

# Public Land Auction

Jackson

*August 2nd, 2017*

Jackson County



***Location:***

Commonwealth Commerce Center  
209 E. Washington Ave., Jackson, MI  
49201

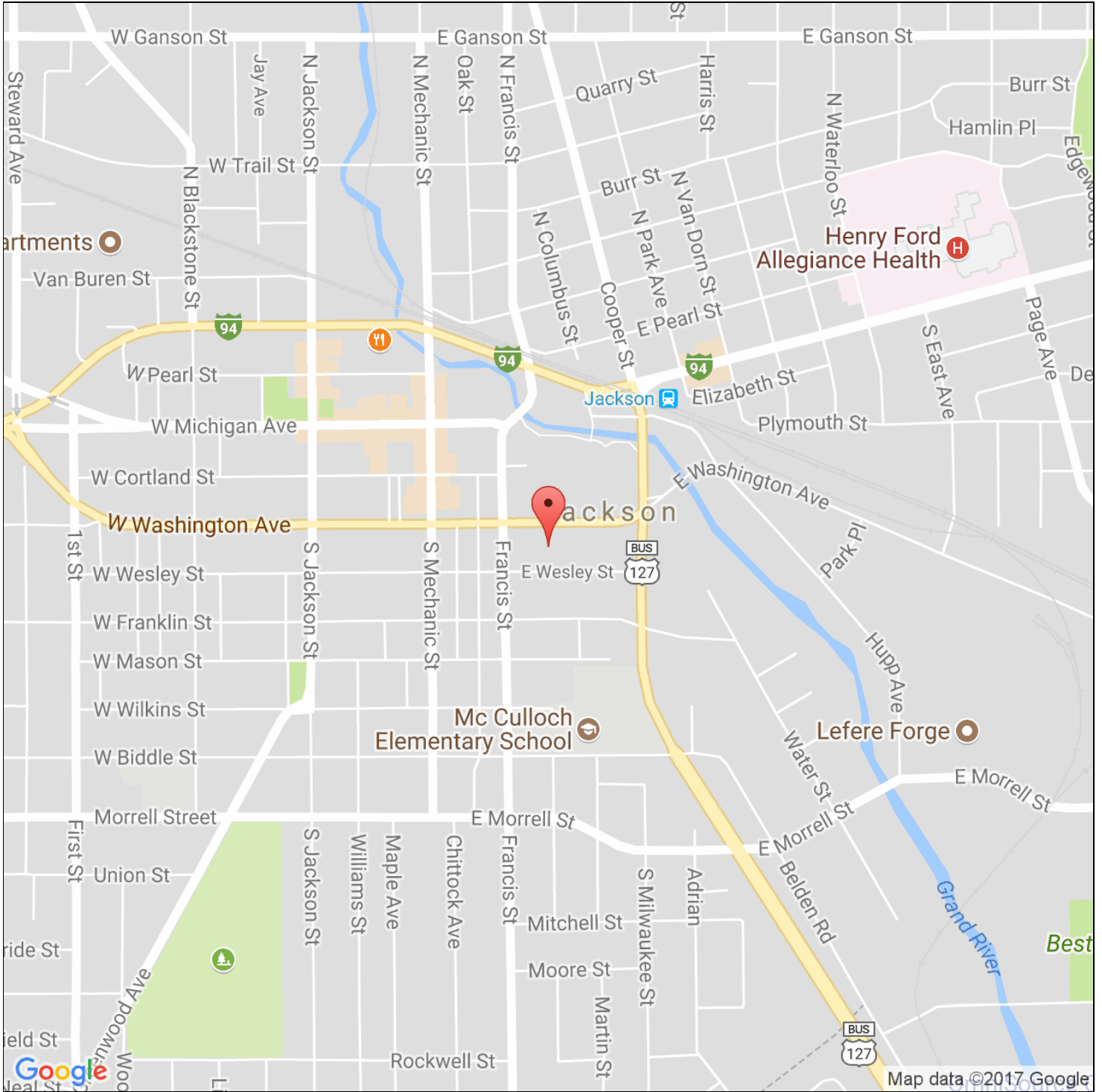
***Time:***

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

Commonwealth Commerce Center: 209 E. Washington Ave., Jackson, MI 49201





[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

<b>St Joseph/Branch</b> 7/31/2017 Sturgis, MI	<b>Kalamazoo/Barry</b> 8/1/2017 Kalamazoo, MI	<b>Jackson</b> 8/2/2017 Jackson, MI
<b>Calhoun</b> 8/3/2017 Battle Creek, MI	<b>Van Buren/Cass</b> 8/4/2017 Decatur, MI	<b>Allegan/Ottawa</b> 8/5/2017 West Olive, MI
<b>Wexford/Missaukee</b> 8/10/2017 Cadillac, MI	<b>Montcalm/Ionia</b> 8/11/2017 Sheridan, MI	<b>Mecosta/Osceola</b> 8/12/2017 Big Rapids, MI
<b>Muskegon</b> 8/14/2017 Muskegon, MI	<b>West Central Lakeshore</b> 8/15/2017 Manistee, MI	<b>Grand Traverse/Leelanau</b> 8/16/2017 Traverse City, MI
<b>Northwestern LP</b> 8/17/2017 Boyne Falls, MI	<b>Northeastern LP</b> 8/18/2017 Alpena, MI	<b>Northcentral LP</b> 8/19/2017 Gaylord, MI
<b>Clare/Gladwin</b> 8/21/2017 Clare, MI	<b>Lapeer</b> 8/22/2017 Lapeer, MI	<b>Northern Bay Area</b> 8/23/2017 East Tawas, MI
<b>Eastern UP</b> 8/24/2017 Sault Ste. Marie, MI	<b>Central UP</b> 8/25/2017 Marquette, MI	<b>Western UP</b> 8/26/2017 Watersmeet, MI
<b>Central LP</b> 8/28/2017 Owosso, MI	<b>Bay/Tuscola</b> 8/29/2017 Bay City, MI	<b>St. Clair</b> 8/30/2017 Port Huron, MI
<b>Monroe</b> 8/31/2017 Monroe, MI	<b>Genesee</b> 9/5/2017 Flint, MI	<b>Saginaw</b> 09/6/2017 Saginaw
<b>Kent</b> 9/7/2017 Grand Rapids, MI	<b>Lake</b> 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](http://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](http://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 recommend that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer 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](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](http://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.**

