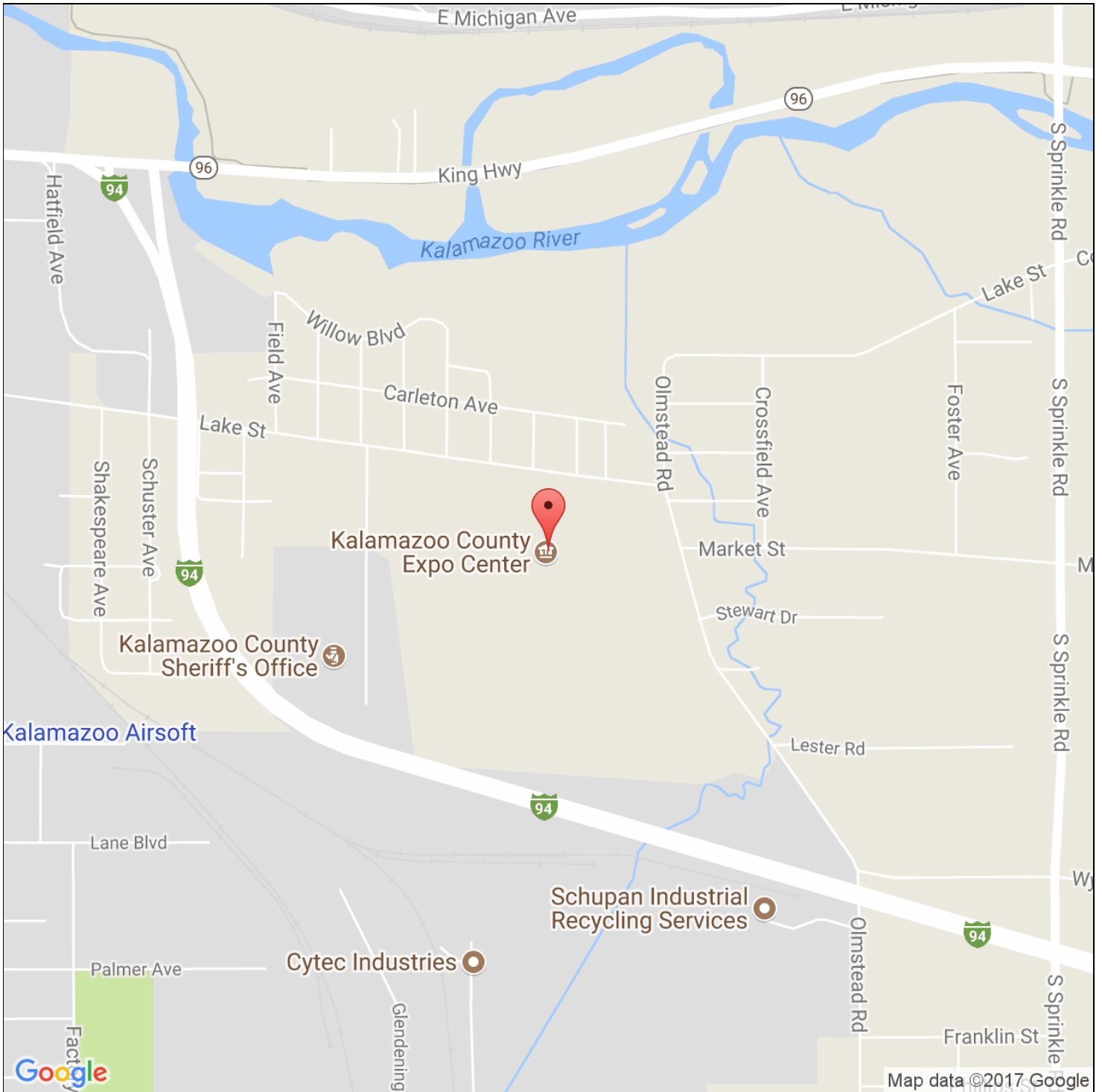
Time:

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

Printed information is subject to change up to the auction start time. Please listen to the auctioneer closely for updates.

Auction Location

Kalamazoo County Expo Center: 2900 Lake St., Kalamazoo, MI 49048





[Facebook.com/TaxSaleInfo](https://www.facebook.com/TaxSaleInfo)

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

(Absentee bids are for those who cannot attend in-person or bid online)

For **registered users**, our website features:

- **Photos** and detailed descriptions of properties (where available)
- **Faster check-in/out** with pre-registration online
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Earth links** to satellite images of the area, and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list

We only have about 90 days to review several thousand parcels. We begin about May 1, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** 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.

SAVE TIME AT THE AUCTION

PRE-REGISTER TODAY AT [TAX-SALE.INFO](https://www.tax-sale.info)

Visiting and viewing property BEFORE auction:

The auction list being furnished is of property that **MAY** be offered. *Many parcels on early lists do not actually proceed to the auction for a variety of reasons.* PLEASE FOLLOW PROPERTIES YOU ARE INTERESTED IN ON THE WEBSITE. They may be removed from the list, which is updated *daily* on the website if the status is changed. If you do not use the internet, please verify current status with the Treasurer's office regularly.

You are NOT AUTHORIZED to enter any buildings, even if they are unlocked or open to access. Entering into a tax auction property to "see it" is **breaking and entering. It is a criminal offense.** Please limit your review to looking through the windows and other external inspection. We will post exterior and interior photos, and provide other commentary as available.

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto 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 (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS 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 on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
- **NO CASH** will be accepted.
- If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal/business check, money order, Visa, MasterCard, or Discover.
- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
- If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1000.00 must be paid in certified funds.**
- If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal/business check, money order, Visa, MasterCard, or Discover.

Online bidding

- **The full purchase price must be paid in full WITHIN 5 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.
- Online and absentee bidding require a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. 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 Email or Fax.** You will also need to pre-authorize a \$1000 deposit on a major credit card. Contact the auction manager at 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).*

On-site bidding

The doors open **ONE HOUR** before the stated auction time at all of our locations. *Please do not arrive earlier than this, as it delays our setup of the sale.*

2017 AUCTION SCHEDULE - ROUND 1

St Joseph/Branch 7/31/2017 Sturgis, MI	Kalamazoo/Barry 8/1/2017 Kalamazoo, MI	Jackson 8/2/2017 Jackson, MI
Calhoun 8/3/2017 Battle Creek, MI	Van Buren/Cass 8/4/2017 Decatur, MI	Allegan/Ottawa 8/5/2017 West Olive, MI
Wexford/Missaukee 8/10/2017 Cadillac, MI	Montcalm/Ionia 8/11/2017 Sheridan, MI	Mecosta/Osceola 8/12/2017 Big Rapids, MI
Muskegon 8/14/2017 Muskegon, MI	West Central Lakeshore 8/15/2017 Manistee, MI	Grand Traverse/Leelanau 8/16/2017 Traverse City, MI
Northwestern LP 8/17/2017 Boyne Falls, MI	Northeastern LP 8/18/2017 Alpena, MI	Northcentral LP 8/19/2017 Gaylord, MI
Clare/Gladwin 8/21/2017 Clare, MI	Lapeer 8/22/2017 Lapeer, MI	Northern Bay Area 8/23/2017 East Tawas, MI
Eastern UP 8/24/2017 Sault Ste. Marie, MI	Central UP 8/25/2017 Marquette, MI	Western UP 8/26/2017 Watersmeet, MI
Central LP 8/28/2017 Owosso, MI	Bay/Tuscola 8/29/2017 Bay City, MI	St. Clair 8/30/2017 Port Huron, MI
Monroe 8/31/2017 Monroe, MI	Genesee 9/5/2017 Flint, MI	Saginaw 09/6/2017 Saginaw
Kent 9/7/2017 Grand Rapids, MI	Lake 9/8/2017 Baldwin, MI	

Rules and Regulations

1. Registration

Registration will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

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 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 HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation 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.

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. Reservation of Reverter

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.

3. Bidding

A. Overview

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale. **Parcels that do not have online bids and that have not been designated as parcels of interest prior to the start of the sale and in the manner prescribed by the auctioneer are not guaranteed to be offered.** The auctioneer, in their sole discretion, may offer a second request round of unsold parcels after the first round of bidding has been completed at the minimum bid sale only. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown 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 or auctioneer.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

Floor bidders MUST bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- The person does not directly or indirectly hold more than a *de minimus* legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale.

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

Absentee bids will be accepted 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 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. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info.

G. Bids are Binding

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and 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

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
 - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
 - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
 - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
 - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
 - **The full purchase price must be paid in full WITHIN 5 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.
 - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

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 forfeit any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A 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 will be banned from bidding at all future land auctions. The venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

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

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 did not meet the above requirements at the time their 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 **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. 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

The FGU reserves the right **TO CANCEL ANY SALE, AT ANY TIME, FOR ANY REASON** prior to the issuance of the deed.

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 upon payment. 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 purchaser 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 tax year are included in the starting bids. Seller has attempted to identify those parcels subject to special assessments with a note on the parcel detail page. Parcels sold are subject to property taxes for the entire current tax year, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

8. Possession of Property

A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer 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 http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

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.

9. Conditions

The purchaser accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit 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 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. Seller makes 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 under the heading "Additional Terms and Conditions" 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. In some cases, the auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed 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, Oral 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: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

These Rules and Regulations are subject to change at any time and should be reviewed frequently.

NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in a cancellation of the sale and the retention of part or all of the purchase proceeds by the FGU.