# Jackson County

Lot #	Lot Information	Address	Min. Bid	Sold For
2801	<b>Parcel ID:</b> 000-03-17-302-015-00; <b>Legal Description:</b> E 82.5 FT OF N 379.5 FT OF NW 1/4 OF SW 1/4 SEC 17 T1S R1W .81A <b>Comments:</b> Older 2 Story Home on Main street, will need some updating, isolated leak in upper bed room. Two outbuildings. <b>Summer Tax Due:</b> \$437.03	325 MAIN ST RIVES JUNCTION;	\$5,400	
2802	<b>Parcel ID:</b> 000-03-23-126-001-00; <b>Legal Description:</b> BEG AT THE INTERSECTION OF THE W 1/8 LN OF SEC 23 WITH THE CEN LN OF BERRY RD TH S ALG THE W 1/8 LN 515.50 FT TH S 88DEG 24'30"E 492.83 FT THN 20DEG 43'30"W 664.10 FT TO CEN LN OF BERRY RD TH SWLY ALG CEN LN OF SDRD TO BEG. SEC 23 T1S R1W 4.9A <b>Comments:</b> Nice property with newer pole building. There remains the old foundation and minor debris. <b>Summer Tax Due:</b> \$1,139.70	2435 E BERRY RD RIVES JUNCTION;	\$4,600	
2803	<b>Parcel ID:</b> 000-04-11-476-001-00; <b>Legal Description:</b> THE S 300 FT OF THE W 100 FT OF THE E 1/2 OF SE 1/4. SEC 11 T1S R1E .69A <b>Comments:</b> Nice open lot with trees along the back. Check with local unit to see if buildable. <b>Summer Tax Due:</b> \$9.99	PLUM ORCHARD RD MUNITH;	\$600	
2804	<b>Parcel ID:</b> 000-05-03-226-020-00; <b>Legal Description:</b> BEG AT THE SW COR OF THE N 5A OF THE E 1/2 OF NEFRL 1/4 OF SEC 3 LYING W OF CEN OF HWY M-52 AS FORMERLY LOCATED TH S ALG E 1/8 LN TO A PT 46 RDS(759 FT) S OF N SEC LN TH E TO A PT 40 RDS(660 FT) W OF THE W LN OF HWY M-52 TH NWLY PAR WITH THE W LN OF HWY M-52 TO A PT DIRECTLY E OF BEG TH W TO BEG. SEC 3 T1S R2E <b>Comments:</b> This parcel is located off undeveloped private road and has limited access. Please do not trespass on neighbor's property. <b>Summer Tax Due:</b> \$39.23	HINKLEY RADL STOCKBRIDGE;	\$700	
2805	<b>This lot is a "bundle" comprised of 2 parcels</b>  <i>(1 of 2)</i> <b>Parcel ID:</b> 000-05-18-103-001-00; <b>Legal Description:</b> A PCL OF LD OWNED AND USED AS ONE PCL BEING A PART OF NWFRL 1/4 OF SEC18 AND A PART OF BLK 9 OF SUTTON'S PLAT OF THE VILLAGE OF MUNITH WHICH SD ENTIRE PCL IS DESCD AS FOLLOWS---BEG AT SE COR OF LOT 4 IN BLK 9 OF SD SUTTON'S PLAT TH N ALG E LN OF SD LOT 4, 66 FT TH W PAR WITH S LN OF SD LOT 4, 120 FT TO SELY R/W LN OF GRAND TRUNK RAILWAY TH N 44DEG E ALG SD SELY R/W LN 303 FT TO A PT IN NWLY LN OF LOT 1 IN BLK 9 OF SD SUTTON'S PLAT WHICH IS THE PL OF BEG OF THIS DESCN TH N 44DEG E ALG SD SELY R/W LN 132 FT TH S 46DEG E 16 1/2 FT TH S 44DEG W 132 FT TH N 46DEG W 16 1/2 FT TO BEG SUBJECT TO THE DEDICATED RIGHTS OF THE PUBLIC TO USE WATERLOO STREET AS SHOWN ON SD PLAT RUNNING N AND S THRU SD LAND. SEC <b>Comments:</b> Currently no direct access to this parcel  <i>(2 of 2)</i> <b>Parcel ID:</b> 000-05-18-104-002-00; <b>Legal Description:</b> BEG AT SE COR OF LOT 4 IN BLK 9 OF SUTTON'S PLAT OF THE VILLAGE OF MUNITH TH N ALG E LN OF SD LOT 4, 66 FT TH W PAR WITH S LN OF SD LOT 4, 120 FT TO SELY R/W LN OF GRAND TRUNK RAILWAY TH N 44DEG E ALG SD SELY R/W LN 303 FT TH S 46DEG E 16.5 FT TO A PT WHICH IS THE PL OF BEG OF THIS DESCN TH N 44DEG E TO E LN OF WATERLOO ST TH S ALG E LN OF WATERLOO ST TO A PT BEARING S 46DEG E FROM PL OF BEG TH N 46DEG W TO BEG SUBJECT TO THE DEDICATED RIGHTS OF THE PUBLIC IN WATERLOO ST ACROSS E 33 FT OF FOREGOING DESCN BLK 9 SUTTON'S PLAT OF THE VILLAGE OF MUNITH <b>Summer Tax Due:</b> \$32.08	MAIN ST LAND LOCKED MUNITH;  MAIN ST LAND LOCKED MUNITH;	\$1,400	

2807	<p><b>Parcel ID:</b> 000-06-26-376-004-00; <b>Legal Description:</b> THE E 40 RDS OF SW 1/4 OF SEC 26 LYING S OF SLY LN OF HWY I-94 EXC THE E 201 FT THEREOF. SEC 26 T2S R3W 1.3A <b>Comments:</b> 1 Acre close to the express way. Parcel is landlocked.  <b>Summer Tax Due:</b> \$33.49</p>	LITTLE RD;	\$650	
2808	<p><b>Parcel ID:</b> 000-06-31-151-002-00; <b>Legal Description:</b> BEG IN CEN OF US-12 HWY AT A PT 319.45 FT NELY ALG CEN LN OF SD HWY FROM W LN OF SEC 31 TH NELY ALG CEN OF SD HWY 84.5 FT TH DUE S ALG FENCE LN 196.5 FT TH DUE W ALG FENCE 79.04 FT TH DUE N ALG FENCE 166.45 FT TO BEG. SEC 31 T2S R3W .329A <b>Comments:</b> This house has been neglected for some time, The back of the home is open to the elements.  <b>Summer Tax Due:</b> \$150.81</p>	16925 E MICHIGAN AVE ALBION;	\$3,100	
2809	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 000-07-27-401-001-16; <b>Legal Description:</b> BEG AT SE COR OF SEC 27 TH N89DEG 51'54"W 1063.94 FT TH N00DEG 03'24"W 660 FT TO POB TH N00DEG 03'24"W 66 FT TH N00DEG 41'34"W 383.67 FT TH S89DEG 54'55"E 202.40 FT TH S00DEG 17'35"E 449.82 FT TH N89DEG 51'54"W 200 FT TO BEG. SEC 27 T2S R2W SPLIT ON 05/03/1999 FROM 000-07-27-401-001-09; <b>Comments:</b> This is a combined parcel located off private road, nice view of pond and marsh lands.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 000-07-27-401-001-17; <b>Legal Description:</b> BEG AT SE COR OF SEC 27 TH N89DEG 51'54"W 1063.94 FT ALG S SEC LN TH N00DEG 03'24"W 660 FT TH S89DEG 51'54"E 200 FT TO POB TH N00DEG 17'35"W 449.82 FT TH S89DEG 54'55"E 202.41 FT TH S00DEG 17'35"E 450 FT TH N89DEG 51'54"W 202.41 FT TO BEG. SEC 27 T2S R2W SPLIT ON 05/03/1999 FROM 000-07-27-401-001-09;  <b>Summer Tax Due:</b> \$1,157.66</p>	CUFF RD JACKSON;  CUFF RD JACKSON;	\$6,300	

2811	<b>Parcel ID:</b> 000-08-06-326-002-01; <b>Legal Description:</b> THAT PART OF NE 1/4 OF SWFRL 1/4 LYING N OF CEN LN OF HWY M-50. SEC 6T2S R1W <b>Comments:</b> This lot is elevated with some trees in a nice country setting. <b>Summer Tax Due:</b> \$60.35		\$750	
2812	<b>Parcel ID:</b> 000-08-07-351-002-00; <b>Legal Description:</b> THE S 200 FT OF THE N 417.42 FT OF THE W 417.42 FT OF SW 1/4 OF SW 1/4SEC 7 T2S R1W 1.92A <b>Comments:</b> Seventies style Ranch Home Sitting on almost 2 Acres, Home will need some TLC and Updating <b>Summer Tax Due:</b> \$1,304.24	3521 BLACKMAN RD JACKSON;	\$6,500	
2813	<b>This lot is a "bundle" comprised of 8 parcels</b>  <i>(1 of 8)</i> <b>Parcel ID:</b> 000-08-27-251-001-00; <b>Legal Description:</b> BEG AT W1/4 POST OF SEC 27 TH E ALG E&W1/4 LN OF SD SEC TO CEN OF LANSING AVE TH NELY ALG CEN OF SD AVE 74.03 FT FOR POB TH NELY ALG CEN OF LANSING AVE 61.68 FT TH E PAR WITH E&W1/4 LN OF SD SEC 65.67 FT TH S 60 FT TH W 80 FT TO BEG SEC 27 T2S R1W <b>Comments:</b> Consisting of a structure and several vacant lots on a steep incline with construction debris throughout. Due to the slope, these lots may not be buildable.  <i>(2 of 8)</i> <b>Parcel ID:</b> 000-08-27-251-003-00; <b>Legal Description:</b> BEG AT PT OF INTERSECTION OF CEN OF LANSING AVE WITH THE E&W1/4 LN OF SEC 27 WHICH SD PT IS DISTANT 641.7 FT W OF CEN OF SD SEC TH N 13DEG 26'E ALG CEN OF LANSING AVE 69.47 FT TH E PAR WITH E&W1/4 LN 185.5 FT TH S 66 FT TO SD 1/4 LN TH W ALG E&W 1/4 LN 200.82 FT TO BEG SEC 27T2S R1W  <i>(3 of 8)</i> <b>Parcel ID:</b> 000-08-27-251-004-00; <b>Legal Description:</b> BEG IN E&W 1/4 LN OF SEC 27 AT PT 296.88 FT W OF CEN OF SD SEC TH W ALG SD 1/4 LN 144 FT TH N 132 FT TH E PAR WITH SD 1/4 LN 144 FT TH S 132 FT TO BEG. SEC 27 T2S R1W  <i>(4 of 8)</i> <b>Parcel ID:</b> 000-08-27-254-001-00; <b>Legal Description:</b> LOT 2 HILLSDALE GARDENS  <i>(5 of 8)</i> <b>Parcel ID:</b> 000-08-27-254-002-00; <b>Legal Description:</b> THE E 116 FT OF THE S 45 FT OF LOT 1 ALSO THE N 22.47 FT OF LOT 1 HILLSDALE GARDENS  <i>(6 of 8)</i> <b>Parcel ID:</b> 000-08-27-254-004-00; <b>Legal Description:</b> LOT 3 HILLSDALE GARDENS  <i>(7 of 8)</i> <b>Parcel ID:</b> 000-08-27-254-005-00; <b>Legal Description:</b> LOT 4 HILLSDALE GARDENS  <i>(8 of 8)</i> <b>Parcel ID:</b> 000-08-27-254-006-00; <b>Legal Description:</b> LOT 5 HILLSDALE GARDENS <b>Summer Tax Due:</b> \$1,674.34	1821 LANSING AVE;	\$13,250	
2821	<b>Parcel ID:</b> 000-08-28-328-011-00; <b>Legal Description:</b> LOT 318 EXC THEREFROM THE W 132 FT THEREOF DREXEL PLACE <b>Summer Tax Due:</b> \$35.12		\$750	
2822	<b>Parcel ID:</b> 000-08-32-235-019-00; <b>Legal Description:</b> LOT 235 HACKETT PARK ALSO THE E 7FT OF ABANDONED ALLEY ADJ TO W SIDE OF SD LOT. BORD ADJ 12/08/10 RESOLUTION 10-10 <b>Summer Tax Due:</b> \$123.10		\$1,200	

2823	<b>Parcel ID:</b> 000-08-36-404-017-00; <b>Legal Description:</b> THE E 1/2 OF PCL OF LAND DESC'D AS BEG AT NE COR OF W 1/2 OF SE 1/4 OF SEC 36 TH W ALG E&W 1/4 LN 709.5 FT TH S AT RT ANG'S TO SD 1/4 LN 33 FT TO S LN OF GANSON ST AT A PT WHICH IS THE PL OF BEG OF THIS DESCN TH CONTINUING S AT RT ANG'S TO SD 1/4 LN 131.83 FT TH W PAR WITH S LN OF GANSON ST 66 FT TH N AT RT ANG'S TO E&W 1/4 LN 131.83 FT TO S LN OF GANSON ST TH E ALG S LN OF GANSON ST 66 FT TO BEG SEC 36 T2S R1W <b>Comments:</b> Cute one and a half story home with vaulted ceiling in the kitchen and knotty pine interior. will need some minor dry wall repair and deep cleaning... <b>Summer Tax Due:</b> \$1,350.37	2513 E GANSON ST JACKSON;	\$7,200	
2824	<b>Parcel ID:</b> 000-09-30-403-026-00; <b>Legal Description:</b> LOT 55 GUNNISON GARDENS <b>Comments:</b> Cottage style home in need of some TLC! <b>Summer Tax Due:</b> \$640.87	3432 SUNNYHEART AVE JACKSON;	\$9,000	
2825	<b>Parcel ID:</b> 000-09-31-302-003-00; <b>Legal Description:</b> THE W 220 FT OF LOT 2 BLOCK 6 WOODLAWN ORCHARDS 207 BRISCOE PLACE <b>Summer Tax Due:</b> \$107.23	207 BRISCOE PL JACKSON;	\$5,000	
2826	<b>Parcel ID:</b> 000-09-31-328-014-00; <b>Legal Description:</b> LOT 13 WOODLAWN FARMS <b>Comments:</b> This house sits on a nice deep lot close to the city, home will need extensive renovation and structural repair. <b>Summer Tax Due:</b> \$923.63	437 SHERIDAN RD JACKSON;	\$6,900	
2827	<b>Parcel ID:</b> 000-12-09-476-002-01; <b>Legal Description:</b> THE E 240 FT OF THE FOLLOWING BEG AT SE COR OF SEC 9 TH N89°35'W ALG S SEC LN 447.21 FT TH N 214.66 FT TH S89°35'E 447.21 FT TO E SEC LN TH S ALG E SEC LN 214.66 FT TO BEG. SEC 9 T3S R2W SPLIT ON 01/04/2013 FROM 000-12-09-476-002-00; <b>Comments:</b> Great potential with This newer 2 unit Tri level Property, Each unit offers 3 bed room 2 baths 1 car garage, separate utilities, Just needs some paint and carpet. <b>Summer Tax Due:</b> \$3,007.67	2962 S DEARING RD SPRING ARBOR;	\$9,800	
2828	<b>Parcel ID:</b> 000-13-10-427-025-00; <b>Legal Description:</b> BEG 132 FT S AND 985.2 FT W OF E 1/4 POST OF SEC 10 TH W 49.5 FT TH S 132 FT TH E 49.5 FT TH N 132 FT TO BEG BEING LOT 7 OF HOUGH'S PLAT UNRECORDED SEC 10 T3S R1W <b>Comments:</b> Condemned building. Please check with the local unit for more information. <b>Summer Tax Due:</b> \$671.54	148 HOLLIS ST JACKSON;	\$2,700	
2829	<b>Parcel ID:</b> 000-13-14-101-061-00; <b>Legal Description:</b> BEG IN W LN OF FRANCIS ST 330 FT S, RT ANGULAR DISTANCE, FROM N LN OF SEC 14 TH W 99 FT TO PL OF BEG OF THIS DESCN TH S 132 FT TH W 120 FT TH N 132 FT TH E 120 FT TO BEG SEC 14 T3S R1W <b>Comments:</b> Interior is trashed and will need complete renovation, unique interior with vaulted living room and nice trim work, The roof has recently been replaced. <b>Summer Tax Due:</b> \$870.86	107 W COLER ST JACKSON;	\$8,900	
2830	<b>Parcel ID:</b> 000-13-29-402-001-27; <b>Legal Description:</b> UNIT 27 THE LEGENDS CONDOMINIUM <b>Comments:</b> This parcel is located in The Legends and Golf Course Community. <b>Summer Tax Due:</b> \$538.97	EAGLE DR JACKSON;	\$3,100	
2832	<b>Parcel ID:</b> 000-14-06-101-004-00; <b>Legal Description:</b> LOT 4 FRUIT RIDGE FARM <b>Summer Tax Due:</b> \$27.97	PERLMAN RD JACKSON;	\$800	