Barry County

Lot #	Lot Information	Address	Min. Bid	Sold For
700	Parcel ID: 01-012-010-10; Legal Description: ASSYRIA TOWNSHIP COM AT E 1/4 POST SEC 12-1-7 FOR POB TH S 417.5 FT TH W 417.5 FT TH N 417.5 FT TH E 417.5 FT TO POB Comments: Appears to be multiple barns and outbuildings with living quarters in one. It is occupied and we were only able to obtain what pictures we have as we were told by someone on the property, not to trespass. Summer Tax Due: \$313.29	11550 CURTIS RD BELLEVUE;	\$3,000	
701	Parcel ID: 01-015-014-00; Legal Description: . ASSYRIA TWP COM 13 RDS E OF SW COR SEC 15-1-7, TH E 44 FT, N 6 RDS 10 LKS, W 44 FT, S 6 RDS 10 LKS TO BEG. Summer Tax Due: \$1.20	TASKER RD BELLEVUE;	\$400	
702	Parcel ID: 03-060-016-00; Legal Description: LOT 20, COTTAGE GROVE RESORT. LOT. Comments: Nice home with lakefront in Delton. Currently occupied, please do not disturb occupants. Summer Tax Due: \$839.53	10746 E SHORE DR DELTON;	\$10,250	
703	Parcel ID: 04-028-340-00; Legal Description: COM SE COR LOT 4 CULBERT'S PLAT #3 IN SEC 28 T4N R8W FOR POB, TH N24*40'W 124.6FT, TH N78*08'E 153.83FT, S24*40'E 90.52FT, TH S65*20'W 150FT TO POB. Comments: Large lot with mobile home on property Summer Tax Due: \$114.64	3075 CULBERT DR HASTINGS;	\$9,300	
704	Parcel ID: 05-100-013-00; Legal Description: LOT 13 DULLS PLAT NO 1 Comments: Wooded lot needs some TLC to clean up and the channel appears to need to be dredged a little. Property has two sheds and appears someone lived in the bigger shed? Summer Tax Due: \$76.22	SUPERIOR DR NASHVILLE;	\$1,600	
705	Parcel ID: 06-034-005-10; Legal Description: BEG AT A PT ON N LI OF SD SEC 34-T3N-R8W DIST S 89*39'12" E 299.35' FROM N 1/4 PST SD SEC; TH CONT S 89*39'12" E 80.00'; TH S 00*04'17" W 390.19'; TH N 89*47'28" W 230'; TH N 00*04'17" E 80.00'; TH S 89*47'28" E 150.00'; TH N 00*04'18" E 310.37' TO POB. EX 120' WIDE ROW 60' N & 60' S OF C/L M-79 HWY DEEDED TO STATE IN L.288-445. .99 A (10) Comments: Possible building site on major road, kind of an L shaped property. Summer Tax Due: \$75.88	E M-79 HWY HASTINGS;	\$1,400	
706	Parcel ID: 07-160-129-05; Legal Description: HOPE TWP LOTS 161 LAKEWOOD ESTATES LOT. 2006 PARCEL 007-160-129-00 SPLIT ON 11/08/2006 SPLIT ON 02/09/2009 FROM 07-160-129-00; Comments: Small lot, some small trees and field Summer Tax Due: \$8.03	MAPLEWOOD DR DELTON;	\$850	
707	Parcel ID: 09-019-014-00; Legal Description: JOHNSTOWN TWP. SEC.19 T1N R8W PART NE1/4 COM 296.27 FT S OF NE COR THEREOF S88DEG 01'30"W 214.62 FT S 36 FT E 214.5 FT N 43.08 FT TO BEG. Comments: Two story home in disrepair on small lot. Occupied at time of visit, please do not disturb occupants. Summer Tax Due: \$228.11	13050 BANFIELD RD. BATTLE CREEK;	\$2,200	
708	Parcel ID: 09-060-023-00; Legal Description: JOHNSTOWN TWP. COUNTRY ACRESLOT 32 Comments: Wooded lot with delapidated mobile home Summer Tax Due: \$110.37	14640 STONE ST. BATTLE CREEK;	\$2,500	

709	Parcel ID: 11-029-007-32; Legal Description: ORANGEVILLE TWP COM AT W 1/4 COR SEC 29 T2N R10W, TH S88*48'E 2611.16FT TO POB; TH S88*48'E 36.53FT TO GEN SD SEC 29, TH S88*48'E 239.15FT TO C/L LINDSEY RD, TH S14*25'03"E 279.61FT ALG SD C/L TO NLY LI MEMORY LN, TH S82*11'50"W 304.57FT ALG SD NLY LI, TH N07*48'07"W 320.97FT TO POB. EX THE N 313.5FT OF NW 1/4 SE 1/4 SE3C 29 T2N R10W W'LY OF C/L LINDSEY RD EX TH W 48FT THEREOF. SUBJECT TO & INCLUDING EASEMENT FOR MEMORY LN. 0.45 A. (11WT) Comments: Small pie shaped wooded lot Summer Tax Due: \$4.59	MEMORY LN PLAINWELL;	\$450	
710	Parcel ID: 11-040-006-00; Legal Description: . ORANGEVILLE TWP LOT 8 SAM BRAVATA PLAT. Comments: Mobile home with several outbuildings on property. Was not allowed to view property up close. Currently occupied. Summer Tax Due: \$216.30	4772 TORSTEN DR SHELBYVILLE;	\$2,800	
711	Parcel ID: 11-120-025-01; Legal Description: ORANGEVILLE TWP LOT 95 ALSO BEG NW CORNER LOT 108 AMENDED PLAT OF LOTS 94 AND 95, AND THE VACATED PORTION OF WATER STREET PLAT OF VILLAGE OF ORANGEVILLE; TH N89*28'26"E 165.01FT, TH S02*14'07"E 66FT, TH S89*28'27"W 165.01FT, TH N02*14'07"W 66FT TO POB. (12) Comments: Vacant lot in the village of Orangeville appears to be buildable for a small home, but please check with the local unit to determine if that is a possibility. Summer Tax Due: \$76.54	CAMBRIDGE ST SHELBYVILLE;	\$1,500	
712	Parcel ID: 16-029-425-00; Legal Description: COM 609.4FT N86*20'E & 33FT S OF CENTER SEC 29 T3N R10W, TH S 194FT, TH N53*30'E 116.06FT TO POB; TH N53*30'E 45FT, TH N 1.72FT, TH S86*20'W 35FT, TH S TO POB. (08) Comments: Very small vacant lot shaped like a triangle. Summer Tax Due: \$1.14	S OAKLEIGH ST MIDDLEVILLE;	\$500	
714	Parcel ID: 43-110-001-00; Legal Description: FREEPORT LOT 1 BLK 10 VILLAGE OF FREEPORT Comments: Older two story home appears to be rental units. One upstairs and one down. Needs some TLC with both the siding and the roof. Could be good income property. Currently occupied, please do not disturb tenants. Summer Tax Due: \$654.32	144 CHERRY ST FREEPORT;	\$8,200	
715	Parcel ID: 52-170-406-00; Legal Description: E 1/2 LOTS 5 & 6 BLOCK 4 A.W. PHILLIPS ADD. ALSO E 1/2 VACATED PEARL ST BETWEEN BLOCKS 4 & 5 EX M-79 ROW. ALSO LOT 1 BLOCK 5 LYING W'LY OF W ROW LINE M-66. 0.71 ACRES Comments: House needs a lot of inside work, but seems solid along with two stall unattached garage and metal storage shed that has a collapsed roof. Summer Tax Due: \$2,476.33	540 S MAIN ST NASHVILLE;	\$14,000	
717	Parcel ID: 55-201-126-00; Legal Description: E 22FT LOT 576 & W 22FT LOT 577, EX A PARCEL 12FT WIDE, 6FT EITHER SIDE OF: COM 110FT S OF NE COR LOT 577 FOR POB; TH W 62.75FT, TH S 45*W 23FT, TH W 53.25FT TO POE. EX PARCEL S OF ALLEY IN LOT 577. ORIG PLAN OF THE VILLAGE NOW CITY OF HASTINGS. Comments: Nice commercial building in downtown Hastings. I was unable to get inside, but looking through the doors it looks like it has a nice wood floor. Looks like it was use for a fitness center at one time as some of the equipment is still in there. Summer Tax Due: \$2,734.66	110 W STATE HASTINGS;	\$19,500	
718	Parcel ID: 55-201-177-00; Legal Description: LOT 601 AND W 1/2 LOT 602 ORIG PLAN OF THE VILLAGE (NOW CITY) OF HASTINGS. Comments: Large two story home in the city of Hastings. Was used as offices and rental units. Large storage room in rear of home and was told that a sewing factory was once there. Summer Tax Due: \$2,711.55	118 E COURT HASTINGS;	\$24,000	

719	Parcel ID: 55-215-001-50; Legal Description: LOTS 4 & 5 OF BLK 1 CHAMBERLAINS ADDITION TO THE CITY, FORMERLY VILLAGE OF HASTINGS Comments: Modular home on large lot in the City oh Hastings. Occupied, please do not disturb tenants. Summer Tax Due: \$1,477.50	1307 S CHURCH HASTINGS;	\$8,400	
720	Parcel ID: 55-220-130-00; Legal Description: CITY OF HASTINGS N 1/2 LOT 4 BLK 23, EX W 15 FT OF THE N 1/2 EASTERN ADD. Comments: Older two story home in the city of Hastings. Currently occupied, please do not disturb tenants. Summer Tax Due: \$937.59	410 E MADISON HASTINGS;	\$10,500	
721	Parcel ID: 04-033-390-00; Legal Description: THAT PART OF SW 1/4 SEC 33 T4N R8W DESC AS: COM SE CORNER LOT 7 SUPERVISOR'S PLAT OF MARTZ ACRES TH S 285.6FT FOR POB; TH S 150FT TH W 100FT TH N 150FT TO SW COR LOT 7 TH E 100FT TO POB. SUBJECT TO & INCLUDING EASEMENT OVER W 12FT THEREOF N'LY TO GASKILL RD. 0.34 ACRES (10)4 Comments: Approx .34 acre vacant lot south of Gaskill rd. Includes easement over w 12 ft all the way to Gaskill road. Summer Tax Due: TBA	GASKILL RD HASTINGS;	\$500	
722	Parcel ID: 10-022-445-00; Legal Description: S 1 ACRE OF N 45 ACRES E 1/2 SE 1/4 SEC 22 T2N R7W. (10) Comments: Very small strip of land through swamp and appears to only be the size of a right a way? Summer Tax Due: TBA	GUY RD NASHVILLE;	\$1,900	
723	Parcel ID: 52-002-205-00; Legal Description: COM AT SE COR SEC 35-3-7 TH W ON SEC LINE 5 CHS N 5 CHS 34 LKS E 5 CHS TO E SEC LINE S 5 CHS 34 LKS TO BEG. EXC N 100 FT. ALSO EXC W 100 FT THEREOF Comments: Small wooded lot on the corner of M-66 and Casgrove St. in the Village of Nashville Summer Tax Due: TBA	CASGROVE ST NASHVILLE;	\$2,000	
724	Parcel ID: 52-110-010-00; Legal Description: LOT 10 ASSESSOR'S PLAT #2 IN THE VILLAGE OF NASHVILLE. 0.167 ACRES Comments: Possible building site with small older shed on lot. Summer Tax Due: TBA	322 SHERMAN ST NASHVILLE;	\$7,800	
725	Parcel ID: 10-008-333-00; Legal Description: THE S 100FT OF THE W 100FT OF SW 1/4 SEC 8 T2N R7W. 0.23 ACRES +/- (10) Comments: Small corner lot on the corner of Lawrence and Barryville Rd. There appears to be a consumers power substation on this lot? Summer Tax Due: TBA	LAWRENCE RD NASHVILLE;	\$700	
726	Parcel ID: 11-018-427-00; Legal Description: ORANGEVILLE TWP THE E 20 AC OF THE W 40 AC OF THE S 65 AC OF THE W 1/2 SE 1/4 SEC 18 T2N R10W. EX THE S 2112FT THEREOF. 0.31 ACRES +/- Comments: Appears to be landlocked behind homes south of Saddler Rd. Summer Tax Due: TBA	W 9 MILE RD SHELVBILLE;	\$400	