2833	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 000-14-09-136-004-00; <b>Legal Description:</b> LOTS 59, 60, 61, 62, 63, 64, 65, 66, 67 &amp; 68 CENTRALIA SUBDIVISION <b>Comments:</b> Open Area low lying property, there are some wet land indicators.</p> <p>(2 of 2) <b>Parcel ID:</b> 000-14-09-136-005-01; <b>Legal Description:</b> LOT 69 CENTRALIA SUBDIVISION <b>Summer Tax Due:</b> \$244.02</p>	<p>NINTH ST MICHIGAN CENTER;</p> <p>NINTH ST MICHIGAN CENTER;</p>	\$3,100	
2835	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 000-14-09-136-006-00; <b>Legal Description:</b> LOTS 71 AND 72 CENTRALIA SUBDIVISION <b>Comments:</b> Open and low lying property, there is some wet land indicators</p> <p>(2 of 2) <b>Parcel ID:</b> 000-14-09-136-007-00; <b>Legal Description:</b> LOTS 73, 74, 75, 76, 77, 78, 79, 80, 81 &amp; 82 CENTRALIA SUBDIVISION <b>Summer Tax Due:</b> \$266.19</p>	<p>NINTH ST MICHIGAN CENTER;</p> <p>NINTH SHL MICHIGAN CENTER;</p>	\$3,300	
2838	<p><b>Parcel ID:</b> 000-14-13-408-004-00; <b>Legal Description:</b> LOT 65 THE CEDAR'S MOBILE HOMES SUBDIVISION EXTENSION NO. 2 SEC 13 T3S R1E <b>Comments:</b> Older trailer with additions Roof will need some addressing along with a good cleaning. <b>Summer Tax Due:</b> \$369.47</p>	8729 MANTON DR JACKSON;	\$2,400	
2840	<p><b>Parcel ID:</b> 000-14-36-477-003-03; <b>Legal Description:</b> BEG AT INTERSECTION OF CEN OF M-50 HWY WITH E 1/8 LN OF SEC 36 TH S 58DEG 55'E ALG SD CEN LN 402.56 FT TO PT WH IS THE PL OF BEG OF THIS DESCN TH S 58DEG 55'E ALG SD CEN LN 380.2 FT TH SWLY IN A STRAIGHT LN TO A PT DISTANT 626.34 FT E OF E 1/8 LN AND DISTANT 669.57 FT N OF S SEC LN TH N 88DEG 22'W PAR WITH S SEC LN TO A PT 330 FT E OF E 1/8 LN TH N PAR WITH E 1/8 LN 418.88 FT TH NELY IN A STRAIGHT LN TO BEG. EXC BEG AT SW COR OF SE 1/4 OF SEC 36 TH S88DEG 22'E ALG THE S LN OF SD SEC 1319.71 FT TH N0DEG 03'37"W 1472.56 FT TO CEN OF SD HWY TH S58DEG 56'57"E ALG CEN OF SD HWY 604.20 FT FROM SE COR OF SD SEC TH S58DEG 56'57"E ALG SD CEN 120 FT TH S31DEG 03'31"W PERPENDICULAR TO CEN OF M-50 HWY 200 FT TH N58DEG 56'57"W 104.60 FT TH N15DEG 57'09"E 59.13 FT TH N31DEG 03'03"E PERPENDICULAR TO CEN OF M-50 HWY 142.91 FT TO BEG. ALSO COM AT THE INTERSECTION OF THE CENTER OF M-50 WITH THE E 1/8 LN OF SEC 36 TH S58°55'E ALG THE C.L. OF M-50 49 FT TH SWLY IN A STRAIGHT LN 210 FT TO THE E 1/8 LN AT A PT DISTANT 232 FT S OF THE C.L. OF M-50 TH S ALG THE E 1/8 LN 527 FT TH E PAR WITH THE S SEC LN 310 FT TO POB TH E PAR WITH THE S SEC LN 20 FT TH N PAR WITH THE E 1/8 LN 360 FT TH W PAR WITH THE S SEC LN 10 FT TH SWLY IN A STRAIGHT LN TO THE BEG. SEC 36 T3S R1E COMBINED ON 11/15/2007 WITH PART OF 000-14-36-477-002-00; <b>Comments:</b> Auctioning the land only. Trailers are not part of the sale. <b>Summer Tax Due:</b> \$2,161.84</p>	217 BROOKLYN RD JACKSON;	\$72,250	



2841	<b>Parcel ID:</b> 000-15-31-202-001-00; <b>Legal Description:</b> THE NW 1/4 OF NE 1/4 EXC THEREFROM THAT PART INCLUDED IN THE BOUND-ARIES OF THE RECORDED PLATS OF STETLERS SUBDIVISION AND STETLERS SUBDIVISION EXTENSION NO. 1, 2, 3, 4 AND 5. ALSO EXC PCL DESCD AS---BEG AT NE COR OF LOT 123 IN PLAT OF STETLERS SUBDIVISION EXTENSION NO. 3 TH N 89DEG 28'E 16 FT TH S 0DEG 32'E 152 FT TH N 89DEG 28'E 502 FT TH S TO N 1/8 LN TH W ALG N 1/8 LN TO W LN OF STETLERS SUBDIVISION EXTENSION NO. 3, A RECORDED PLAT, TH N ALG SD W LN TO BEG. ALSO EXC BEG AT SE COR OF LOT 28 STETLER'S SUBDIVISION, A RECORDED PLAT, TH E 100 FT TH N132 FT TH W 100 FT TH S 132 FT TO BEG. SEC 31 T3S R2E <b>Summer Tax Due:</b> \$71.55	CADY RD JACKSON;	\$800	
2842	<b>Parcel ID:</b> 000-17-20-426-002-00; <b>Legal Description:</b> BEG 280 FT W OF INTERSECTION OF N LN OF S 26 RDS OF NE 1/4 OF SE 1/4 OF SEC 20 WITH W LN OF FORMER T & M RRR R/W TH N PAR WITH E SEC LN 315 FT TH W PAR WITH S SEC LN 276 FT TH S PAR WITH E SEC LN 315 FT TH E 276 FT TO BEG. SEC 20 T4S R2W <b>Comments:</b> No access available <b>Summer Tax Due:</b> \$203.18	318 RAILROAD ST HANOVER;	\$1,400	
2843	<b>Parcel ID:</b> 000-17-20-477-001-00; <b>Legal Description:</b> LOT 8 AND N 34 FT OF LOT 5 BLOCK 2 J. O. BIBBINS ADDITION TO VILLAGE OF HANOVER <b>Comments:</b> Previous use was a Laundromat building in good condition, roof is older but intact. <b>Summer Tax Due:</b> \$925.72	318 RAILROAD ST HANOVER;	\$4,400	
2845	<b>Parcel ID:</b> 000-17-25-478-001-00; <b>Legal Description:</b> BEG AT E 1/4 POST OF SEC 25 TH S ALG E SEC LN 1756.81 FT TO THE NLY BANK OF THE CREEK CONNECTING ROUND LAKE AND FARWELL LAKE TH N 89DEG 40'W 5.9 FT TO THE ELY LN OF ROAD NO 1, AS RECORDED IN THE PLAT OF STEPHENS SUBDIVISION, FOR PL OF BEG OF THIS DESCN TH S 0DEG 36'W 318.07 FT ALG ELY LN OF SD RD TO THE PT OF CURVE OF A 33DEG 41' CURVE TO THE RIGHT HAVING A RADIUS OF 170 FT TH SWLY ALG SD CURVE 123.84 FT CHORD OF WH BEARS S 21DEG 28'30"W 121.16 FT TH S 42DEG 21'W 101.76 FT TO THE CEN LN OF ROAD NO 2, AS RECORDED IN STEPHENS SUBDIVISION, TH N 51DEG 31'W 565.80 FT ALG CEN OF SD RD TH N 23DEG 15'W 185 FT TH N 0DEG 30'W 62.79 FT TO THE NLY BANK OF THE CREEK CONNECTING ROUND LAKE AND FARWELL LAKE TH S 82DEG 31'E 610 FT ALG NLY BANK OF CREEK TO BEG. EXC R/W OF ROADS 1 AND 2. SEC 25 T4S R2W <b>Comments:</b> Large parcel with wet land indicators views of Round Lake <b>Summer Tax Due:</b> \$103.87	MERKEL DR HORTON;	\$1,000	
2846	<b>Parcel ID:</b> 000-18-29-277-001-00; <b>Legal Description:</b> BEG AT E 1/4 POST OF SEC 29 TH N0DEG 01'12"E 421.27 FT TO CEN LN OF LIBERTY RD TH N78DEG 35'48"W 257.31 FT ALG CEN OF SD RD TH S10DEG 24'12"W 479.87 FT TO E&W 1/4 LN TH S89DEG 56'32"E 338.74 FT ALG SD 1/4 LN TO BEG. SEC 29 T4S R1W 2295 LIBERTY RD 3.05A <b>Comments:</b> Newer Style Raised Ranch situated on 3 wooded and rolling acreage. Occupied at time of inspection. <b>Summer Tax Due:</b> \$1,098.39	2295 W LIBERTY RD HORTON;	\$28,500	
2847	<b>Parcel ID:</b> 000-19-15-302-001-03; <b>Legal Description:</b> BEG AT NW COR OF LOT C, VANSETTA PARK, A RECORDED PLAT, TH S 1DEG 40' 50"W 170 FT TO A PT FOR PL OF BEG OF THIS DESCN TH CONTINUING S 1DEG 40'50" W 107 FT TO A PT OF CURVATURE OF A 75 FT RADIUS CURVE TO THE LEFT TH ALG SD CURVE 117.81 FT TH S 88DEG 45'E 25 FT TH N 1DEG 40'50"E 182 FT TH N 88DEG 45'W 100 FT TO BEG. BEING A PART OF LOT C VANSETTA PARK <b>Comments:</b> Wooded Parcel near Clark lake. <b>Summer Tax Due:</b> \$664.85	RITA DR CLARKLAKE;	\$3,600	

2849	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 000-19-24-481-031-78; <b>Legal Description:</b> LOT 78 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01; <b>Comments:</b> Lot 78 &amp; 79 Being sold together in the Newer Development of Lighthouse Village.</p> <p>(2 of 2) <b>Parcel ID:</b> 000-19-24-481-031-79; <b>Legal Description:</b> LOT 79 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN SPLIT ON 10/21/2004 FROM 000-19-24-481-030-01;  <b>Summer Tax Due:</b> \$516.14</p>	402 ERIE CT BROOKLYN;  400 ERIE CT BROOKLYN;	\$3,200	
2851	<p><b>Parcel ID:</b> 000-19-28-454-009-00; <b>Legal Description:</b> LOT 160 "GRAND POINTE SHORES" <b>Comments:</b> Nice lot near the Lake. Check with local unit to see if buildable.  <b>Summer Tax Due:</b> \$83.24</p>	111 ABERDEEN DR BROOKLYN;	\$850	
2852	<p><b>Parcel ID:</b> 000-19-34-204-009-00; <b>Legal Description:</b> LOT 59 "RIVIERA SHORES" <b>Comments:</b> Nice wooded lot in area of new Homes. Check with local unit to see if buildable.  <b>Summer Tax Due:</b> \$92.94</p>	107 CANNES DR BROOKLYN;	\$900	
2853	<p><b>Parcel ID:</b> 000-20-36-476-007-00; <b>Legal Description:</b> COM AT NE COR OF LOT 2 BLOCK 5 OF MINERVA BEACH, A RECORDED PLAT, TH N89°32'E 100 FT TO E LN OF M-124 HWY TH S00°28'E ALG E LN OF SD HWY 220 FT FOR POB TH N89°32'E 135 FT TH S00°28'E 180 FT TH S89°32'W 135 FT TO E LN OF M-124 HWY TH N00°28'W ALG E LN OF SD HWY 180 FT TO BEG. SEC 36 T4S R2E <b>Comments:</b> Mid Century Walkout Ranch Home in the Irish Hills Area in need of updating!. Home has 2 separate kitchen areas and a basement Garage Big enough to park your RV or Boat . Lots of potential...  <b>Summer Tax Due:</b> \$2,342.49</p>	14905 WAMPLERS LAKE RD BROOKLYN;	\$10,500	
2854	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 002-09-27-101-007-00; <b>Legal Description:</b> UNIT 7 BENTWOOD PRESERVE CONDOMINIUM L-1835 P-1101. SEC 27 &amp; 28 T2S R1E .46A; SPLIT ON 06/07/2006 FROM 000-09-27-101-003-10; AMENDED MASTER DEED L-1854 P-620 8/15/2006; SALE FOR ORIGINAL LOT 13 NOW KNOWN AS LOT 7 <b>Comments:</b> Units 7&amp;8 being offered. In Area of new home</p> <p>(2 of 2) <b>Parcel ID:</b> 002-09-27-101-008-00; <b>Legal Description:</b> UNIT 8 BENTWOOD PRESERVE CONDOMINIUM L-1835 P-1101. SEC 27 &amp; 28 T2S R1E .382A; SPLIT ON 06/07/2006 FROM 000-09-27-101-003-10; AMENDED MASTER DEED L-1854 P-620 8/15/2006; SALE FOR ORIGINAL LOT 14 NOW KNOWN AS LOT 8  <b>Summer Tax Due:</b> \$252.47</p>	BENTWOOD DR JACKSON;  112 BENTWOOD DR JACKSON;	\$3,200	
2858	<p><b>Parcel ID:</b> 050-06-31-152-149-00; <b>Legal Description:</b> LOT 149 AMBERTON VILLAGE NO. 3 <b>Comments:</b> Wooded lot in newer area of existing development. Check with local unit to see if buildable.  <b>Summer Tax Due:</b> \$21.33</p>	MERCURY DR ALBION;	\$800	
2859	<p><b>Parcel ID:</b> 052-04-17-176-089-00; <b>Legal Description:</b> LOT 88 ASSESSOR'S PLAT OF HANKERD SUBDIVISION <b>Comments:</b> This home has been left in Poor Condition! and will need lots of TLC. Electrical, plumbing, well and interior have been vandalized and will need replacement and repair.  <b>Summer Tax Due:</b> \$801.52</p>	1769 TENNIS CT PLEASANT LAKE;	\$5,400	

2860	<b>Parcel ID:</b> 055-07-33-351-012-00; <b>Legal Description:</b> LOT 8 WOLVERINE ESTATES <b>Comments:</b> Nice parcel in country setting <b>Summer Tax Due:</b> \$216.01	CHAPEL RD PARMA;	\$1,500	
2861	<b>Parcel ID:</b> 070-13-10-434-050-00; <b>Legal Description:</b> LOT 66 AND W 10 FT OF LOT 67 AVONDALE SUBDIVISION <b>Comments:</b> Cute house with original details. Roof is in poor condition and will need replacement, there is Mold that will need to be remediated. <b>Summer Tax Due:</b> \$789.82	111 AVONDALE AVE JACKSON;	\$4,700	
2862	<b>Parcel ID:</b> 073-18-33-452-040-00; <b>Legal Description:</b> LOT 117 "MIRROR LAKE NO 1" <b>Comments:</b> Wooded lot in Mirror Lake Subdivision. <b>Summer Tax Due:</b> \$114.19	182 WEST SHORE DR JEROME;	\$850	
2871	<b>Parcel ID:</b> 143-15-31-204-003-00; <b>Legal Description:</b> LOT 154 STETLERS SUBDIVISION EXTENSION NO. 4 <b>Comments:</b> Nice country Lot with Garage <b>Summer Tax Due:</b> \$259.19	9545 STETLER DR NAPOLEON;	\$2,300	
2872	<b>Parcel ID:</b> 190-12-09-305-009-00; <b>Legal Description:</b> LOT 76 EXC THE E 8 FT THEREOF SUNNY DELL TRAILER HOME SITES NO 4 <b>Comments:</b> Older trailer home with Shed/Carport, Several personal effects remain. <b>Summer Tax Due:</b> \$546.76	7975 KEVIN DR PARMA;	\$3,600	
2884	<b>Parcel ID:</b> 200-13-23-180-065-00; <b>Legal Description:</b> LOTS 87 AND 88 GOLFSIDE EXTENSION <b>Comments:</b> One Story home on nice lot newer windows, roof in need of replacement. <b>Summer Tax Due:</b> \$615.23	701 CASS AVE JACKSON;	\$8,100	
2886	<b>Parcel ID:</b> 230-13-23-377-018-00; <b>Legal Description:</b> S 1/2 OF LOTS 24 AND 25 HAGUE PARK <b>Comments:</b> Condemned building. Please check with the local unit for more information. <b>Summer Tax Due:</b> \$595.95	502 HAGUE AVE JACKSON;	\$3,800	
2904	<b>Parcel ID:</b> 320-13-11-304-015-00; <b>Legal Description:</b> LOTS 15 AND 16 LINCOLN COURT <b>Comments:</b> Open lot with some trees. <b>Summer Tax Due:</b> \$82.33	E PALMER AVE JACKSON;	\$2,600	
2927	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 485-13-10-479-208-00; <b>Legal Description:</b> LOT 255 SOUTHLANDS <b>Comments:</b> Nice lot. Check with local unit to see if buildable.  (2 of 2) <b>Parcel ID:</b> 485-13-10-479-209-00; <b>Legal Description:</b> LOT 256 SOUTHLANDS <b>Summer Tax Due:</b> \$108.54	OAKWOOD AVE JACKSON;  OAKWOOD AVE JACKSON;	\$1,800	
2942	<b>Parcel ID:</b> 545-13-23-404-080-00; <b>Legal Description:</b> LOTS 116 AND 117 SUPERVISOR'S LAKESIDE PLAT <b>Summer Tax Due:</b> \$113.27	HAGUE AVE JACKSON;	\$1,300	
2943	<b>Parcel ID:</b> 640-13-11-327-015-00; <b>Legal Description:</b> LOT 17 YOUNKIN'S SOUTH SIDE SUBDIVISION <b>Summer Tax Due:</b> \$31.20	WOODLAND AVE JACKSON;	\$1,100	
2971	<b>This lot is a "bundle" comprised of 85 parcels</b>  (1 of 85) <b>Parcel ID:</b> 1-023900000; <b>Legal Description:</b> N 16.5 FT OF LOT 4 & S 16.5 FT OF LOT 5 BLK 2 DURAND'S ADD W OF JAY ST <b>Comments:</b> This is a bundle containing all parcels located in the city of Jackson. 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.	509 N BLACKSTONE ST JACKSON;  1001 LANSING AVE JACKSON;	\$379,250	