Kalamazoo County

Lot #	Lot Information	Address	Min. Bid	Sold For
3000	Parcel ID: 02-08-101-050; Legal Description: SEC 8-1-11 BEG 20 R W OF NE COR W1/2 NW1/4 SEC 8 RNG TH W ALG CTR OF HWY 10 R TH S 80 R PAR WI N&S LI SD SEC TH E 10 R TH N TO PL BEG Comments: Nice quiet vacant lot in the country. There was a structure on this property at one time but now there isn't. Paved driveway still remains. Lots of large trees. Heavy vegetation. Appx. 4.69 acres. Summer Tax Due: \$215.75	2879 W B AVE PLAINWELL;	\$11,750	
3001	Parcel ID: 02-20-426-030; Legal Description: SEC 20-1-11 BEG 12 R S OF NE COR SE1/4 TH W 20 R TH S 4 R TH E 20 R TH N TO BEG * Comments: Vacant lot between 2 homes on Douglas Ave. Heavy vegetation. A couple large trees. Appx 0.45 acres. Summer Tax Due: \$97.00	7445 DOUGLAS AVE KALAMAZOO;	\$2,100	
3002	Parcel ID: 02-25-120-180; Legal Description: SPRINGBROOK MEADOWS LOT 18 **SPLIT ON 11/05/1998 FROM 02-25-127-014* Comments: Vacant lot in nice neighborhood. Partially wooded. Great lot to build a family home. Appx 0.50 acres Summer Tax Due: \$107.52	3542 TWIN SPRUCE DR KALAMAZOO;	\$1,700	
3003	Parcel ID: 02-26-327-010; Legal Description: SEC 26-1-11 BEG 1320 FT N OF S LI SEC & 3201 FT W OF E LI TH W 132 FT TH N 330 FT TH E 132 FT TH S 330 FT TO BEG RES N 33 FT FOR HWY * Comments: Landlocked vacant lot located behind homes on Mckinley St. Appx 0.99 acres. No Road Access; Vul - Vacant Urban Lot; Summer Tax Due: \$15.16	KALAMAZOO;	\$600	
3004	Parcel ID: 02-26-351-530; Legal Description: SUPERVISORS PLAT OF WHITEMAN PLAT LOT 196 Comments: Vacant wooded lot near the end of a cul-de-sac. Lots of small trees with a few larger ones. Wetland indicators. Appx 0.43 acres. Wetland Indicators; Summer Tax Due: \$8.21	KALAMAZOO;	\$550	
3007	Parcel ID: 02-35-110-150; Legal Description: SEC 35-1-11 BEG AT PT 1042.6 FT S & 33 FT E OF NW COR RNG TH E 337 FT TH S 118 FT TH W 337 FT TH N 118 FT TO BEG Comments: Wooded vacant lot in between two homes. Has a small stream running through the property. Heavy vegetation. Wetlands. Appx 0.92 acres. Wetland Indicators; Summer Tax Due: \$33.27	KALAMAZOO;	\$750	
3008	Parcel ID: 02-35-326-210; Legal Description: KEYES PARK LOT 170 Comments: Grassy vacant lot. Partially a thicket with dense vegetation. Drive access to road. Appx 0.37 acres. Summer Tax Due: \$56.58	5247 COLLINGWOOD AVE KALAMAZOO;	\$4,900	
3009	Parcel ID: 02-35-326-390; Legal Description: KEYES PARK LOT 168 Comments: Grassy vacant lot. One big tree. In between 2 homes. Appx 0.31 acres. Summer Tax Due: \$27.97	5322 COLLINGWOOD AVE KALAMAZOO;	\$3,600	
3010	Parcel ID: 02-35-326-750; Legal Description: KEYES PARK LOT 115 Comments: Grassy vacant lot. Previously had a building on the property. Clean lot ready to build. Three very large trees. Appx 0.26 acres Summer Tax Due: \$19.05	KEYES DR KALAMAZOO;	\$850	

3012	Parcel ID: 04-34-412-030; Legal Description: VILLAGE OF AUGUSTA LOTS 74, 75 & 76 * BLK 6 RANGE 2 * = V2 248-5 Comments: Vacant wooded marshland. Standing water. Small grassy stretch by the road. Appx 0.63 acres in cul-de-sac Wetland Indicators; Summer Tax Due: \$101.68		\$1,300	
3013	Parcel ID: 06-03-290-100; Legal Description: REVISED PLAT OF GLENDALE LOT 2 BLK 7 Comments: 2 bed 1 bath home on corner lot. Attached 1 car garage. Poured concrete foundation. Vinyl siding. Fair condition. A little TLC could go a long way! Appx 0.20 acres. Summer Tax Due: \$1,068.83	426 HERCULES PARCHMENT;	\$5,600	
3014	Parcel ID: 06-04-210-390; Legal Description: SUPERVISORS PLAT OF NORTHWOOD LOT 39 EXC S 120 FT ALSO EXC W 2 FT OF S 40 FT OF N 111 FT THEREOF Comments: Grassy vacant lot just across the street from Northwood little league fields. A few small pine trees on the property. Small cement slab. Appx 0.21 acres Summer Tax Due: \$251.60	4225 WALDORF ST KALAMAZOO;	\$1,900	
3015	Parcel ID: 06-06-385-060; Legal Description: SEC 6-2-11 COMM AT S 1/4 POST SEC 6 TH N ALG THE N & S 1/4 LI OF SD SEC 50 FT FOR POB TH N 56 DEG 44 M W 628.11 TH N 30 DEG 00 M E TO SLY ROW OF PENN CENTRAL RR TH SELY ALG THE SLY ROW LI OF SD RR 540 FT M OR L TO INT OF SLY ROW LI WITH N& S1/4 LI OF SD SEC 6 TH S ALG SD N & S1/1/4 LI OF SD SEC 170 FT M OR L TO BEG EXC THE SLY 515.22 FT THEREOF .52A Comments: Vacant wooded lot behind a business and home. Landlocked. In between Ravine Rd and Aspen Drive. Appx 0.47 acres. No Road Access; Summer Tax Due: \$2.16	RAVINE RD VAC KALAMAZOO;	\$450	
3016	Parcel ID: 06-09-403-002; Legal Description: REPLAT OF PART OF COLLINS PLAT LOT 2 Comments: 1 story home with vinyl siding. Large grassy yard. Right across the street from a nice park. A few very large trees. Last visit this home was occupied. Occupied; Summer Tax Due: \$505.63	1912 WOODWARD AVE KALAMAZOO;	\$4,400	
3017	Parcel ID: 06-09-498-002; Legal Description: DUDGEON & COBBS SUB-DIVISION OR ADD ON SEC 10 & 9 E 2 R OF S 6 R OF LOT 7 Comments: Grassy vacant lot with a little vegetation towards the back of the lot. A few surrounding bushes. Has a driveway entrance. Across the street from basketball courts. Vul - Vacant Urban Lot; Summer Tax Due: \$38.71	538 W PATERSON ST KALAMAZOO;	\$650	
3019	Parcel ID: 06-10-308-018; Legal Description: UPJOHN LAND COS ADD LOT 18 BLK 3 Comments: Very small vacant lot in between 2 homes. Grassy lot with a few small trees. Sideyard Parcel; Vul - Vacant Urban Lot; Summer Tax Due: \$11.21	1820 N CHURCH ST KALAMAZOO;	\$500	
3020	Parcel ID: 06-10-308-020; Legal Description: UPJOHN LAND COS ADD LOT 20 BLK 3 Comments: Grassy vacant lot next to the New Jerusalem church. 2 large trees with some smaller trees near the back. Sideyard Parcel; Vul - Vacant Urban Lot; Summer Tax Due: \$11.21	1826 N CHURCH ST KALAMAZOO;	\$500	
3021	Parcel ID: 06-10-315-017; Legal Description: ASSESSORS SMIT PLAT LOT 17. Comments: Grassy vacant lot in between 2 homes. A couple large trees that provide nice shade. Vul - Vacant Urban Lot; Summer Tax Due: \$42.21	1625 PRINCETON AVE KALAMAZOO;	\$700	

3022	Parcel ID: 06-10-316-029; Legal Description: ASSESSORS SMIT PLAT LOT 29. Comments: Grassy vacant lot in between 2 homes. Has a couple large trees with some vegetation near the back of the property. Vul - Vacant Urban Lot; Summer Tax Due: \$37.92	1628 PRINCETON AVE KALAMAZOO;	\$900	
3023	Parcel ID: 06-10-316-040; Legal Description: ASSESSORS SMIT PLAT LOT 40. Comments: Grassy vacant lot in between 2 homes. 3 Large trees providing ample shade. Brush near the back of the property. Shared driveway entrance to road. Vul - Vacant Urban Lot; Summer Tax Due: \$38.71	1619 N PARK ST KALAMAZOO;	\$800	
3024	Parcel ID: 06-10-324-018; Legal Description: UPJOHN LAND COMPANY'S ADDITION Lot 18 of Blk 5 Comments: Vacant lot with overgrown dense vegetation. Many smaller trees. Vul - Vacant Urban Lot; Summer Tax Due: \$86.65	1614 UNION ST KALAMAZOO;	\$1,500	
3025	Parcel ID: 06-10-324-115; Legal Description: UPJOHN LAND COS ADD W 1/2 OF LOT 15 BLK 5 Comments: 1 story home on corner lot. Vinyl siding is nice could use a wash. Last visit this home was occupied. Occupied; Summer Tax Due: \$162.06	216 W PROUTY ST KALAMAZOO;	\$1,800	
3027	Parcel ID: 06-10-332-016; Legal Description: ADDITION OF DEWING & PARKER LOT 16 & S 2.5FT OF LOT 15, BLK D. Comments: Fenced in grassy vacant lot. Good size lot. Some vegetation near the back of the property. A couple large trees. Vul - Vacant Urban Lot; Summer Tax Due: \$124.18	1814 KROM AVE KALAMAZOO;	\$1,100	
3029	Parcel ID: 06-10-340-020; Legal Description: UPJOHN LAND COMPANY'S ADDITION; Lot 20 in Block 6 Comments: 1 story home with vinyl siding. Block foundation. Small yard with a few smaller trees. Last visit this home was occupied. Summer Tax Due: \$270.84	1620 N ROSE KALAMAZOO;	\$6,800	
3030	Parcel ID: 06-10-360-212; Legal Description: DUDGEON & COBBS SUBDIVISION OR ADDITION ON SECTION 10 & 9, LOT 212. Comments: Grassy vacant lot with a few large trees. Being used as parking lot by the neighbors. Driveway access to the road. Vul - Vacant Urban Lot; Summer Tax Due: \$118.42	1419 PRINCETON KALAMAZOO;	\$2,000	
3032	Parcel ID: 06-10-382-016; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2018. 17822 ADDITION OF DEWING & PARKER LOT 16 BLK B. Comments: 2 story home. Shingled roof. Concrete driveway. Fenced in yard. Last visit this home was occupied. Summer Tax Due: \$450.44	1418 KROM KALAMAZOO;	\$3,800	
3033	Parcel ID: 06-10-385-001; Legal Description: UPJOHN LAND COMPANY'S ADDITION; Lot 1 in Block 10 Comments: Mostly grassy vacant corner lot with a handful of large trees on the property. Vul - Vacant Urban Lot; Summer Tax Due: \$95.30	117 W CLAY KALAMAZOO;	\$1,400	
3034	Parcel ID: 06-10-392-017; Legal Description: ADDITION OF DEWING & PARKER; Lot 17 in Block A. Comments: Grassy vacant lot with driveway access to road. Partially fenced in. Vegetation near the back of the property. Vul - Vacant Urban Lot; Summer Tax Due: \$121.31	1331 KROM KALAMAZOO;	\$2,200	
3036	Parcel ID: 06-12-335-050; Legal Description: EAST LAWN W 1/2 OF LOTS 4-5-6 BLK 5 Comments: Appx 0.20 acres landlocked behind 2 homes on Gertrude Ave. Wooded. No Road Access; Summer Tax Due: \$14.01	WOODROW DR VAC KALAMAZOO;	\$750	

3038	Parcel ID: 06-13-260-026; Legal Description: SEC 13-2-11 COM AT THE C 1/4 POST SECTION 13 TH N 89 DEG 59 MIN 02 SEC E ALG THE E & W 1/4 LI SD SEC 660.53 FT TO POB TH N 00 DEG 38 MIN 27 SEC W 160.8975 FT TH N 89 DEG 59 MIN 02 SEC E PAR WITH THE E & W 1/4 LI SD SEC 282 FT M OR L TO CL NAZARETH RD TH SLY ALG SD CL 162 FT M OR L TO THE E & W 1/4 LI SD SEC TH S 89 DEG 59 MIN 02 SEC W ALG SD E & W 1/4 LI 289.22 FT M OR L TO POB. 1.04A M OR L Comments: Vacant hilly wooded lot. Slopes down away from road. Dense vegetation. Lots of large trees. Appx 0.86 acres Summer Tax Due: \$48.01	541 NAZARETH RD KALAMAZOO;	\$3,600	
3039	Parcel ID: 06-13-480-131; Legal Description: COM AT THE SW COR LOT 16 LINCOLN HEIGHTS TH N 84 DEG 45 MIN 00 SEC E 254.37 FT ALG S LI SD PLAT TO POB TH N 00 DEG 13 MIN 55 SEC W 225 FT PAR WITH THE W LI SD LOT TH N 84 DEG 45 MIN 00 SEC E 98.93 FT PAR WITH S LI TO E LI LOT 13 SD PLAT TH S 00 DEG 30 MIN 00 SEC W 225.27 FT TO S LI LOT 13 TH S 84 DEG 45 MIN 00 SEC W 96.04 FT ALG SD S LI TO POB. 0.50A Comments: This is a very large commercial metal barn in fair condition. There is a lot of personal property but the owner is in the process of vacating. The metal roof and siding on the barn are in fair condition. Next to commercial lots 3040 and 3041. Appx 0.55 acres. Personal Property; Occupied; Summer Tax Due: \$828.37	3641 E MICHIGAN KALAMAZOO;	\$6,500	
3040	Parcel ID: 06-13-480-140; Legal Description: COM AT THE SW COR LOT 16 LINCOLN HEIGHTS TH N 84 DEG 45 MIN 00 SEC E 224.25 FT ALG THE S LI SD PLAT TO POB TH CONT N 84 DEG 45 MIN 00 SEC E 30.12 FT ALG SD S LI TH N 00 DEG 13 MIN 55 SEC W 225 FT PAR TO W LI LOT 16 TH N 84 DEG 45 MIN 00 SEC E 98.93 FT PAR WITH S LI TO E LI LOT 13 TH N 00 DEG 30 MIN 00 SEC E 432.62 FT ALG SD E LI TO N LI LOT 13 TH N 89 DEG 58 MIN 55 SEC W 357.47 FT ALG SD N LI TO W LI LOT 16 TH S 00 DEG 13 MIN 55 SEC E 270.5 FT ALG SD W LI TH N 89 DEG 37 MIN 45 SEC E 66 FT TO E LI OF W 66 FT (PERP MEAS) OF LOT 16 TH S 00 DEG 13 MIN 55 SEC E 188.91 FT ALG SD E LI (PERP MEAS) TH N 84 DEG 45 MIN 00 SEC E 158 FT PAR TO SD S LI TH S 00 DEG 13 MIN 55 SEC E 225 FT PAR TO SD W LI TO POB. 3.51A Comments: This property has one very large commercial building and another smaller building. The larger building has metal siding and roof and is in fair condition. The smaller building with vinyl siding and a shingle roof is also in fair condition. There is extensive debris. There is a lot of personal property but the owner is in the process of vacating. Couple dozen cars on the property. In between lots 3039 and 3041. Appx 3.59 acres Personal Property; Occupied; Summer Tax Due: \$2,359.03	3639 E MICHIGAN KALAMAZOO;	\$15,500	
3041	Parcel ID: 06-13-480-151; Legal Description: COM AT THE SW COR LOT 16 LINCOLN HEIGHTS TH N 84 DEG 45 MIN 00 SEC E 224.25 FT ALG THE S LI SD PLAT TO POB TH N 00 DEG 13 MIN 55 SEC W 225 FT PAR WITH W LI LOT 16 TH S 84 DEG 45 MIN 00 SEC W 158 FT PAR TO SD S LI TO THE E LI OF THE W 66 FT (PERP MEAS) SD LOT TH S 00 DEG 13 MIN 55 SEC E 225 FT ALG SD E LI OF THE W 66 FT LOT 16(PERP MEAS) TO SD S LI TH N 84 DEG 45 MIN 00 SEC E 158 FT TO POB. .81A Comments: This is a very large commercial building that is fair condition. Block walls appear in fair condition. The roof is in fair condition but could use a little work. There is a lot of personal property but the owner is in the process of vacating. Extensive debris. Next to commercial lots 3039 and 3040. Appx 0.82 acres. Personal Property; Occupied; Summer Tax Due: \$1,752.01	3637 E MICHIGAN KALAMAZOO;	\$12,750	
3043	Parcel ID: 06-14-188-003; Legal Description: GILBERTS PLAT UNION ADDITION S 1/2 OF LOT 65. Comments: Older 2 story home with vinyl siding. Needs a lot of work. Concrete driveway. Beware of dog. Last visit home was occupied. Summer Tax Due: \$429.83	620 DWIGHT ST KALAMAZOO;	\$5,500	