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. 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,

424 HILL ST  
JACKSON;

422 HILL ST  
JACKSON;

430 MADISON  
ST JACKSON;

429 ST CLAIR  
AVE JACKSON;

521  
WILDWOOD  
AVE JACKSON;

W TRAIL ST  
JACKSON;

W TRAIL ST  
JACKSON;

331 W TRAIL ST  
JACKSON;

425 W TRAIL ST  
JACKSON;

604 BACKUS  
ST JACKSON;

514 W GANSON  
ST JACKSON;

714 N WEST  
AVE JACKSON;

408 W  
FRANKLIN ST  
JACKSON;

410 W  
FRANKLIN ST  
JACKSON;

713 FOURTH  
ST JACKSON;

906 W  
WASHINGTON  
AVE JACKSON;

807 W  
WASHINGTON  
AVE JACKSON;

1002 FOURTH  
ST JACKSON;

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 Jackson 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 85) **Parcel ID:** 1-053300000; **Legal Description:** W 112 FT OF LOT 1 BLK 5 EX W 8 FT OF SAME NORTH STAR ADD

(3 of 85) **Parcel ID:** 1-053400000; **Legal Description:** 0536 E 20 FT OF LOT 1 & ALL OF LOT 3 EX N 66 FT OF W 33 FT OF BLK 5 NORTH STAR ADD

(4 of 85) **Parcel ID:** 1-053700000; **Legal Description:** LOT 4 BLK 5 NORTH STAR ADD

(5 of 85) **Parcel ID:** 1-075200000; **Legal Description:** LOT 108 HILLSIDE SUB DIV

(6 of 85) **Parcel ID:** 1-082300000; **Legal Description:** W 21 FT OF LOT 205 & E 24 FT OF LOT 206 C K PERRINE'S HILLSIDE SUB DIV

(7 of 85) **Parcel ID:** 2-006600000; **Legal Description:** LOT 2 BLK 2 ASSESSOR'S WILDWOOD PLAT

(8 of 85) **Parcel ID:** 2-0900.2000; **Legal Description:** LOT 6 BLK 1 STEWARD'S AMENDED ADD

(9 of 85) **Parcel ID:** 2-090100000; **Legal Description:** LOT 8 BLK 1 EX W 2 RDS STEWARD'S AMENDED ADD

(10 of 85) **Parcel ID:** 2-090300000; **Legal Description:** LOT 9 BLK 1 EX LAND COM AT NE COR OF LOT 9 TH W 5.5 FT TH SLY TO SE COR OF SD LOT 9 TH N TO BEG STEWARD'S AMENDED ADD

(11 of 85) **Parcel ID:** 2-102300000; **Legal Description:** A PART OF LOT 5 BLK 8 COM AT NE COR OF SD LOT TH NWLY ALG SLY LN OF TRAIL ST 50 FT TH SLY AT R/A TO SD LN OF TRAIL ST 87.3 FT TH ELY PARA WITH SLY LN OF TRAIL ST 20 FT TH SLY AT R/A TO SD TRAIL ST 74.8 FT TO NLY LN OF THE

511 W BIDDLE ST JACKSON;

503 UNION ST JACKSON;

1010 FIRST ST JACKSON;

917 SECOND ST JACKSON;

900 THIRD ST JACKSON;

1224 GREENWOOD AVE JACKSON;

W HIGH ST JACKSON;

605 W HIGH ST JACKSON;

705 W HIGH ST JACKSON;

763 RANDOLPH ST JACKSON;

102 W MASON ST JACKSON;

404 S BLACKSTONE ST JACKSON;

324 W FRANKLIN ST JACKSON;

336 W WILKINS ST JACKSON;

321 W WILKINS ST JACKSON;

1012 S JACKSON ST JACKSON;

117 W WILKINS ST JACKSON;

124 W WILKINS ST JACKSON;

1112

MCRR CO R/W TH ELY ALG SD R/W 30 FT TO SE COR OF LOT 5 TH NLY 162 FT TO BEG BLK 8 STEWARD'S AMENDED ADD	CHITTOCK AVE JACKSON;
(12 of 85) <b>Parcel ID:</b> 2-107800000; <b>Legal Description:</b> N 33 FT OF S 99 FT OF LOTS 1 & 2 BLK 13 STEWARD'S AMENDED ADD	925 WILLIAMS ST JACKSON;
(13 of 85) <b>Parcel ID:</b> 2-113100000; <b>Legal Description:</b> LOT 9 BLK 2 SEATON'S ADD	926 MAPLE AVE JACKSON;
(14 of 85) <b>Parcel ID:</b> 2-165200000; <b>Legal Description:</b> LOT 15 BLK 3 WEBSTER'S HIGHLAND ADD	1010 MAPLE AVE JACKSON;
(15 of 85) <b>Parcel ID:</b> 3-005500000; <b>Legal Description:</b> W 29 FT OF E 30 FT OF LOT 18 BLK 9 LIVERMORE WOOD & EATON'S ADD	1027 WILLIAMS ST JACKSON;
(16 of 85) <b>Parcel ID:</b> 3-005600000; <b>Legal Description:</b> W 40 FT OF E 70 FT OF LOT 18 BLK 9 LIVERMORE WOOD & EATON'S ADD	1201 WILLIAMS ST JACKSON;
(17 of 85) <b>Parcel ID:</b> 3-021800000; <b>Legal Description:</b> LOT 18 ASSESSOR'S BIDDLE PLAT	305 HARWOOD ST JACKSON;
(18 of 85) <b>Parcel ID:</b> 3-061800000; <b>Legal Description:</b> W 44 FT OF S 101 FT OF LOT 16 BLK 2 SHOEMAKER'S ADD	246 DOUGLAS ST JACKSON;
(19 of 85) <b>Parcel ID:</b> 3-080000000; <b>Legal Description:</b> W 52 FT OF N 85 FT OF LOT 2 BLK 14 SHOEMAKER'S ADD	155 W EUCLID AVE JACKSON;
(20 of 85) <b>Parcel ID:</b> 3-152000000; <b>Legal Description:</b> 1521 LAND OWNED & USED AS ONE PARCEL & DESC AS LOT 11 BLK 1 LATHROP'S ADD & E 4 FT OF N 66 FT OF LOT 2 BLK 2 JACKSON MOUND ADD	1619.5 FIRST ST JACKSON;
(21 of 85) <b>Parcel ID:</b> 3-192500000; <b>Legal Description:</b> COM AT A PT ON S LN OF BIDDLE ST 4 RDS E OF E LN OF THIRD ST TH E TO A PT 171 FT W OF W LN OF SECOND ST TH S 132 FT TH W TO A PT 4 RDS E OF E LN OF THIRD ST TH N 132 FT TO BEG BEING PART OF LOT 13 BLK 1 EATON WEBSTER & HARWOOD'S ADD	1028 ADRIAN AVE JACKSON;
(22 of 85) <b>Parcel ID:</b> 3-199700000; <b>Legal Description:</b> LAND COM AT A PT ON S LN OF UNION ST 40 FT E OF NW COR OF LOT 5 BLK 3 TH E 41 FT TH S 90 FT TH W 41 FT TH N 90 FT TO BEG EATON WEBSTER & HARWOOD'S ADD	1015 PIGEON ST JACKSON;
(23 of 85) <b>Parcel ID:</b> 3-2016.1000; <b>Legal Description:</b> S 2 RDS OF N 12 RDS OF LOT 7 BLK 3 EATON WEBSTER & HARWOOD'S ADD	1031 FRANCIS ST JACKSON;
(24 of 85) <b>Parcel ID:</b> 3-202700000; <b>Legal Description:</b> S 41.25 FT OF LOT 5 BLK 4 EATON WEBSTER & HARWOOD'S ADD	1126 S MILWAUKEE ST JACKSON;
(25 of 85) <b>Parcel ID:</b> 3-206200000; <b>Legal Description:</b> LOTS 11 & 12 EX S 50 FT HAMILTON'S SUB DIV OF BLK 2 EATON WEBSTER & HARWOOD'S ADD	125 E HIGH ST JACKSON;
(26 of 85) <b>Parcel ID:</b> 3-219500000; <b>Legal Description:</b> LOT 70 ASSESSOR'S GARFIELD PLAT	E HIGH ST JACKSON;
(27 of 85) <b>Parcel ID:</b> 3-228400000; <b>Legal Description:</b> W 42 FT OF LOT 6 BLK 3 GRISWOLD'S ADD	138 E ROBINSON ST JACKSON;
(28 of 85) <b>Parcel ID:</b> 3-228500000; <b>Legal Description:</b> E 24 FT OF LOT 6 & W 1/2 OF LOT 9 BLK 3 GRISWOLD'S ADD	1509 S MILWAUKEE ST JACKSON;
	218 E ROBINSON ST