3047	Parcel ID: 06-14-252-001; Legal Description: HAZARDS SUBDIVISION OF SECTION 14, Liber 5 of Plats Page 21; The North 4 Rods of the West 4 Rods of Lot 47. Comments: Vacant lot being used as driveway by neighbors. Partially fenced in. Dirt driveway access to the road. Handful of big trees. Vul - Vacant Urban Lot; Summer Tax Due: \$86.65	720 HAZARD AVE KALAMAZOO;	\$1,200	
3051	Parcel ID: 06-14-407-020; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2018. PHELP'S ADDITION, Liber of 3 Plats Page 21; The North 2 Rods of the South 3 Rods of the West 9 Rods of Lot 27, excluding the West 2 Rods for Edwin Avenue. Comments: Fenced in grassy vacant lot. One big tree in the back on the property Driveway access to road. Vul - Vacant Urban Lot; Summer Tax Due: \$80.87	400 EDWIN AVE KALAMAZOO;	\$1,200	
3052	Parcel ID: 06-14-430-280; Legal Description: SHERWOOD PARK LOTS 28-29 Comments: Small grassy vacant lot with a few smaller trees. Cement slab in the middle. Being used by neighbors. Small parking spot by the road. Vul - Vacant Urban Lot; Summer Tax Due: \$11.98	HUMPHREY ST VAC KALAMAZOO;	\$650	
3054	Parcel ID: 06-14-431-610; Legal Description: SHERWOOD PARK LOT 210 Comments: Grassy vacant lot in between 2 homes. 3 massive trees on the property. Some vegetation near the back. Sev Not Accurate; Vul - Vacant Urban Lot; Summer Tax Due: \$20.49	1026 COOPER AVE KALAMAZOO;	\$17,750	
3055	Parcel ID: 06-15-108-113; Legal Description: DUDGEON & COBBS REVISED PLAT, Liber 2 of Plats Page 22; The West 30ft of the East 90ft of Lot 113 Summer Tax Due: \$312.05	308 NORWAY AVE KALAMAZOO;	\$5,500	
3058	Parcel ID: 06-15-112-023; Legal Description: GEORGE THOMAS CLARK'S ADDITION, Liber 2 of Plats Page 23; The North 55.1ft of the West 6 Rods of Lot 23. The South 9.9ft of the West 6 Rods of Lot 22. Comments: Grassy vacant lot in between 2 homes. Driveway access to road. Has a couple large trees. Vul - Vacant Urban Lot; Summer Tax Due: \$135.76	1021 N PARK ST KALAMAZOO;	\$11,750	
3061	Parcel ID: 06-15-120-005; Legal Description: COM ON W LI PRINCETON AVE 4 R N OFNE COR LOT 18 CHAS B HAYS ADDITION TH N 4RTH W 8R TH S 4R TH E 8R TO BEGIN. Comments: Large grassy vacant lot in between 2 homes. Fenced in with driveway entrance. A strip of vegetation running through the property with a few trees. Vul - Vacant Urban Lot; Summer Tax Due: \$52.82	919 PRINCETON KALAMAZOO;	\$600	
3062	Parcel ID: 06-15-121-022; Legal Description: CHARLES B HAYS ADDITION LOT 22. Comments: Fenced in vacant lot in between 2 homes. Being used as a driveway by neighbors. Large tree at the front of the property. Driveway access to the road. Debris near the back of the property. Vul - Vacant Urban Lot; Summer Tax Due: \$92.41	412 DREXEL PL KALAMAZOO;	\$1,800	
3063	Parcel ID: 06-15-123-071; Legal Description: DUDGEON & COBBS REVISED PLAT, Liber 2 of Plats Page 22; The North 2.5 Rods of Lot 71 Comments: 2 story home with vinyl siding. On last visit home was occupied. Shared driveway with neighboring home. Roof looks to be in good condition. Large dog seen in back yard use caution. Occupied; Beware Of Dog; Summer Tax Due: \$350.35	909 N CHURCH ST KALAMAZOO;	\$2,600	

3064	Parcel ID: 06-15-165-201; Legal Description: ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, Liber 6 of Plats Page 8; Part of Lot 1 in Block 32 & Lot 2 in Block 32 and also other land more particularly described as follows: Commencing in the east line of Lot 2 in Block 32, 7.5 Rods South of the south line of North Street; thence West 12 Rods to the west line of Section 15 T2S R11W; thence South 2.5 Rods along said west line; thence East 12 Rods; thence North 2.5 Rods to the point of beginning. Summer Tax Due: \$759.26	618 N WESTNEDGE KALAMAZOO;	\$8,400	
3069	Parcel ID: 06-16-221-012; Legal Description: Property exempt from Ad Valorem taxes and assessed pursuant to PA 261 of 2003 expiring 12/30/2016. 4286 COM AT PT 12 R W OF W LI STAPLES AVE & 8 R N OF N LI CONANT ST TH W 8 R N 3 R E 8 R S 3 R TO BEG Comments: Grassy urban vacant lot. One large tree in the front of the property. Vul - Vacant Urban Lot; Summer Tax Due: \$216.67	914 HAWLEY KALAMAZOO;	\$5,300	
3074	Parcel ID: 06-16-260-025; Legal Description: BROWN & HOEKSTRAS ADDITION LOT 25 Comments: Grassy vacant lot in between 2 homes. Fenced in lot with driveway entrance from the road. A few bushes. One tree by the road. Vul - Vacant Urban Lot; Summer Tax Due: \$158.87	1026 W NORTH ST KALAMAZOO;	\$4,700	
3078	Parcel ID: 06-16-275-017; Legal Description: ADDITION OF BALCH & THOMPSON, Liber 5 of Plats Page 11; West 55ft of Lot 18 Comments: Grassy vacant lot next to a parking lot. Large cement slab where old foundation may have been. Vul - Vacant Urban Lot; Summer Tax Due: \$63.50	709 FLORENCE ST KALAMAZOO;	\$1,200	
3079	Parcel ID: 06-16-275-019; Legal Description: ADDITION OF BALCH & THOMPSON LOT 19 Comments: Small Vacant lot. Some grass but mostly dirt. Being used as a parking lot by the neighbors. Vul - Vacant Urban Lot; Summer Tax Due: \$95.30	833 SIMPSON ST KALAMAZOO;	\$1,400	
3080	Parcel ID: 06-16-278-006; Legal Description: S S COBBS ADDITION LOT 6 Comments: Mostly a dirt lot with some grass. Being used as a parking lot by the neighbors. Summer Tax Due: TBA	533 LAWRENCE ST KALAMAZOO;	\$14,500	
3081	Parcel ID: 06-16-279-004; Legal Description: S S COBBS ADDITION E 44 FT OF LOT 4 Comments: Grassy vacant lot. Couple big trees. Vacant lots on each side of the property. Summer Tax Due: \$101.08	519 LAWRENCE KALAMAZOO;	\$2,300	
3084	Parcel ID: 06-16-288-006; Legal Description: WARREN C DEWEYS ADDITION W 44 FT OF LOT 6 Comments: Grassy vacant lot in between two homes. Gravel driveway entrance to the St. Vegetation in the back of the property. Vul - Vacant Urban Lot; Summer Tax Due: \$101.08	533 ADA KALAMAZOO;	\$2,700	
3085	Parcel ID: 06-16-289-011; Legal Description: SECTION 16-2-11 COM ON N LI NORTH ST 165.21FT E OF E LI NORTH WEST ADDITION, N PAR WITH W LI WESTNEDGE AVE 70FT, W 0.21FT, N TO S LI WARREN C DEWEYS ADDITION, E 33FT, S TO SD N LI, W ON SD N LI 32.79FT TO BEG. Comments: Small vacant lot in between two homes. Currently being used as a gravel driveway. Old foundation partially remains. Vul - Vacant Urban Lot; Summer Tax Due: \$31.57	516 W NORTH ST KALAMAZOO;	\$750	

3087	Parcel ID: 06-18-253-450; Legal Description: ORCHARD PARK PLAT #1 LOT 45 Comments: Nice home with paved driveway leading to an attached 2 car garage. Half brick half vinyl siding. Large fenced in back yard. A few large trees. Nice size deck. On last visit this home was occupied. Lot is appx 0.29 acres. Occupied; Summer Tax Due: \$618.51	726 TURWILL KALAMAZOO;	\$11,250	
3088	Parcel ID: 06-22-492-002; Legal Description: SOUTH SIDE IMPROVEMENT COMPANYS ADDITION S 50FT OF LOT 146 E 50FT OF N 50FT OF LOT 147. Summer Tax Due: \$485.82	621 TERRACE CT KALAMAZOO;	\$8,000	
3094	Parcel ID: 06-22-432-013; Legal Description: COM ON NLY LI OF COLLINS ST 396FT W OF NW COR OF SD ST & PORTAGE ST, NLY AT RIGHT ANGLES TO SD NLY LI 213FT FOR PL OF BEG, NLY 2R, W PAR TO SD NLY LI 97FT, SLY 2R TO A PT 99FT W OF BEG, E 99FT TO BEG. Comments: 2 story home. Fenced in back yard. Gravel driveway. Nice vinyl siding. Shingle roof looks to be in good condition. Last visit this home was occupied. Occupied; Summer Tax Due: \$309.14	1118 PORTAGE CT KALAMAZOO;	\$5,700	
3097	Parcel ID: 06-23-156-020; Legal Description: THEODORE P SHELDON'S ADDITION, Liber 1 of Plats Page 5; Lot 19. Also the East 1/2 of Lot 20 Comments: Grassy vacant lot. A few big trees. Driveway access to the road. Summer Tax Due: \$291.79	924 E VINE KALAMAZOO;	\$4,700	
3098	Parcel ID: 06-23-159-001; Legal Description: BEG ON S LI VINE ST AT ITS INTERS WITH ELY ROW LI PENN RR E ON SD S LI 124FT S PAR WITH E LI MILLS ST TO SD ELY ROW LI NWLY ON SD ELY LI TO BEGIN. Comments: Large grassy vacant lot. One large fallen tree. Needs some work. Drive access to road. Next to lot 3099 that is up for auction as well. Summer Tax Due: \$257.14	1202 E VINE KALAMAZOO;	\$3,800	
3099	Parcel ID: 06-23-180-004; Legal Description: BEG ON S LI OF VINE ST 124FT E OF ELY ROW LI OF PENN RR S PAR WITH MYERS ST TO SD ELY ROW SELY ON SD ELY LI TO PT 243FT W OF W LI OF MYERS ST N PAR WITH SD W LI TO SD S LI W ON SD S LI 49. 4FT TO BEGIN. Comments: Large grassy vacant lot. Few large trees. Drive access to road. Next to lot 3098 that is up for auction as well. Summer Tax Due: \$210.88	1206 E VINE KALAMAZOO;	\$3,800	
3100	Parcel ID: 06-23-321-187; Legal Description: HAYS PARK LOT 187. Comments: Grassy vacant lot in between 2 homes. Being used as a parking lot by neighbors. Couple big trees near the front. Driveway access to the road. Summer Tax Due: \$164.67	1316 RACE KALAMAZOO;	\$3,600	
3101	Parcel ID: 06-23-332-079; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2017. 27426 KALAMAZOO LAND & IMPROVEMENT COMPANY'S ADDITION; Lot 79 Comments: Grassy vacant lot. Fenced in with neighbors yard. Couple large trees. Summer Tax Due: \$184.89	1121 MARCH ST KALAMAZOO;	\$2,000	
3108	Parcel ID: 06-23-398-802; Legal Description: REVISED PLAT OF HAYS PARK LOT 802. Comments: Grassy vacant lot that sits between two homes. Summer Tax Due: \$74.44	1412 HAYS PARK AVE KALAMAZOO;	\$1,700	
3109	Parcel ID: 06-23-415-046; Legal Description: 27320 KALAMAZOO LAND & IMPROVEMENT COMPANY'S ADDITION Lots 44-45-46-47 Comments: More details coming soon. Summer Tax Due: TBA	1301 CAMERON ST KALAMAZOO;	\$7,500	

3110	Parcel ID: 06-23-436-080; Legal Description: BYRON J HEALYS ADDITION TO KALAMAZOO MICHIGAN LOT 101 Comments: Grassy vacant corner lot. 1 giant tree and a few small ones. Backs up to neighbors fence. Summer Tax Due: \$23.92	1928 EGLESTON AVE KALAMAZOO;	\$7,400	
3111	Parcel ID: 06-24-305-950; Legal Description: FIELD ADDITION LOT 95 AND ITS SHARE OF VACATED ALLEY LYING ELY THEREOF Comments: Old garage that is still in use. Multiple cars on the lot. Power is on. Beware of dogs. Beware Of Dog; Summer Tax Due: \$19.58	FIELD AVE VAC KALAMAZOO;	\$850	
3112	Parcel ID: 06-24-405-460; Legal Description: BROOKFIELD LOT 46 Comments: Vacant lot with many young trees. Some grassy area. Lot of vegetation. Appx 0.14 acres. Summer Tax Due: \$25.01	BROOKFIELD AVE VAC KALAMAZOO;	\$1,000	
3113	Parcel ID: 06-24-405-470; Legal Description: BROOKFIELD LOT 47 Comments: Vacant lot with many young trees. Some grassy area. Lot of vegetation. Appx 0.14 acres. Summer Tax Due: \$25.01	BROOKFIELD AVE VAC KALAMAZOO;	\$1,000	
3114	Parcel ID: 06-26-123-106; Legal Description: SOUTH PARK ADDITION, Liber 7 of Plats Page 20; Lot 6 in Block 21 Comments: Grassy vacant lot in between 2 homes. 1 massive tree. Had a house on it at one point. Partially paved driveway. Backs up to a privacy fence. Summer Tax Due: \$147.31	1024 E ALCOTT KALAMAZOO;	\$2,000	
3116	Parcel ID: 06-26-272-001; Legal Description: ELMWOOD PLAT S 100FT OF LOT 16, BLK 11. S 100FT OF W 50.75FT OF LOT 15, BLK 11. Comments: Vacant corner lot. Use to be a gas station. Possible underground tanks. Cemented drive access from Fullord and Miller. Ust - Underground Tanks; Summer Tax Due: \$629.88	1805 MILLER RD KALAMAZOO;	\$11,000	
3118	Parcel ID: 06-26-494-055; Legal Description: QUALITY ACRES NO. 1 LOT 55 Comments: Grassy vacant lot in between 2 homes. Old shed near the back of the property. Had home on the property at one point. Old poured concrete foundation slab. Driveway access to road. A few large trees. Summer Tax Due: \$248.44	3020 EMERALD DR KALAMAZOO;	\$3,500	
3119	Parcel ID: 06-27-131-006; Legal Description: Commencing on the west line of South Burdick Street 154ft North of the northwest corner of South Burdick Street & Maple Street; thence North 65.75ft along the west line of South Burdick Street; thence West 6 Rods; thence North 44.25ft; thence West 1 Rods; thence South 10 Rods; thence East 1 Rod; thence North 55ft parallel to the west line of South Burdick Street; thence East 6 Rods to the point of beginning. Comments: Grassy vacant lot backing up to a swamp. Land slopes down to a cement slab with a fire pit by the swamp. Wetland indicators. Handful of large trees. Driveway access to road. Wetland Indicators; Summer Tax Due: \$135.76	1840 S BURDICK KALAMAZOO;	\$1,900	
3132	Parcel ID: 07-20-480-180; Legal Description: SEC 20-2-10 COM AT SW COR SE1/4 SE1/4 TH E ALG S SEC LI 176 FT TH N PAR TO W LI SE1/4 SE1/4 383 FT FOR BEG TH N PAR TO SD W LI 180 FT TH E PAR TO SD S LI 176 FT TH S 180 FT TH W 176 FT TO BEG RES THE E 33 FT FOR HWY .726 A Comments: Grassy vacant lot in between 2 homes. Has a country feel. Large ditch running alongside the road. A couple small trees. Appx 0.62 acres. Summer Tax Due: \$98.99	1500 STALWART ST KALAMAZOO;	\$1,100	
3133	Parcel ID: 07-21-108-070; Legal Description: LEVEL LAWN PLAT LOT 7 Comments: Grassy vacant lot with a few trees. Long dirt driveway from road. Warning gas pipeline sign. Summer Tax Due: \$90.29	80 LEVEL ST KALAMAZOO;	\$3,700	

3135	Parcel ID: 07-24-201-153; Legal Description: ASSESSORS PLAT OF CITY OF GALESBURG LOT 99 EXC W 166FT ALSO EXC S 33FT THEREOF* Comments: Small vacant lot in a nice neighborhood. Fenced in with neighbors yard. No driveway entrance. Half a dozen large trees. Appx 0.18 acres. Summer Tax Due: \$91.41	GROVE ST GALESBURG;	\$1,300	
3136	Parcel ID: 07-26-226-030; Legal Description: SEC 23 & 26-2-10 COM AT SE COR SEC 23 TH N 5MIN 12SEC E ALG E LI SD SEC 23 14.9 FT TO CTR LI OF ANGLING HWY TH S 75DEG 16MIN 7SEC W ALG SD CTR LI 567.3 FT TO POB TH CONT S 75DEG 16MIN 7SEC W ALG SD CTR LI 165 FT TH N 14DEG 43MIN 53SEC W 240 FT TH N 56DEG 32MIN 14SEC W 152.88 FT TO AN INT TRAV LI OF MORROW POND TH N 56DEG 27MIN 16SEC E ALG SD INT TRAV LI 150 FT TH S 57DEG 31MIN 7SEC E 183.91 FT TH S 14DEG 43MIN 53SEC E 267.37 FT TO POB INCL LAND TO MORROW POND Comments: Very nice young forest with water frontage. In between Morrow Lake and the North Branch Kalamazoo River. Do your homework on this property. Dense vegetation. A few large trees. Appx 1.46 acres Summer Tax Due: \$337.42	9895 MILLER DR GALESBURG;	\$8,400	
3137	Parcel ID: 09-31-101-029; Legal Description: SEC 31-3-12 COMM ON W LI 455 FT S 00DEG-21'-18" W OF NW COR TH S 89DEG-09'-22" E PAR N LI 850 FT TO POB TH S 00DEG-21'-18" W 232.50 FT TH S 89DEG-09'-22" E 80 FT TH S 00DEG-21'-18" W 232.5 FT TH S 89DEG-09'-22" E 8.54 FT TH N 03DEG-10'-20" E PAR W 1/8 LI 465.38 FT TH N 89DEG-09'-22" W 117.18 FT TO BEG** NOT TO BE TRANSFERED WITHOUT 31-101-021 Comments: Vacant lot in between 4 homes. Landlocked. Appx 0.68 acres. No Road Access; Summer Tax Due: \$10.90		\$600	
3138	Parcel ID: 14-07-230-030; Legal Description: SEC 7-4-11 THAT PART OF E1/2 E1/2 NE1/4 LYING N O F NYC RR* 0.93A Comments: Gassy vacant lot. Lot of young trees and vegetation. Railroad runs along the side of the property. Appx 0.15 acres. Summer Tax Due: \$7.54	W U AVE (VAC) SCHOOLCRAFT;	\$450	
3139	Parcel ID: 14-10-105-040; Legal Description: SEC 10-4-11 BEG IN CTR LI U AVE 27.5 R S & 510 F T E OF NW COR TH E THEREON 238 FT TH S PAR W LI 255 FT TH W PAR CTR LI 238 FT TH N 255 FT TO BEG * Comments: 3 bed 1 bath country home. Attached 2 car garage. Partially finished basement. Nice large shed in back yard. Has extensive garbage that needs clean up. Backs up to corn field. Large grassy yard. Appx 1.06 acres. Sanitation Issues And Garbage; Summer Tax Due: \$1,348.45	236 E U AVE VICKSBURG;	\$7,400	
3140	Parcel ID: 14-19-262-120; Legal Description: PLAT OF THE SCHOOLCRAFT IMPROVEMENT COS ADDN TO THE VILL OF SCHOOLCRAFT ALL THAT PART OF LOTS 24 & 25 LYING SELY OF FOLL DESC. LI BEG ON CL HWY US-131 (GRAND ST) AT A PT 300 FT S OF INTERSEC CL SD HWY WITH CL GTW RR TH NELY TO PT ON CL SD RR THAT IS 600 FT NELY OF SD INTERSEC & PL ENDING* Comments: Very small vacant lot. Wooded with dense vegetation. Appx 0.03 acres. Summer Tax Due: \$5.37	SOUTH ST (VAC) SCHOOLCRAFT;	\$450	
3141	Parcel ID: 14-24-205-160; Legal Description: VILLAGE OF VICKSBURG DELLS ADDITION VICKSBURG LO T 23 B Comments: Vacant lot at the end of a cul-de-sac. Partially Grassy with some vegetation. Large pile of wood. Appx 0.26 acres. Summer Tax Due: \$546.63	W RAYMOND ST (VAC) VICKSBURG;	\$3,000	