(29 of 85) <b>Parcel ID:</b> 3-253400000; <b>Legal Description:</b> W 44 FT OF LOTS 1 & 2 BLK 2 SOUTH PARK SUB DIV OF BLKS 1, 2, 5, 6, 9 & PARTS OF BLKS 7 & 8 GRISWOLD'S ADD	JACKSON; 210 E ROBINSON ST JACKSON;
(30 of 85) <b>Parcel ID:</b> 3-258900000; <b>Legal Description:</b> LOT 9 BLK 4 SOUTH PARK SUB DIV OF BLKS 1, 2, 5, 6, 9 & PARTS OF BLKS 7 & 8 GRISWOLD'S ADD	107 W ADDISON ST ST JACKSON;
(31 of 85) <b>Parcel ID:</b> 4-013100000; <b>Legal Description:</b> E 1/2 OF W 1/2 OF S 1/2 OF LOT 5 B5S R1E THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG	131 E PROSPECT ST JACKSON;
(32 of 85) <b>Parcel ID:</b> 4-030200000; <b>Legal Description:</b> N 44 FT OF S 88 FT OF E 5 RDS OF LOT 1 B4S R2W THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG	1421 TEN EYCK ST JACKSON;
(33 of 85) <b>Parcel ID:</b> 4-032000000; <b>Legal Description:</b> LOT 6 EX E 4 RDS & ALSO EX W 4 INCHES OF LOT 6 B4S R2W THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG	409 PAGE AVE JACKSON;
(34 of 85) <b>Parcel ID:</b> 4-040200000; <b>Legal Description:</b> E 3 RDS OF LOT 6 & E 3 RDS OF S 40 FT OF LOT 5 BLK 6 LIVERMORE WOOD & EATON'S ADD	128 S FORBES ST JACKSON;
(35 of 85) <b>Parcel ID:</b> 4-055300000; <b>Legal Description:</b> E 33 FT OF W 111 FT OF LOTS 11 & 12 BLK 7 AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B7S R2W	1616 DEYO ST JACKSON;
(36 of 85) <b>Parcel ID:</b> 4-061600000; <b>Legal Description:</b> LOT 11 & A PC OF LAND COM AT INTERS OF N LN OF ROCKWELL ST & W LINE OF JACKSON ST TH N 35 RDS TH W 95.60 FT PARA WITH ROCKWELL ST TO A PT WHICH IS POB OF THIS DESC TH S 1.80 FT TH WLY 20.85 FT TO A PT 574.60 FT N OF N LN OF ROCKWELL ST TH N 2.90 FT TH E TO BEG ASSESSOR'S SOUTH PLAT	1801 DEYO ST JACKSON; 1613 DEYO ST JACKSON;
(37 of 85) <b>Parcel ID:</b> 4-075900000; <b>Legal Description:</b> LOT 156 ASSESSOR'S SOUTH PLAT	1615 PLYMOUTH ST JACKSON;
(38 of 85) <b>Parcel ID:</b> 4-076500000; <b>Legal Description:</b> 0768.1 S 65.54 FT OF LOT 161 EX W 44 FT OF S 57.54 FT ALSO W 8 FT OF S 65.54 FT OF LOT 162 ASSESSOR'S SOUTH PLAT	1712 PRINGLE AVE JACKSON;
(39 of 85) <b>Parcel ID:</b> 4-082600000; <b>Legal Description:</b> LOT 7 WRIGHT H CALKIN'S ALTERATION OF LOTS 31 TO 41 INCL CHITTOCK'S ADD	1809 PLYMOUTH ST JACKSON;
(40 of 85) <b>Parcel ID:</b> 4-086900000; <b>Legal Description:</b> LOT 11 BLK 2 C E WEBB'S ADD	811 E WASHINGTON AVE JACKSON;
(41 of 85) <b>Parcel ID:</b> 4-087000000; <b>Legal Description:</b> LOT 12 BLK 2 C E WEBB'S ADD	701 PAGE AVE JACKSON;
(42 of 85) <b>Parcel ID:</b> 4-090200000; <b>Legal Description:</b> LOT 6 BLK 4 C E WEBB'S ADD	612 BURR ST JACKSON;
(43 of 85) <b>Parcel ID:</b> 4-091400000; <b>Legal Description:</b> S 44.22 FT OF LOT 15 BLK 4 C E WEBB'S ADD	1018 BURR ST JACKSON;
(44 of 85) <b>Parcel ID:</b> 4-095800000; <b>Legal Description:</b> LOT 11 BLK 6 C E WEBB'S ADD	229 ORANGE ST JACKSON;