3142	Parcel ID: 90-9063-035-O; Legal Description: WESTNEDGE HEIGHTS LOTS 35-36-37-38 BLK N Comments: 1 story home with attached garage. Last visit this home was occupied. Vinyl siding. Shingle roof. Giant tree in the front yard. Occupied; Summer Tax Due: \$2,526.33	5740 MISSOURI AV PORTAGE;	\$8,600	
3143	Parcel ID: 90-9360-072-R; Legal Description: WIONA ACRES OUTLOT A & N 1/2 OF ABUTTING VACATED LOOP DR. Comments: Landlocked vacant lot near Woodlawn Drive. Approx 0.12 acres No Road Access; Summer Tax Due: \$84.95	10058 WOODLAWN DR PORTAGE;	\$550	
3144	This lot is a "bundle" comprised of 28 parcels <i>(1 of 28)</i> Parcel ID: 02-26-351-680; Legal Description: SUPERVISORS PLAT OF WHITEMAN PLAT LOT 230 Comments: The parcels in this sale unit are grouped, ("bundled") as permitted by MCL 211.78m. Many of these include structures which contain lead based paint. Some may contain asbestos. Many are in various stages of disrepair or collapse and are considered dangerous buildings and attractive nuisance. Some may be occupied by tenants-holding-over under law. These parcels are not being offered individually. They must be purchased as a single bundle at or above the minimum bid price, if any is stated. Pursuant to MCL 211.78 (1), the Foreclosing Governmental Unit (FGU) has determined that the most efficient and expeditious method to return many of these parcels to productive use, is to require their immediate demolition, remediation, rehabilitation or repurposing if sold at auction. Many of these parcels constitute blight, a public nuisance and abatement is considered necessary. Before their sale to ANY purchaser at auction, it is the intent of the FGU that any such purchaser shall demonstrate their financial ability and willingness to perform those actions necessary, in the public interest and welfare, to bring the properties into compliance with local codes and ordinances. Therefore, it is a further requirement of sale of the bundled properties that a purchaser must demolish, remediate, rehabilitate or repurpose these properties as follows: 1) ALL STRUCTURES must be secured and made un-enterable within 15 days of sale at auction, at the purchasers sole expense, or the sale shall be cancelled and no refund or deed issued. 2) Any visible refuse, garbage, trash or other cast off shall be removed from lands within 15 days of the sale at auction, at the purchasers sole expense, or the sale shall be cancelled and no refund or deed issued.. 3) The conditions required in (1) and (2) above shall be maintained against further entry or blight for a period of 12 months following the execution of a deed. 4) Those properties in the bundle that are beyond reasonable repair or economic vitality to repair must be demolished at the sole expense of the purchaser. The cost of such work shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. All such demolition must be performed within 6 months of deeding, by a licensed, insured demolition contractor acceptable to the code official of the local unit of government where the property is located. All proper permits for demolition and the removal and disposal of volatile debris (asbestos, contaminants etc) must be obtained. 5) Those properties in the bundle which appear to either the purchaser, FGU or the code enforcement official of the local unit of government to be potentially contaminated, shall be the subject of a Baseline Environmental Assessment (BEA) at the sole expense of the purchaser. The cost of such BEA(s) shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. The BEA(s) shall be conducted by an insured environmental consultant licensed in the State of Michigan within 45 days of purchase, and shall be fully complete and filed with the proper authorities within 90 days of purchase. The level of the BEA to be conducted shall be determined by the findings of the initial phase(s) of the BEA at each parcel subject to such study.	1902 ROOSEVELT AVE KALAMAZOO; 5460 KEYES DR KALAMAZOO; 1510 N EDWARDS ST KALAMAZOO; 507 IRA AVE KALAMAZOO; 1216 HOTOP AVE KALAMAZOO; 1330 E MAIN ST KALAMAZOO; 1322 E MAIN ST KALAMAZOO; 1502 E MICHIGAN KALAMAZOO; FENIMORE AVE VAC KALAMAZOO; 517 FENIMORE AVE KALAMAZOO; 922 N CHURCH ST KALAMAZOO; 726 N CHURCH ST KALAMAZOO; 1128 CONANT ST KALAMAZOO;	\$208,000	

Where contamination is evident, the purchaser shall indemnify the FGU with a separate performance bond (issued on the same terms as others herein required) in an amount equal to the full cost of remediation of the contamination at each such site, and for a period of twenty (20) years, unless remediation is undertaken and completed during that time period. If the site is remediated to a level satisfactory to state officials charged with such determinations, the requirement for a performance bond shall be removed for that site. 6) Those properties in the bundle which can be rehabilitated or repurposed shall be brought into compliance with all construction, occupancy, zoning and other use codes of the local unit of government within 12 months. Construction and/or mechanical permits must be obtained prior to performing such work. Occupancy permits must be obtained by the expiration of that term. All construction and rehabilitation work at these properties shall be carried out by contractors that are licensed and insured, and acceptable to the code enforcement officer of the local unit of government. The cost of such work shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. In pursuance of those requirements and their costs and timelines, the FGU is requiring the posting of a performance bond in the amount of \$1,500,000.00. The performance bond shall be made out in favor of the Office of the Kalamazoo County Treasurer (acting as the Foreclosing Governmental Unit). Evidence of the issuance and full payment for such bond shall be presented to the FGU within fifteen (15) days of the acceptance of the purchasers bid at auction. In the event evidence of issuance and full payment is not tendered within fifteen (15) days of sale, the sale shall be cancelled outright, and the purchaser considered non-responsive to a necessary condition of the sale. No receipt for the sale shall be issued, and the bidder shall not be entitled to enter upon such premises, until such bond is issued and deemed sufficient by the FGU. Such bond shall be issued by an underwriter licensed to do business in the State of Michigan, who is not the subject of any pending disciplinary action by the State of Michigan or any department, bureau or commission thereof. It shall be payable, in full amount, to the FGU in the event of either whole or partial non-performance of the terms above written for its entire duration. It shall run as effective and be fully pre-paid, for the entire term of twenty-four (24) months. Any overage or refund shall be payable to the purchaser upon earlier termination of the bond because of full performance hereunder. This 24 month time period is not applicable to those performance bonds required for contaminated parcels noted in (5) above. The original of such bond(s) shall be held by an escrow agent satisfactory to the FGU, fully prepaid, at the expense of the purchaser. In the event any purchaser is a corporate or other entity, the principals of such entity must also execute full-recourse personal guarantees that assure payment of the amount(s) due under performance bonds in the event they are not honored for any reason. Compliance with the terms of the requirements hereof shall be at the sole discretion of the FGU.

(2 of 28) **Parcel ID:** 02-35-330-110; **Legal Description:** KEYES PARK LOT 62

(3 of 28) **Parcel ID:** 06-10-379-031; **Legal Description:** ADDITION OF DEWING & PARKER LOT 31 BLK B.

(4 of 28) **Parcel ID:** 06-13-111-530; **Legal Description:** WASHBURN PLAT #3 LOT 53

(5 of 28) **Parcel ID:** 06-14-186-001; **Legal Description:** GILBERTS PLAT UNION ADDITION W 50 FT OF LOT 24.

(6 of 28) **Parcel ID:** 06-14-197-001; **Legal Description:** BEG ON SLY LI OF E MAIN ST 220.25 FT SWLY FROM WLY LI CHARLES AVE SELY PAR WITH SD WLY LI 132.2 FT SWLY 40.27 FT NWLY 66.9 FT SWLY 7.21 FT NWLY 65 FT TO SD SLY LI NELY ON SD SLY LI 46.55 FT TO BEGIN.

1009 N
WESTNEDGE
AVE
KALAMAZOO;

806 HAWLEY ST
KALAMAZOO;

1021 W NORTH
ST
KALAMAZOO;

1122 DOUGLAS
TER
KALAMAZOO;

110 BURR OAK
ST
KALAMAZOO;

653 LAKE ST
KALAMAZOO;

655 LAKE ST
KALAMAZOO;

1409
WASHINGTON
AVE
KALAMAZOO;

1424 HAYS
PARK AVE
KALAMAZOO;

110 DIXIE AVE
KALAMAZOO;

712 GARLAND
CIR APT A
KALAMAZOO;

148 BLANCHE
AVE
KALAMAZOO;

144 BLANCHE
AVE
KALAMAZOO;

327 SULLIVAN
DR
KALAMAZOO;

2663 MANDIGO
AVE PORTAGE;

(7 of 28) **Parcel ID:** 06-14-327-001; **Legal Description:** BEG ON SLY LI E MAIN ST 309.35 FT SWLY FROM WLY LI CHARLES AVE SELY PAR WITH SD WLY LI 132.3 FT SWLY 38.95 FT NWLY 132.3 FT TO SD SLY LI NELY 38.83 TO BEGIN.

(8 of 28) **Parcel ID:** 06-14-344-006; **Legal Description:** F CELLEMS PLAT UNION ADDITION W 44 FT OF LOT 6

(9 of 28) **Parcel ID:** 06-14-432-120; **Legal Description:** SHERWOOD PARK LOTS 259 & 260

(10 of 28) **Parcel ID:** 06-14-433-171; **Legal Description:** SHERWOOD PARK LOT 387 & S 1/2 LOT 388 & N 1/2 OF LOT 386

(11 of 28) **Parcel ID:** 06-15-118-055; **Legal Description:** DUDGEON & COBBS REVISED PLAT, Liber 2 of Plats Page 22; The South 1/2 of Lot 55 **Comments:** DEMO - LAND BANK - NO SELL

(12 of 28) **Parcel ID:** 06-15-158-100; **Legal Description:** T C SHELDONS ADDITION W 40.55 FT OF N 2/5 OF LOT 1 BLK 46

(13 of 28) **Parcel ID:** 06-16-149-005; **Legal Description:** ADDITION OF BALCH & HAYS LOT 4, EXC N 77.25FT. ALSO, COM AT SW COR LOT 4 SD ADDITION, TH S ON CONTINUATION OF W LI SD LOT 4 TO N LI CONANT ST, TH E ON SD N LI 4R, TH N TO SE COR SD LOT 4, TH W ON S LI SD LOT 4R TO PL OF BEG.

(14 of 28) **Parcel ID:** 06-16-239-002; **Legal Description:** AUSTIN & TOMLINSONS ADDITION LOT 2 & S 24FT LOT 3. ALSO N 5FT OF E 91FT OF LOT 1.

(15 of 28) **Parcel ID:** 06-16-250-042; **Legal Description:** BROWN & HOEKSTRAS ADDITION LOT 42

(16 of 28) **Parcel ID:** 06-16-265-004; **Legal Description:** BEG ON S LI NORTH ST 134.83FT E OF E LI DOUGLAS AVE TH S PAR WITH E LI DOUG LAS AVE 116FT TH E PAR WITH S LI NORTH ST 48.53FT TH N 116FT TO S LI NORTH ST TH W ALG S LI NORTH ST 48.63FT TO BEG EXC E 11FT.

(17 of 28) **Parcel ID:** 06-16-338-002; **Legal Description:** Commencing at a point 6 Rods South of the continuation West of the north line of Kalamazoo Avenue & 264.4ft West of the west line of Douglas Avenue; thence South 4 Rods; thence East 41.65ft; thence North 4 Rods; thence West 41.65ft to the point of beginning.

(18 of 28) **Parcel ID:** 06-22-196-002; **Legal Description:** BLEYKERS ADDITION W 48.42 FT OF E 118.92 FT OF LOT 124 EXC N 1 R

(19 of 28) **Parcel ID:** 06-22-296-003; **Legal Description:** CARR'S ADDITION PART OF LOT 12 Beginning at the southwest corner of Lot 7 of WELLS and PARKER ADDITION; thence North 00deg 01min 25sec East 131.73ft along the west line of Lot 7 to the northwest corner of Lot 7; thence North 89deg 54min 57sec West 119.61ft along the north lines of Lots 8 & 9 of said Plat (said line also being the south line of CARR'S ADDITION); thence North 64deg 06min 07sec East 156.66ft to westerly line of Lot 6 of CARR'S ADDITION; thence South 25deg 59min 51sec East 1.8ft; thence North 66deg 11min 03sec East 42ft parallel to the south line of CARR'S ADDITION; thence South 25deg 59min 57sec East 51ft parallel to westerly line of Lot 6; thence South 66deg 35min

05sec West 18.80ft; thence South 00deg 06min 34sec East 42.36ft on an extension of east line of Lot 7 of WELLS and PARKER ADDITION; thence North 89deg 50min 33sec East 87ft; thence South 00deg 06min 34sec East 120.24ft to the north line of Lake Street (also being the south line of Lot 5 of WELLS and PARKER ADDITION); thence West 153ft along the north line of Lake Street to the point of beginning. EXCLUDING the following: WELLS and PARKER ADDITION Lot 7. Lot 6 excluding the North 12ft. Lot 5 excluding the North 12ft & excluding the East 45ft. Also commencing at the northeast corner of Lot 7; thence Northerly in a continuation of the easterly line of Lot 7 to the southerly line of CARR'S ADDITION; thence Southwesterly along said southerly line to the E&W 1/4 line of Section 22-2-11; thence Easterly along said 1/4 line to the point of beginning.

(20 of 28) **Parcel ID:** 06-22-426-007; **Legal Description:** WELLS & PARKERS ADD S 120FT OF LOTS 5-6 EXC E 45FT OF LOT 5. LOT 7. ALSO PARCEL COM AT NE COR SD LOT 7 RG TH NLY IN A CONT OF ELY LI SD LI SD LOT TO SLY LI CARRS ADD TH WLY ALG SLY LI CARRS ADD TO E&W1/4 LI SEC 22-2-11 TH ELY TO BEG

(21 of 28) **Parcel ID:** 06-23-342-072; **Legal Description:** KALAMAZOO LAND & IMPROVEMENT COMPANY'S ADDITION, Liber 3 of Plats Page 39; Lot 72 excluding the North 20ft; also excluding the South 4 Rods 13ft of the West 5ft; also excluding the South 41ft of the North 61ft of the West 16ft

(22 of 28) **Parcel ID:** 06-23-398-805; **Legal Description:** REVISED PLAT OF HAYS PARK LOT 805.

(23 of 28) **Parcel ID:** 06-27-147-102; **Legal Description:** Commencing at a point 98.12ft South of the south line of Belmont Avenue as measured along the westerly line of South Burdick Street; thence S 80deg West 76.3ft; thence South 10deg 27min East 39.8ft; thence North 79deg 33min East 95.4ft to the west line of South Burdick Street; thence Northwesterly to beginning.

(24 of 28) **Parcel ID:** 06-28-487-052; **Legal Description:** KALAMAZOO COUNTY CONDOMINIUM SUBDIVISION PLAN 24 LIBER 1108 PAGE 219 UNIT 51 ALSO GARAGE NO. 8 CHERRY KNOLL CONDOMINIUMS Association Fees; Condominium;

(25 of 28) **Parcel ID:** 06-34-346-028; **Legal Description:** BURDICK HEIGHTS LOT 28.

(26 of 28) **Parcel ID:** 06-34-346-029; **Legal Description:** BURDICK HEIGHTS LOT 29.

(27 of 28) **Parcel ID:** 07-19-180-245; **Legal Description:** SEC 19-2-10 BEG IN N&S1/4 LI 1501.5 FT N OF C1/4 POST TH N 75 FT TH W 123.5 FT TH S 75 FT TH E 123.5 FT TO POB

(28 of 28) **Parcel ID:** 90-0035-145-A; **Legal Description:** SEC 35-3-11 BEG AT A PT 1810 FT W OF SE COR SEC 35 TH N 699.14 FT TH S 66 DEG 52 MIN 51 SEC W TO A PT 448 FT N OF S SEC LI TH S 448 FT TO S LI OF SEC 35 TH E 599.62 FT TO POB. NOTE: THIS STRUCTURE IS LOCATED IN PORTAGE HISTORIC DISTRICT #1 (1990)

~~Summer Tax Due: \$13,091.99~~

3145	Parcel ID: 90-4440-003-O; Legal Description: LEWIES PLAT LOT 3 Summer Tax Due: \$3,044.81	10414 DEWBERRY ST PORTAGE;	\$20,000	
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3146	Parcel ID: 06-16-287-005; Legal Description: COM ON S LI ADA ST 3 R W OF W LI NORTHWEST ADD S 8 R W 50.50 FT N 8 R TO SD S LI E ON SD S LI 50.36 FT TO BEG. Summer Tax Due: \$106.85	611 ADA KALAMAZOO;	\$1,600	
3147	Parcel ID: 06-21-475-007; Legal Description: MERRILL & MC COURTIES ADDITION LOT 7 BLK C EXC W 10 FT. Summer Tax Due: \$508.51	739 MC COURTIE ST KALAMAZOO;	\$7,400	
3148	Parcel ID: 06-21-476-102; Legal Description: MERRILL & MC COURTIE'S ADDITION W 1/2 OF LOT 4, BLK C. Summer Tax Due: \$552.69	723 MC COURTIE KALAMAZOO;	\$16,750	
3149	Parcel ID: 06-27-136-003; Legal Description: COM AT NW COR OF MAPLEST & BURDICK ST N ALG W LI OF BURDICK ST 4R 2FT W PAR TO N LI OF MAPLE ST 6R S PAR TO W LI OF BURDICK ST 4R 2FTTO N LI OF MAPLE ST E 6R TO BEGIN. Summer Tax Due: \$956.49	1852 S BURDICK ST KALAMAZOO;	\$16,000	
3150	Parcel ID: 06-27-236-001; Legal Description: 2ND REVISED PLAT OF LINDEN PARK, Liber 8 of Plats Page 15; The West 36.83ft of Lot 69. The East 3.17ft of Lot 68 Summer Tax Due: \$332.66	532 VERNON ST KALAMAZOO;	\$3,900	

DEED INFORMATION

Please fill out this form to tell us how you would like the deed to your property prepared. This information is retained only until deeds are created and verified and is never shared or sold to third parties.

Note: You can *cut your checkout time in half* and avoid data entry errors by registering on our website at www.tax-sale.info and filling out your deed information before the auction!

Bidder Information

Name: _____ Bidder #: _____

Email Address: _____ Phone: _____

Deed Information

Please tell us who to list on the deed. Use **full legal names and middle initials**. No nicknames.

Name (or names if **married couple**): _____

Address: _____

street

city

state

zip

Marital Status: (check box *if applicable*)

A Single Person

A Married Man

A Married Woman Taking
Title in Her Name Only

Married Persons

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

A Corporation

Limited Liability
Company

A Trust

A Partnership

Please use the following 3 boxes **only** if you would like to list additional parties on the deed.

Additional Party 1 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- A Corporation Limited Liability Company A Trust
 A Partnership

Additional Party 2 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Status: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- A Corporation Limited Liability Company A Trust
 A Partnership

Additional Party 3 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- A Corporation Limited Liability Company A Trust
 A Partnership

Tenancy

If you listed **more than 1 party above** to be placed on the deed, you must tell us the type of tenancy you would like to create. The tenancy you choose has legal implications that you should consider carefully. We **cannot and will not provide legal advice** to help you make this choice. You must seek outside help if you need additional guidance.

Check One Box Below:

TENANTS IN COMMON

If a co-tenant dies, their share of the property passes to their heirs by law.

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

If one of the co-tenants dies, their share of the property passes to the surviving co-tenant(s) automatically.

TENANTS BY THE ENTIRETIES (A married couple)

This tenancy is available only to married persons taking title together with no other parties.

Reminder: If you listed a legal entity as one of the deed parties above you **must** complete the Schedule of Entity Ownership below **unless the entity is exempt** from this disclosure because:

- The Entity held a prior recorded interest in the deeded property;
or
- The Entity is a division, agency, or instrumentality of federal, state, or local government;
or
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over the deeded property;
or
- The Entity is a publicly traded company listed on a national securities exchange.

SCHEDULE OF ENTITY OWNERSHIP

Entity Name	Entity Type	State
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The following is a complete list of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of the entity listed above:

1.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
2.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
3.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
4.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
5.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
6.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
7.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
8.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
9.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip

If more space is required, select one of the following options:

- Disclosure is continued on the back of this sheet; OR
- An additional SCHEDULE OF ENTITY OWNERSHIP is attached

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). 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 the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

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

EXEMPTIONS

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 is by blood or affinity to the first degree
- 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.

Signature	Date
Name and title, if signer is other than the owner	Daytime Phone Number
	E-mail Address

Instructions:

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

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

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. 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): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

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

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