(45 of 85) <b>Parcel ID:</b> 4-127500000; <b>Legal Description:</b> W 60 FT OF LOT 3 BLK 10 & COM AT NW COR LOT 4 BLK 10 TH S 16 FT TH E 21 FT TH N 10 FT TH E 39 FT TH N 6 FT TH W 60 FT TO BEG HARWOOD'S ADD	224 N PLEASANT ST JACKSON;
(46 of 85) <b>Parcel ID:</b> 4-1422.1000; <b>Legal Description:</b> LOT 22 BLK 5 DIV 2 AMENDED PLAT OF DIV 1, 2 & 3 OF SUMMITVILLE ADD	134 N HORTON ST JACKSON;
(47 of 85) <b>Parcel ID:</b> 4-169400000; <b>Legal Description:</b> W 20 FT OF LOT 3 & E 15 FT OF LOT 4 BLK 7 HARMON'S ADD	132 N HORTON ST JACKSON;
(48 of 85) <b>Parcel ID:</b> 4-173800000; <b>Legal Description:</b> E 58 FT OF LOT 9 BLK 3 PROSPECT ADD	301 BATES ST JACKSON;
(49 of 85) <b>Parcel ID:</b> 5-094600000; <b>Legal Description:</b> S 21 FT OF LOT 5 & N 20 FT OF LOT 6 BLK 7 ROOT'S SOUTH ADD	705 E NORTH ST JACKSON;
(50 of 85) <b>Parcel ID:</b> 5-101400000; <b>Legal Description:</b> N 28 FT OF LOT 7 & S 14 FT OF LOT 6 BLK 9 ROOT'S SOUTH ADD	IRVING ST JACKSON;
(51 of 85) <b>Parcel ID:</b> 5-105600000; <b>Legal Description:</b> LOT 17 BLK 11 ROOT'S SOUTH ADD	IRVING ST JACKSON;
(52 of 85) <b>Parcel ID:</b> 5-106300000; <b>Legal Description:</b> LAND COM AT A PT ON W LN OF MILWAUKEE ST 79 FT N OF N LN OF RIDGEWAY ST (FORMERLY S HILL ST) TH W 118 FT TH N 37 FT TH E 118 FT TO W LN OF MILWAUKEE ST TH S 37 FT TO BEG SW 1/4 SW 1/4 SEC 2 T3S R1W	IRVING ST JACKSON; IRVING ST JACKSON;
(53 of 85) <b>Parcel ID:</b> 5-128700000; <b>Legal Description:</b> COM AT A PT ON S LN OF HIGH ST 377 FT E OF INTERS OF E LN OF FRANCIS ST WITH S LN OF HIGH ST TH E 110.7 FT TO R/W OF MCRR CO R/W TH SWLY ALG SD RR R/W TO A PT DUE S OF BEG TH N 70.3 FT TO BEG NW 1/4 NW 1/4 SEC 11 T3S R1W	100 E GANSON ST JACKSON; 1042 WALKER ST JACKSON;
(54 of 85) <b>Parcel ID:</b> 5-129000000; <b>Legal Description:</b> LAND COM AT NE COR OF LOT 9 BLK 1 EGGLESTON'S ADD TH W ALG N LN OF SD BLK 1 234.1 FT TO A PT WHICH IS POB OF THIS DESC TH N TO SELY LN OF LS & MS RR CO R/W TH SWLY ALG SD SELY R/W TO N LN OF SD BLK 1 TH E ALG N LN OF SD BLK 1 TO BEG NW 1/4 NW 1/4 SEC 11 T3S R1W	
(55 of 85) <b>Parcel ID:</b> 5-142700000; <b>Legal Description:</b> E 1/2 OF LOT 17 BLK 8 EGGLESTON'S ADD	
(56 of 85) <b>Parcel ID:</b> 5-144200000; <b>Legal Description:</b> N 55.5 FT W OF W 83 FT OF LOT 3 BLK 9 EGGLESTON'S ADD	
(57 of 85) <b>Parcel ID:</b> 5-146700000; <b>Legal Description:</b> W 14 FT OF LOT 17 & E 26 FT OF LOT 18 BLK 9 EGGLESTON'S ADD	
(58 of 85) <b>Parcel ID:</b> 5-147100000; <b>Legal Description:</b> LOT 20 BLK 9 EGGLESTON'S ADDITION	
(59 of 85) <b>Parcel ID:</b> 5-150600000; <b>Legal Description:</b> W 38 FT OF LOT 1 & W 38 FT OF N 17 FT OF LOT 2 BLK 1 HARMON'S ADD	
(60 of 85) <b>Parcel ID:</b> 5-186400000; <b>Legal Description:</b> LOT 14 BLK 4 FRANCIS ST ADD	
(61 of 85) <b>Parcel ID:</b> 6-044900000; <b>Legal Description:</b> LOT 18 & N 27 FT OF LOT 11 BLK 3 EATON' EAST ADD	



(62 of 85) **Parcel ID:** 6-057200000; **Legal Description:** LOT 17 ASSESSOR'S SUMMIT PLAT

(63 of 85) **Parcel ID:** 6-080100000; **Legal Description:** LOT 8 EX W 54.5 FT BLK 20 EAST ADD NO 4

(64 of 85) **Parcel ID:** 6-101800000; **Legal Description:** 1020 LOT 10 & W 43.34 FT OF LOT 12 BLK 31 EAST ADD

(65 of 85) **Parcel ID:** 6-108700000; **Legal Description:** N 1/2 OF LOT 1 BLK 37 EAST ADD

(66 of 85) **Parcel ID:** 6-112100000; **Legal Description:** W 1/2 OF LOT 7 BLK 38 EAST ADD

(67 of 85) **Parcel ID:** 6-123300000; **Legal Description:** LOT 5 HALL & KENNEDY'S SUB DIV OF LOTS 3 TO 8 INC BLK 1 CARR'S EAST ADDITION

(68 of 85) **Parcel ID:** 6-124200000; **Legal Description:** LOT 12 BLK 1 CARR'S EAST ADDITION

(69 of 85) **Parcel ID:** 6-125600000; **Legal Description:** W 28 FT OF LOT 3 & E 1.5 FT OF LOT 2 BLK 2 CARR'S EAST ADD

(70 of 85) **Parcel ID:** 6-154600000; **Legal Description:** LOTS 21, 23, 25 & 26, ALSO A PIECE OF LAND DESC AS FOLLOWS: BEG AT A POINT ON THE N LINE OF LOT 24, 8.4 FT W OF E LINE OF SD LOT, TH S PARALLEL TO THE E LINE OF SD LOT 36.5 FT TO A POINT, TH NELY ALG A LINE WHICH MAKES AN ANGLE OF 102 DEGREES 0 MINUTES 18 SECONDS WITH THE LINE OF THE FIRST COURSE EXTENDED TO THE E LINE OF LOT 24, TH N ALG THE E LINE OF LOT 24 TO THE NE CORNER OF SD LOT, TH W ALG THE N LINE OF LOT 24 8.4 FT TO PO, ALL IN BLOCK 11 THE MORGAN ADDITION

(71 of 85) **Parcel ID:** 6-156200000; **Legal Description:** LAND COM AT INTERS OF SLY LN OF PAGE AVE WITH ELY LN OF BEACH ST TH ELY ON SLY LN OF PAGE AVE 55.8 FT TH SLY TO A PT ON SLY LN OF LOT 15 40 FT WLY OF SE COR OF SD LOT TH WLY ALG NLY LN OF AN ALLEY TO ELY LN OF BEACH ST TH NLY ON ELY LN OF BEACH ST 134 FT M/L TO BEG BEING PARTS OF LOTS 13, 14 & 15 BLK 16 MORGAN ADD

(72 of 85) **Parcel ID:** 7-065100000; **Legal Description:** LOT 8 BLK 7 FORD'S NORTH ADD

(73 of 85) **Parcel ID:** 7-077100000; **Legal Description:** LAND COM AT A PT ON NLY LN OF HAMLIN ST 95 FT WLY OF W LN OF EAST AVE TH N 105.6 FT TH E 30 FT TH S 98 FT TH WLY ON NLY LN OF HAMLIN ST 31 FT TO BEG NE 1/4 SW 1/4 SEC 35 T2S R1W

(74 of 85) **Parcel ID:** 7-105600000; **Legal Description:** S 49 FT OF LOT 1 BLK 5 EAST ADD

(75 of 85) **Parcel ID:** 7-106200000; **Legal Description:** N 16.5 FT OF LOT 8 & S 1/2 OF LOT 6 BLK 5 EAST ADD

(76 of 85) **Parcel ID:** 7-128100000; **Legal Description:** N 26 FT OF LOT 4 BLK 16 EAST ADD

(77 of 85) **Parcel ID:** 7-128300000; **Legal Description:** N 50 FT OF S 106 FT

OF LOT 4 BLK 16 EAST ADD

(78 of 85) **Parcel ID:** 8-027400000; **Legal Description:** W 60 FT OF LOT 29 MURRAY'S ADD

(79 of 85) **Parcel ID:** 8-164100000; **Legal Description:** E 55.77 FT OF W 105.27 FT OF LOTS 24 & 25 ALSO W 6.27 FT OF E 33 FT OF LOT 25 BLK 10 MURPHY'S ADD

(80 of 85) **Parcel ID:** 8-231000000; **Legal Description:** LOT 5 BLK 2 BINGHAM'S ADD

(81 of 85) **Parcel ID:** 8-231100000; **Legal Description:** LOT 6 BLK 2 BINGHAM'S ADD

(82 of 85) **Parcel ID:** 8-231200000; **Legal Description:** LOT 7 BLK 2 BINGHAM'S ADD

(83 of 85) **Parcel ID:** 8-231300000; **Legal Description:** LOT 8 BLK 2 BINGHAM'S ADD

(84 of 85) **Parcel ID:** 8-235200000; **Legal Description:** COM AT INTERS OF N LN OF GANSON ST & E LN OF MECHANIC ST TH E ALG N LN OF GANSON ST 206.25 FT TH N 132 FT TH W 74.25 FT TH S 41 FT TH W 132 FT TH S 91 FT TO BEG SE 1/4 NE 1/4 SEC 34 T2S R1W

(85 of 85) **Parcel ID:** 8-244800000; **Legal Description:** N 1/2 OF LOTS 9 & 10 BLK 5 WALKER'S ADD

**Summer Tax Due:** \$35,790.73



# 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](http://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	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	

**Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.**

10. Type of Transfer. <b>Transfers</b> 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.